

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

PROPERTY ADDRESS

205 MARTZVILLE ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/29/2024	Advance Fee	Advance Fee	42095	\$0.00	\$2,000.00
01/29/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/29/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/29/2024	Crying Sale			\$10.00	\$0.00
01/29/2024	Docketing			\$15.00	\$0.00
01/29/2024	Levy			\$15.00	\$0.00
01/29/2024	Mailing Costs			\$36.00	\$0.00
01/29/2024	Posting Handbill			\$15.00	\$0.00
01/29/2024	Press Enterprise Inc.			\$1,452.20	\$0.00
01/29/2024	Sheriff Automation Fund			\$50.00	\$0.00
01/29/2024	Web Posting			\$100.00	\$0.00
03/28/2024	Service			\$180.00	\$0.00
03/28/2024	Service Mileage			\$23.30	\$0.00
03/28/2024	Copies			\$6.00	\$0.00
03/28/2024	Notary Fee			\$10.00	\$0.00
03/28/2024	Tax Claim Search			\$15.00	\$0.00
03/28/2024	Surcharge			\$20.00	\$0.00
04/03/2024	Continued or Cancelled Sale	Postponed to: 6/12/2024		\$10.00	\$0.00
06/12/2024	Continued or Cancelled Sale	Postponed to: 8/28/2024		\$10.00	\$0.00
				\$2,000.00	\$2,000.00

TOTAL BALANCE:	\$0.00
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
ROCKET MORTGAGE LLC

Defendant
JOHNNY L. JACKSON JR. ADMIN. OF
ESTATE OF ZOE. D. DANSAN

Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, August 28, 2024

Writ of Execution No. : 2023CV855

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 205 MARTZVILLE ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$36.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,452.20
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$150.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$180.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$6.00
Notary Fee		\$10.00
Tax Claim Search		\$15.00
Surcharge		\$40.00
Continued or Cancelled Sale	Postponed to: 6/12/2024	\$10.00
Continued or Cancelled Sale	Postponed to: 8/28/2024	\$10.00

Total Sheriff Costs \$2,265.70

Municipal Costs

Sewer		\$837.62
Total Municipal Costs		\$837.62

Distribution Costs

Recording Fees		\$71.75
Total Distribution Costs		\$71.75

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Location of the real estate: 205 MARTZVILLE ROAD, BERWICK, PA 18603

Grand Total:

\$3,175.07

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

ROCKET MORTGAGE LLC

VS ESTATE OF ZOE JACKSON

NO. 11-2024 ED

NO. 855-2023 JD

DATE/TIME OF SALE: AUGUST 28, 2024 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Postponed to August 28, 2024



1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

June 11, 2024

VIA TELECOPY TO: (570) 389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. v. Johnny L. Jackson, Jr.
Docket No. 2023-CV-855
Premises: 205 Martzville Rd, Berwick, PA 18603-1332

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for June 12, 2024 to August 28, 2024 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,
Aliesha Porter, Paralegal
STERN & EISENBERG PC

Timothy Chamberlain

From: Gloria Bobersky <gbobersky@verizon.net>
Sent: Tuesday, May 14, 2024 11:46 AM
To: Timothy Chamberlain
Subject: upcoming Sheriff sales

Mr. Tim,

Please see below the amount for your upcoming Sheriff sales:

519 Martzville Road owes \$3254.92 thru June 2024. *Heuse*

205 Martzville Road owes \$837.64 thru June 2024. *Jackson*

1140 R Spring Garden Avenue owes \$270.00 thru June 2024. *Bustillo*

Thanks again for all your help.

gloria

BAJSA

Gloria Bobersky

BAJSA Authority Manager

1108 Freas Avenue

Berwick, PA 18603

gloriab@berwicksewer.org

[\(570\) 752-8477](tel:(570)752-8477)

Postponed to June 12, 2024

Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.

v.
Johnny L. Jackson, Jr.

Docket No.: 2023-CV-855

FILED
PROTHONOTARY
2024 APR -8 AM 9:05
CLERK OF PROTHONOTARY'S OFFICE
COUNTY OF COLUMBIA, PA

Notice of the Date of Continued Sheriff's Sale


The sheriff's sale scheduled for April 03, 2024 at 9:00 AM in the above-captioned matter has been continued to June 12, 2024 at 9:00 AM.

Certificate of Filing

On or about April 02, 2024, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

STERN & EISENBERG, P.C.

Date: April 02, 2024

By: 
 Steven K. Eisenberg, Esquire
 Andrew J. Marley, Esquire
 Kenya Bates, Esquire
 Matthew C. Fallings, Esquire

Postponed to June 12, 2024



1581 Main Street, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 Telephone: (215) 572-8111
 Facsimile: (215) 572-5025

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

April 02, 2024

VIA TELECOPY TO: (570) 389-5625
 Sheriff's Office of Columbia
 35 West Main Street
 Bloomsburg, PA 17815

RE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. v. Johnny L. Jackson, Jr.
 Docket No. 2023-CV-855
Premises: 205 Martzville Rd, Berwick, PA 18603-1332

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for April 03, 2024 to June 12, 2024 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,
 Kevin Barnes, Supervisor
 STERN & EISENBERG PC

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

April 2, 2024

VIA TELECOPY TO: (570) 389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: PHH Mortgage Corporation v. Dorothy Fetter Fenstermaker and Jay C Fenstermaker
C.C.P. Columbia COUNTY NO. 2023-CV-547
Premises: 262 E 8th St. Bloomsburg, PA 17815

Dear Sir or Madam:

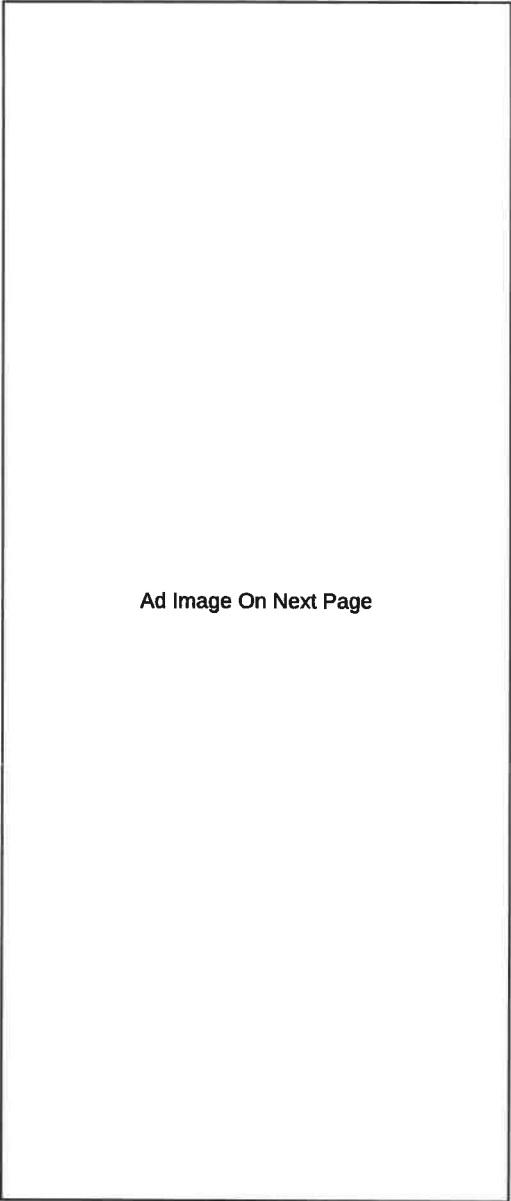
Kindly STAY the sheriff's sale scheduled for April 3, 2024 for the above referenced Premises.
No consideration has been received in this matter.

Thank you.

Very truly yours,
Aliasha Porter
Legal Assistant
STERN & EISENBERG PC

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS

Brad Bailey being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Ad Image On Next Page

Ad Text: Jackson Sale
Date(s) Published: 03/13/2024, 03/20/2024, 03/27/2024

[Handwritten signature]

Sworn and subscribed to before me
this 28 day of March 20 24.

[Handwritten signature: Shawn H. Stair]

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
Member, Pennsylvania Association of Notaries

And now, _____, 20____, I
hereby certify that the advertising and publication
charges amounting to \$ _____ for publishing
the foregoing notice and the fee for this affidavit have
been paid in full.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG, PA 17815

PLACING CLASSIFIED ADS

• email: classifieds@presenterprisene.com
• online: presenterpriseneonline.com
• Call 570-784-6151 Mon.-Fri. 9:00am-3:00pm

MONDAY MARKETPLACE ADS

It's FREE to advertise your merchandise \$100 OR LESS!
SUBMIT ONLINE: presenterpriseneonline.com
See website for more information
DEADLINE is Thursday 12 Noon for the following Monday insertion.
Click CLASSIFIEDS -> Click PLACE AN AD -> fill in info

For the safety of the public and our employees our lobby will be closed until further notice. Thank you for your understanding in this matter.

DRIVE-THRU HOURS:

Monday - Friday 8:00am-3:00pm
Our Drop-Off Box at the Drive-Thru is available 24/7

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1065

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, APRIL 3, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN BRAR CREEK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A SPIKE IN THE CENTER LINE OF L. R. 19024 LEADING TO ROUTE NO. 93 AND L. R. 19024 THENCE ALONG LAND OF FRANKLIN BARNS SOUTH 68 DEGREES 43 MINUTES WEST 247.96 FEET TO AN IRON PIN, THENCE ALONG LAND OF THE SAME NORTH 29 DEGREES WEST 287.10 TO AN IRON PIN CORNER, THENCE ALONG LAND OF THE SAME SOUTH 71 DEGREES WEST 51.0 FEET TO A POINT, THENCE ALONG LAND OF WILLIS HESS THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 40 MINUTES WEST 64.10 FEET TO A POINT; NORTH 71 DEGREES EAST 51.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 200.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 158.25 FEET TO AN IRON PIN; NORTH 57 DEGREES 56 MINUTES EAST 135.0 FEET TO AN IRON PIN; NORTH 86 DEGREES 56 MINUTES EAST 67.0 FEET TO AN IRON PIN; SOUTH 18 DEGREES 52 MINUTES WEST 103.50 FEET TO THE CENTER OF L. R. 19024, THENCE THROUGH THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 13 MINUTES WEST 236.50 FEET TO A POINT; SOUTH 12 DEGREES WEST 246.40 FEET TO A SPIKE IN THE CENTER LINE OF L. R. 19024 BEING THE POINT AND PLACE OF BEGINNING.
Property Address: 271A Yost Hollow Road, Berwick, PA 18603-5279
Parcel No. 07-08-005-02.000

Being the same premises owned by Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinnuck by Deeds dated October 31, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on November 12, 2013 as Book 2103 of Records and conveyed unto Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinnuck.

PROPERTY ADDRESS: 271 A YOST HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-08-005-02.000

Seized and taken into execution to be sold as the property of APRIL STEINUCK, MARK HESS, APRIL STEINUCK in suit of PHH MORTGAGE CORPORATION.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff STERN & EISENBERG, P.C. Columbia County, Pennsylvania WARRINGTON, PA 1-215-672-8111

Public Notices

PUBLIC NOTICE: BANKRUPTCY Chapter 7 - 13
FREE: Deaf/hard of hearing (voice) & Microwave (door) work!
FREE: Recliner w/ Ottomans, Foam leather ottomans. Text: 570-645-6111

Want a Photo in Your Ad? Call 570-784-6151

NEW TODAY: BURIAL VAULT INSTALLER
Outdoor work, deliver & install burial vaults. Must be able to drive truck & trailer.

PUBLIC AUCTION APRIL 6 @ 12PM
181 Duxson Dr., Bloomsburg, PA 17815
REAL ESTATE: HOME: 2 Story, 4br, 1.5BA

PUBLIC AUCTION SAT. APRIL 20TH @ 9:05AM
1004 Market St., Millville, PA 18631
REAL ESTATE: 1200 NOON

PUBLIC AUCTION SAT 4 @ 12PM
1045 Fountainside Road, Berwick, PA 18603
REAL ESTATE: 604 Acre Farm

PAINTERS: Now Hiring! Call to apply: 570-784-6151

PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 68,000 unique visitors to our website monthly.

MISSPAPER! Call Customer Service Team at 570-784-2121, ext. 1400 by 10am.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023B55

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, APRIL 3, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or tract of land situate in Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows: to wit: BEGINNING AT A CUSTOM MONUMENT FOUND AT THE NORTHWEST CORNER OF A PRIVATE ALLEY, THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF ROLLIN C. LEVAN and running WEST 48 DEGREES 45 MINUTES EAST ALONG LINE OF LAND NOW OR FORMERLY OF CRAIG L. AND DOROTHY B. DAVIS, SOUTH 85 DEGREES 45 MINUTES WEST ALONG LINE OF LAND NOW OR FORMERLY OF PAUL S. AND KATHY S. KRECHT, THENCE ALONG LINE OF SAID LOT NOW OR FORMERLY OF PAUL S. AND KATHY S. KRECHT and running through an iron rod found ten feet herefrom, NORTH 5 DEGREES 00 MINUTES WEST 224.85 FEET to an iron rod found in line of land now or formerly of Legion Borne Association of Catawissa.

Being the same premises owned by James B. Crasay, P.L.S., dated February 3, 1992, revised May 15, 1992, incorporated herein by reference and recorded in the Columbia County Recorder of Deeds Office on June 18, 1992, in Map Book Page 40. This subdivision was reviewed by the Columbia County Planning Commission on March 12, 1992, approved by the Montour Township Planning Commission on June 21, 1992, and approved by the Montour Township Supervisors on June 11, 1992. BEING the same premises which Rollin Scott Levan, unmarried, by Deed dated 06/17/2009 and recorded 06/12/2009 in the Office of the Recorder of Deeds in and of the County of Columbia instrument No. 200905333 granted and conveyed unto James A. Cruz and Darlene C. Cruz, husband and wife, as tenants by the entirety.

PROPERTY ADDRESS: 161 LEGION ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 25 06 04711
Seized and taken into execution to be sold as the property of JAMES CRUZ in suit of PHILADELPHIA FEDERAL CREDIT UNION.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff KAPLAN, STEWART, MELOFF, REITER & STEVEN, P.C. Columbia County, Pennsylvania BLUE BELL, PA

Public Notice

NOTICE OF GREENWOOD TOWNSHIP'S PROPOSED FLOODPLAIN ORDINANCE
Notice is hereby given by the Board of Supervisors of Greenwood Township of the intention to act upon the following proposed ordinance: FLOODPLAIN MANAGEMENT ORDINANCES REQUIRING ALL PERSONS, PARTNERSHIPS, BUSINESSES, AND CORPORATIONS TO OBTAIN PERMITS FOR ANY CONSTRUCTION OR DEVELOPMENT PROVIDING FOR THE ISSUANCE OF SUCH PERMITS, SETTING FORTH CERTAIN MINIMUM REQUIREMENTS FOR SUCH CONSTRUCTION AND DEVELOPMENT WITHIN AREAS OF THE GREENWOOD TOWNSHIP WHICH ARE SUBJECT TO FLOODING AND ESTABLISHING PENALTIES FOR ANY PERSONS WHO FAIL OR REFUSE TO COMPLY WITH THE REQUIREMENTS OR PROVISIONS OF THIS ORDINANCE.

A hearing will be held for the proposed Ordinance of the Greenwood Township Building located at 90 Shed Road, Millville, PA at 6:30 pm. The full text of the proposed Floodplain Ordinance can be obtained at the Greenwood Township Building located at 90 Shed Road, Millville, PA. A complete copy of the Ordinance is on file with this newspaper.

The Board of Supervisors will consider the Ordinance for adoption at a meeting to be held at the Greenwood Township Building located at 90 Shed Road, Millville, PA on April 8, 2024 at 7:00 pm.

AA-1 ALL CARPENTRY
Now Hiring! Call to apply: 570-784-6151

RECYCLING HOME CARE
Now Hiring! Call to apply: 570-359-2436

Work Wanted
TOP DOLLAR PAINTING
RECYCLING EQUIPMENT

Now Hiring! Call to apply: 570-784-6151

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV855

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, APRIL 3, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MARTZVILLE ROAD, AT THE SOUTHWEST CORNER OF LOT NO. 97, THENCE ALONG SAID ROAD IN A WESTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 95; THENCE ALONG SAME IN A NORTHERLY DIRECTION, 120 FEET TO AN ALLEY, THENCE ALONG SAID ALLEY IN AN EASTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 97; THENCE ALONG SAME IN A SOUTHERLY DIRECTION 120 FEET, TO MARTZVILLE ROAD, THE PLACE OF BEGINNING. BEING LOT NO. 98, SECTION 6 ON THE PLOT OF THE FARK REAL ESTATE COMPANY'S ADDITION TO BERWICK, PIN NO. 04B-02-11200

Property Address: 205 Martzville Rd, Berwick, PA 18603-1330
Parcel No. 04B-02-11200000
BEING the same premises which MARTHA L. ZADIRAKA, WIDOW by Deed dated March 24, 2012, and recorded in the Office of Recorder of Deeds of Columbia County on August 14, 2012, as instrument No. 201202935 granted and conveyed unto Zoe Defon Dansan, Zoe Defon Dansan departed this life of November 27, 2022.

PROPERTY ADDRESS: 205 MARTZVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-11200

Seized and taken into execution to be sold as the property of JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE D. DANSAM in suit of ROCKET MORTGAGE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff STERN & EISENBERG, P.C. Columbia County, Pennsylvania WARRINGTON, PA 1-215-672-8111

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1190

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, APRIL 3, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: LOT NO. 1: BEGINNING AT A CORNER OF LOT OF GROUND BELONGING NOW OR FORMERLY TO HARRY HARMAN ON THE NORTH SIDE OF MILL STREET IN THE SAID BOROUGH OF CATAWISSA, RUNNING FROM THENCE BY SAID HARMAN LOT, NORTH 50-1/4 DEGREES EAST, 136 FEET TO A CORNER OF LOT OF REBECCA BRESCH HEIRS, NOW OR FORMERLY, THENCE BY THE SAME, 39-3/4 DEGREES WEST, 44 FEET TO A POST ON THE EAST SIDE OF AN ALLEY, THENCE ALONG SAID ALLEY, SOUTHWARDLY 50-1/4 DEGREES WEST, 120 FEET TO THE NORTH SIDE OF THE SAID MILL STREET IN THE SAID BOROUGH, THENCE BY THE SAME, SOUTH 18-1/2 DEGREES EAST, 47-1/2 FEET TO THE PLACE OF BEGINNING. LOT NO. 2: BOUNDED ON THE NORTH BY AN ALLEY, ON THE EAST BY AN ALLEY, ON THE SOUTH BY FISHER AVENUE, AND ON THE WEST BY LOT NUMBER 48; SAID LOT HERETO BEING MARKED AND NUMBERED 49, AS FOUND UPON PLAN OF LOTS AS PER THE FISHER ADDITION TO THE TOWN OF CATAWISSA, CONTAINING IN DEPTH 100 FEET AND FRONTING SOUTHWARDLY ON FISHER AVENUE BEING KNOWN AS: 441 MILL STREET, CATAWISSA, PA 17820 PROPERTY ID NUMBER: 0805-059 BEING THE SAME PREMISES WHICH BETTY LEVAN N/A/BETTY LEVAN, A WIDOW BY DEED DATED 6/25/2012 AND RECORDED 7/31/2012 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT #201203031 GRANTED AND CONVEYED UNTO BETTY B. LEVAN, A SINGLE WOMAN.

PROPERTY ADDRESS: 441 MILL STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-059

Seized and taken into execution to be sold as the property of JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN, JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN in suit of GTSIT SOLUTIONS LLC/PENNYMAC LOAN SERVICES LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff KML LAW GROUP, P.C. Columbia County, Pennsylvania PHILADELPHIA, PA

A Full Description Brings Results!

03-855
11-24

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>428.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1452.20</u>	
SOLICITOR'S SERVICES	\$ <u>100.00 150</u>	
TOTAL *****		\$ <u>1752.20</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____	
SCHOOL DIST.	20	\$ _____	
DELINQUENT	20	\$ <u>5.00</u>	
TOTAL *****			\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER	20	\$ <u>837.62</u>	
WATER	20	\$ _____	
TOTAL *****			\$ <u>837.62</u>

SURCHARGE FEE (DSTE)		\$ <u>40.00</u>	
MISC. _____		\$ _____	
_____		\$ _____	
TOTAL *****			\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 3145.07



Stern & Eisenberg, PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
March 4, 2024

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

Re: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. v. Johnny L. Jackson, Jr.
Columbia County Court of Common Pleas Docket No. 2023-CV-855
SALE SCHEDULED FOR April 3, 2024

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,
Stern & Eisenberg, PC

Kristin O'Leary-Hearn, Team Lead

;KO
Encl.

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.
Plaintiff

v.

Johnny L. Jackson, Jr.
Defendants

Civil Action No.: 2023-CV-855


MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Matthew C. Fallings, Esquire, attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Johnny L. Jackson, Jr., Defendants, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on February 28, 2024.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on February 28, 2024., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 
Matthew C. Fallings, Esquire
Attorney for Plaintiff

Date: March 4, 2024

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Plaintiff

Signature: _____

Name: Matthew C. Fallings, Esquire

Attorney No. (if applicable): 326896

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
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STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.

Plaintiff

v.

Johnny L. Jackson, Jr., solely in his capacity as
Administrator of the Estate of Zoe D. Dansan a/k/a
Zoe D. Jackson a/k/a Zoe DeFon Dansan, deceased
Defendants

Civil Action No. : 2023-CV-855

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Johnny L. Jackson, Jr.
17220 Founders Mill Road
Derwood, MD 20855

Your real estate at 205 Martzville Rd, Berwick, PA 18603-1332 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on April 3, 2024 at 9:00 AM to enforce the court judgment of \$83,189.40 obtained by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.



2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760



STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.

Plaintiff

v.

Johnny L. Jackson, Jr., solely in his capacity as
Administrator of the Estate of Zoe D. Dansan a/k/a
Zoe D. Jackson a/k/a Zoe DeFon Dansan, deceased
Defendants

Civil Action No. : 2023-CV-855

MORTGAGE FORECLOSURE

RE: PREMISES: 205 Martzville Rd, Berwick, PA 18603-1332

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on April 3, 2024 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$83,189.40 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

January 11, 2024

STERN & EISENBERG, PC

Matthew C. Fallings, Esq.
Attorney for Plaintiff



ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MARTZVILLE ROAD, AT THE SOUTHWEST CORNER OF LOT NO. 97; THENCE ALONG SAID ROAD IN A WESTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 99; THENCE ALONG SAME IN A NORTHERLY DIRECTION, 120 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN AN EASTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 97 AFORESAID; THENCE ALONG SAME IN A SOUTHERLY DIRECTION 120 FEET, TO MARTZVILLE ROAD, THE PLACE OF BEGINNING. BEING LOT NO. 98, SECTION 6 ON THE PLOT OF THE PARK REAL ESTATE COMPANY'S ADDITION TO BERWICK.

PIN NO: 04B-02-11200

Property Address: 205 Martzville Rd, Berwick, PA 18603-1332

Parcel No. 04B-02-112-00000

BEING the same premises which MARTHA L. ZADIRAKA, WIDOW by Deed dated March 24, 2012, and recorded in the Office of Recorder of Deeds of Columbia County on April 9, 2012, as Instrument# 201202935 granted and conveyed unto Zoe Defon Dansan. Zoe Defon Dansan departed this life of November 27, 2022.



Stern & Eisenberg, P. C.
P.O. Box 9101
Temecula, CA 92589-9101



Send Payments to:
Stern & Eisenberg, P. C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P. C.
1581 Main Street, Suite 200
Warrington, PA 18976

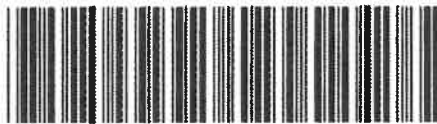
20240228-293

Johnny L. Jackson, Jr.
17220 Founders Mill Road
Derwood, MD 20855

GENCORR_CMFC



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2388348423

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20240228-293

Commonwealth of Pennsylvania Inheritance Tax
Division
Department 280601
Harrisburg, PA 17128



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2388348421

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

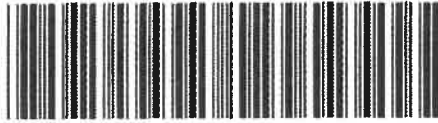
Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20240228-293

PA Department of Revenue Bureau of
Compliance-Lien Section
P.O. Box 280948
Harrisburg, PA 17128-0948



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2388348419

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20240228-293


Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2388348424

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

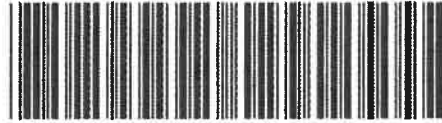
Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20240228-293

PA Department of Revenue Bureau of Individual
Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101



2388348422

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20240228-293



Tenants/Occupants
205 Martzville Rd.
Berwick, PA 18603-1332



Stern & Eisenberg, P.C.
P.O. Box 9101
Temecula, CA 92589-9101




2388348420

PRESORT
First-Class Mail
U.S. Postage and
Fees Paid
WSO

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18976

20240228-293


Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815



Invoice



PLEASE REMIT TO:
Walz Group, LLC
27398 Via Industria
Temecula, CA 92590-3699

Invoice Number: T044884-49
Invoice Date: 2/29/2024
Customer Number: 01-0293293
Terms: Due Upon Receipt
Reference Number: PA202300000645
Servicer/Client:

SOLD TO:
Stern & Eisenberg. P.C
1581 Main St. Suite 200
Warrington, PA 18976

Property Address:
205 Martzville Rd
Berwick, PA 18603-1332

Mail Date	Service/Item	Description	Article Number	Qty	Unit Price	Total
2/28/2024	POSTAGE	GENCORR_CMFC	2388347934	1	1.630	1.630
2/28/2024	POSTAGE	GENCORR_CMFC	9314710011701160220204	1	9.680	9.680
2/28/2024	POSTAGE	GENCORR	2388348419	1	0.640	0.640
2/28/2024	POSTAGE	GENCORR	2388348420	1	0.640	0.640
2/28/2024	POSTAGE	GENCORR	2388348421	1	0.640	0.640
2/28/2024	POSTAGE	GENCORR	2388348422	1	0.640	0.640
2/28/2024	POSTAGE	GENCORR	2388348423	1	0.640	0.640
2/28/2024	POSTAGE	GENCORR	2388348424	1	0.640	0.640

Total Postage: \$15.15



March 11, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. BOX 380
Bloomsburg, Pa 17815

**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC**

VS.

**JOHNNY L. JACKSON, JR., SOLELY IN HIS CAPACITY AS
ADMINISTRATOR OF THE ESTATE OF ZOE D. DANSAN A/K/A ZOE D.
JACKSON A/K/A JOE DEFON DANSAN, DECEASED**

NO: 2023-CV-855

NO: 2024-ED-11

Dear Timothy:

The amount due on the sewer account #125634 for the property located at 205 Martzville Road, Berwick Pa through June 30, 2024, is **\$837.62**.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

**COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX CERTIFICATION**

Date: 03/04/2024

Fee: \$5.00

Cert. NO: 45901

DANSAN ZOE DEFON
205 MARTZVILLE ROAD
BERWICK PA 18603

District: BERWICK BORO
Deed: 20120 - 2935
Location: LOT 98
Parcel Id: 04B-02 -112-00,000

Assessment: 15,262
Balances as of 03/04/2024

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
		NO TAX CLAIM TAXES DUE					
		TOTAL	\$0.00				\$0.00

By: Columbia Co Sheriff

Per: _____

04 B.02-112

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.
Plaintiff

v.

Johnny L. Jackson, Jr., solely in his capacity as
Administrator of the Estate of Zoe D. Dansan a/k/a
Zoe D. Jackson a/k/a Zoe DeFon Dansan, deceased
Defendants

Civil Action No. : 2023-CV-855

2024-ED-11

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Johnny L. Jackson, Jr.
17220 Founders Mill Road
Derwood, MD 20855

Your real estate at 205 Martzville Rd, Berwick, PA 18603-1332 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on April 3rd 2024 at 9:00 am to enforce the court judgment of \$83,189.40 obtained by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take **immediate action**:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

TX
No del tax
over no

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

SHERIFF'S RETURN OF SERVICE

02/28/2024 11:42 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 205 MARTZVILLE ROAD, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2024

NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2024

Plaintiff Attorney: STERN & EISENBERG, PC, 1584 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	205 MARTZVILLE ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	FRANK DOOT		
Relation:			
Date:	2/28/24	Time:	1142
Deputy:	4	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

POSTING)

2023CV855

205 MARTZVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC.1, 2023

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
 03/01/2023

BILL NO.
 3336

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,262	12.135	181.50	185.20	203.72
SINKING		1	14.95	15.26	16.79
FIRE		1.25	18.70	19.08	20.03
LIGHT		1.25	18.70	19.08	20.03
BORO RE		18.1	270.72	276.24	290.05
The discount & penalty have been calculated for your convenience			504.57	514.86	550.62
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

DANSAN ZOE DEFON
 205 MARTZVILLE ROAD
 BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04B-02 -112-00,000		
205 MARTZVILLE RD		
.124 Acres	Land	2,511
	Buildings	12,751
	Total Assessment	15,262

This tax returned to courthouse on:
January 1, 2024

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

504.57
#964663733

2.25.23
Connie C. Gingher

Bill Date: 7/1/2023

Bill #: 957

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
 Connie C. Gingher, Tax Collector
 1615 Lincoln Avenue
 Berwick, PA 18603

Telephone: 570-752-7442

2023-2024 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Berwick Borough

Taxes are due and payment is requested from:

022804
 ARMSTEAD, KEVIN
 04B02 11200000 957 C04
 DANISAN ZOE DEFON
 205 MARTZVILLE RD
 BERWICK PA 18603-1332

Homestead/Farmstead Applied

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04B02 11200000

Property Location and Description:
 205 MARTZVILLE RD
 .124

Assessment:
 L= 2,511
 B= 12,751
 T= 15,262

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	50.920	777.14
HOMESTEAD EXCLUSION	(4,986.00)	(253.89)
FARMSTEAD EXCLUSION	NA	NA

AMOUNTS DUE

If Paid By 8/31/2023	2% Discount Amount	512.79
If Paid By 10/31/2023	Face Amount	523.25
If Paid After 10/31/2023	10% Penalty Amount	575.58

Last Day to Pay: 12/31/2023
 For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours
 Monday, Tuesday, and Thursday from 9:30am - 4:00pm
 Closed Wednesday and Friday
 Closed Holidays

Connie C. Gingher

8/31/23

Tim, 2023 taxes paid by Coe Logic Int'l Co.

Connie

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.
Plaintiff

v.

Johnny L. Jackson, Jr., solely in his capacity as
Administrator of the Estate of Zoe D. Dansan a/k/a
Zoe D. Jackson a/k/a Zoe DeFon Dansan, deceased
Defendants

Civil Action No. : 2023-CV-855

2024-ED-11

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Johnny L. Jackson, Jr.
17220 Founders Mill Road
Derwood, MD 20855

Your real estate at 205 Martzville Rd, Berwick, PA 18603-1332 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on April 3rd 2024 at 9:00 am to enforce the court judgment of \$83,189.40 obtained by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take **immediate action**:

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

#957 Sch.

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 02/06/2024

Account: 3994
Name: tchamberlain@columbiapa.org
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone:

Ad ID: 78420
Description: Jackson Sale
Run Dates: 03/13/2024 - 03/27/2024
Class: 0002
Orig User: sshotwel
Words: 641
Lines: 76
Agate Lines: 204
Depth: 8.44
Blind Box:

Total Ad Cost \$1,452.20
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	03/13/2024	03/27/2024	3	1,452.20

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV855

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, APRIL 3, 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MARTZVILLE ROAD, AT THE SOUTHWEST CORNER OF LOT NO. 97; THENCE ALONG SAID ROAD IN A WESTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 99; THENCE ALONG SAME IN A NORTHERLY DIRECTION, 120 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN AN EASTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 97 AFORESAID; THENCE ALONG SAME IN A SOUTHERLY DIRECTION 120 FEET, TO MARTZVILLE ROAD, THE PLACE OF BEGINNING. BEING LOT NO. 98, SECTION 6 ON THE PLOT OF THE PARK REAL ESTATE COMPANY S ADDITION TO BERWICK. PIN NO. 04B-02-11200

Property Address: 205 Martzville Rd, Berwick, PA 18603-1332
Parcel No. 04B-02-112-00000

BEING the same premises which MARTHA L. ZADIRAKA, WIDOW by Deed dated March 24, 2012, and recorded in the Office of Recorder of Deeds of Columbia County on April 9, 2012, as Instrument# 201202935 granted and conveyed unto Zoe Defon Dansan. Zoe Defon Dansan departed this life of November 27, 2022.

PROPERTY ADDRESS: 205 MARTZVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-11200

Seized and taken into execution to be sold as the property of JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE D. DANSAN in suit of ROCKET MORTGAGE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
STERN & EISENBERG, P.C. Columbia County, Pennsylvania
WARRINGTON, PA 1-215-572-8111

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.
Plaintiff

v.

Johnny L. Jackson, Jr., solely in his capacity as
Administrator of the Estate of Zoe D. Dansan a/k/a
Zoe D. Jackson a/k/a Zoe DeFon Dansan, deceased
Defendants

Civil Action No. : 2023-CV-855

2024-ED-11

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **205 Martzville Rd, Berwick, PA 18603-1332:**

1. Name and address of Owner(s) or Reputed Owner(s):

Johnny L. Jackson, Jr.
17220 Founders Mill Road
Derwood, MD 20855

2. Name and address of Defendants in the judgment:

Johnny L. Jackson, Jr.
17220 Founders Mill Road
Derwood, MD 20855

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

~~Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815~~

~~PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502~~

Tenant(s)/Occupant(s) X
205 Martzville Rd
Berwick, PA 18603-1332

~~Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815~~

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Sworn to and subscribed before me
this 11 Day of January 2024

STERN & EISENBERG, PC

Kevin Michael Barnes
Notary Public

By: [Signature]
Matthew C. Fallings, Esq.
Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kevin Michael Barnes Notary Public
Bucks County
My Commission Expires 6/6/2027
Commission #1351304

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

N/A

4. Name and address of the last recorded holder of every mortgage of record:

N/A

5. Name and address of every other person who has any record lien on the property:

N/A

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Commonwealth of Pennsylvania ✓
Inheritance Tax Division X
Department 280601
Harrisburg, PA 17128

Columbia County Domestic Relations
11 West Main Street X
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex X
Bloomsburg, PA 17815

PA Department of Revenue Bureau of Compliance-Lien Section
P.O. Box 280948
Harrisburg, PA 17128-0948 X

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	11
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · <u>Other</u>		
Adult In Charge:	FRONT PORCH		
Relation:			
Date:	1/31/24	Time:	0959
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	STERN & EISENBERG, PC	Phone:	1-215-572-8111
-------	-----------------------	--------	----------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

GINGHER, CONNIE C.

2023CV855

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	11
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTHORITY
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	KELLY MORRIS		
Relation:	CLERK		
Date:	1/31/24	Time:	1010
Deputy:	KJ	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BERWICK AREA JOINT SE

2023CV855

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	11
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JOHNNY L. JACKSON JR. ADMIN. OF ESTA
Primary Address:	205 MARTZVILLE ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	MOVED - PER CORINA LEONARDI		
Relation:	RECENT TENANT		
Date:	1/31/24	Time:	0845
Deputy:	4	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

JOHNNY L. JACKSON JR. /

2023CV855

205 MARTZVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	11
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	205 MARTZVILLE ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	CARINA LEONARD		
Relation:	- TENANT		
Date:	1/31/24	Time:	0845
Deputy:	4	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2023CV855

205 MARTZVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	11
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cou
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other
Adult In Charge:	Julie Klinger
Relation:	Clerk
Date:	1-29-24
Time:	0945
Deputy:	6
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2023CV855 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	11
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Lynn Dixon		
Relation:	Clerk		
Date:	1-29-24	Time:	0943
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	STERN & EISENBERG, PC	Phone:	1-215-572-8111
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2023CV855

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

COURT HOUSE:
P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: January 29, 2024

Re: Sheriffs Sale Advertising Dates

ROCKET MORTGAGE, LLC
VS.

Johnny L. Jackson Jr. Administrator of the Estate of Zoe D. Dansan (deceased)

No. 855 of 2023 J.D. and No. 11 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 13th 2024

2nd Week March 20th 2024

3rd Week March 27th 2024

SALE DATE: **April 3rd 2024 @ 9:00 a.m**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE LLC
vs.
JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN

Case Number
2023CV855

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	11
Manner:	Certified Mail	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: right; font-style: italic; font-size: 1.2em; margin-top: 10px;">Cut Mailed</div>		

Serve To:

Name:	JOHNNY L. JACKSON JR. ADMIN. OF ESTA
Primary Address:	17220 FOUNDERS MILL ROAD DERWOOD, MD 20855
Phone:	DOB:
Alternate Address:	205 MARTZVILLE ROAD BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	Time:
Deputy:	Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone: 1-215-572-8111
------------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

JOHNNY L. JACKSON JR. / 2023CV855 17220 FOUNDERS MILL ROAD, DERWOOD, MD 20855 NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2024 ED11

DATE RECEIVED 1-26-2024
DOCKET AND INDEX 2023 CV 855

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,350.00 OR <u>2,000</u>	<u>X</u>	CK# <u>42095</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE April 3rd TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MARTZVILLE ROAD, AT THE SOUTHWEST CORNER OF LOT NO. 97; THENCE ALONG SAID ROAD IN A WESTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 99; THENCE ALONG SAME IN A NORTHERLY DIRECTION, 120 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN AN EASTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 97 AFORESAID; THENCE ALONG SAME IN A SOUTHERLY DIRECTION 120 FEET, TO MARTZVILLE ROAD, THE PLACE OF BEGINNING. BEING LOT NO. 98, SECTION 6 ON THE PLOT OF THE PARK REAL ESTATE COMPANY'S ADDITION TO BERWICK.

PIN NO. 04B-02-11200

Property Address: 205 Martzville Rd, Berwick, PA 18603-1332

Parcel No. 04B-02-112-00000

BEING the same premises which MARTHA L. ZADIRAKA, WIDOW by Deed dated March 24, 2012, and recorded in the Office of Recorder of Deeds of Columbia County on April 9, 2012, as Instrument# 201202935 granted and conveyed unto Zoe Defon Dansan. Zoe Defon Dansan departed this life of November 27, 2022.

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.

Plaintiff

v.

Johnny L. Jackson, Jr., solely in his capacity as
Administrator of the Estate of Zoe D. Dansan a/k/a
Zoe D. Jackson a/k/a Zoe DeFon Dansan, deceased
Defendants

Civil Action No. : 2023-CV-855

2024-ED-11

MORTGAGE FORECLOSURE

RE: PREMISES: **205 Martzville Rd, Berwick, PA 18603-1332**

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on _____ at _____ at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$83,189.40 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

January 11, 2024

STERN & EISENBERG, PC

Matthew C. Fallings, Esq.
Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV855

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, APRIL 03, 2024
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MARTZVILLE ROAD, AT THE SOUTHWEST CORNER OF LOT NO. 97; THENCE ALONG SAID ROAD IN A WESTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 99; THENCE ALONG SAME IN A NORTHERLY DIRECTION, 120 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN AN EASTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 97 AFORESAID; THENCE ALONG SAME IN A SOUTHERLY DIRECTION 120 FEET, TO MARTZVILLE ROAD, THE PLACE OF BEGINNING. BEING LOT NO. 98, SECTION 6 ON THE PLOT OF THE PARK REAL ESTATE COMPANY S ADDITION TO BERWICK.
PIN NO. 04B-02-11200

Property Address: 205 Martzville Rd, Berwick, PA 18603-1332

Parcel No. 04B-02-112-00000

BEING the same premises which MARTHA L. ZADIRAKA, WIDOW by Deed dated March 24, 2012, and recorded in the Office of Recorder of Deeds of Columbia County on April 9, 2012, as Instrument# 201202935 granted and conveyed unto Zoe Defon Dansan. Zoe Defon Dansan departed this life of November 27, 2022.

PROPERTY ADDRESS: 205 MARTZVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-11200

Seized and taken into execution to be sold as the property of JOHNNY L. JACKSON JR. ADMIN. OF ESTATE OF ZOE. D. DANSAN in suit of ROCKET MORTGAGE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA 1-215-572-8111

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.
Plaintiff
v.
Johnny L. Jackson, Jr., solely in his capacity as
Administrator of the Estate of Zoe D. Dansan a/k/a
Zoe D. Jackson a/k/a Zoe DeFon Dansan, deceased
Defendants

Civil Action No. : 2023-CV-855

2024-ED-11

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF BUCKS

:

I, the undersigned, being duly sworn according to law, deposes and says, to the best of my knowledge, information and belief, Defendants':

1. Last-known address is 17220 Founders Mill Road, Derwood, MD 20855;
2. Is over the age of twenty-one; and,
3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

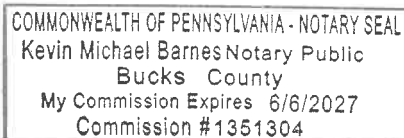
STERN & EISENBERG, PC

Sworn to and subscribed before me
this 11 Day of January 2024


Notary Public

By: 

Matthew C. Fallings, Esq.
Attorney for Plaintiff



**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.
Plaintiff

v.

Johnny L. Jackson, Jr., solely in his capacity as
Administrator of the Estate of Zoe D. Dansan a/k/a
Zoe D. Jackson a/k/a Zoe DeFon Dansan, deceased
Defendants

Civil Action No. : 2023-CV-855

2024-ED-11

MORTGAGE FORECLOSURE


WAIVER OF WATCHMAN

Any Deputy Sheriff leaving upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of leave or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.



Attorney for Plaintiff

Now this 10th day of January, 2024, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff



1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

January 10, 2024

RE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. v. Johnny L. Jackson, Jr., solely in his capacity as Administrator of the Estate of Zoe D. Dansan a/k/a Zoe D. Jackson a/k/a Zoe DeFon Dansan, deceased
C.C.P. COLUMBIA CO. NO. 2023-CV-855

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
,Berwick, PA 18603

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Johnny L. Jackson, Jr. at 205 Martzville Rd, Berwick, PA 18603-1332

Please forward an affidavit of service once completed.

Very truly yours,

Stern & Eisenberg, P.C.

AM/kb
Enclosures

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Johnny L. Jackson
17220 Founders Mill Rd
Derwood



9590 9402 8412 3156 8142 81

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4127 24
PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

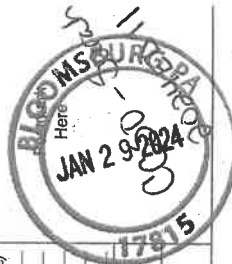
Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent to
Johnny Jackson
Street and Apt. No., or PO Box No.
17220 Founders Mill Rd
City, State, ZIP+4®
Derwood MD 20855



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0605 4127 24

SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, and 3.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Common of Pennsylvania
 Inheritance Tax Division
 Dept. 280601
 Harrisburg, PA 17128



9590 9402 8412 3156 8142 74

Article Number (Transfer from service label)

9589 0710 5270 0605 4127 55

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Signature on File Agent
 With USPS 17107 Addressee

B. Received by (Printed Name) Date of Delivery
 FEB 01 2024

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, and 3.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 PA Dept of Rev. Bur
 Lien Section
 P.O. Box 280948
 Harrisburg, PA 17128



9590 9402 8412 3156 8142 98

Article Number (Transfer from service label)

9589 0710 5270 0605 4127 48

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Signature on File Agent
 With USPS 17107 Addressee

B. Received by (Printed Name) Date of Delivery
 SHARON DANNEN JAN 31 2024

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

7

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept. of Revenue
(Bureau of Compliance)
Dept. 251250
Harrisburg, PA 17128-1230



9590 9402 8412 3156 8140 52

9589 0710 5270 0605 4127 62

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X *Niki Vovakes*
B. Received by (Printed Name) *NIKI VOVAKES*
C. Date of Delivery *FEB 01 2024*
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

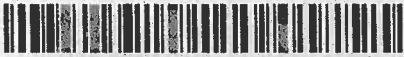
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Harrisburg, PA 17105



9590 9402 8412 3156 8143 04

9589 0710 5270 0605 4127 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
**Signature on File
with USPS 17107**
B. Received by (Printed Name)
C. Date of Delivery *JAN 31 2024*
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

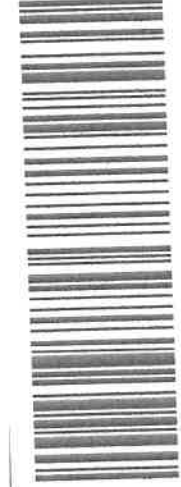
Domestic Return Receipt

7

AFTER FIVE DAYS RETURN TO
TIMOTHY T. CHAMBERLAIN
SHERIFF



Columbia County
Court House - P.O. Box 380
Bloomsburg, PA 17815



9589 0710 5270 0605 4127 93

US POSTAGE IMPRINTNEY BOWES

ZIP 17815 **\$ 008.69**
02 4W
0000379331 JAN 29, 2024

UTF

PA 19107

-R-T-S- 191072005-1N 009 02/13/24

RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER

UTF

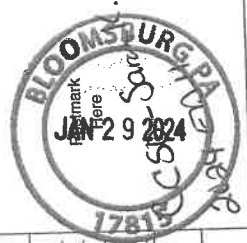
191072005-1N

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent To
Small Business Adm
Street and Apt. No., or PO Box No.
900 Market St. 5th Floor
City, State, ZIP+4®
Philadelphia PA 19107

PS Form 3800, January 2023 PSN 7530-02-900-9047 See Reverse for Instructions

M.S.
JAY

9589 0710 5270 0605 4127 93

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

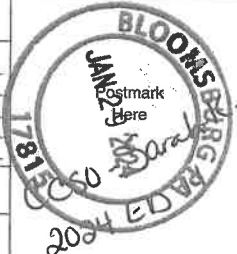
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$



Sent To
Office of FAIR

Street and Apt. No., or PO Box No.
PO Box 8016

City, State, ZIP+4®
Harrisburg PA 17105

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

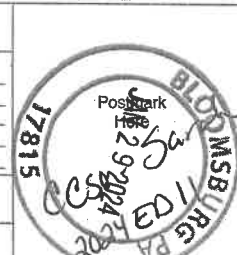
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$



Sent To
US Treasury Dept

Street and Apt. No., or PO Box No.
600 Arch St Room 3259

City, State, ZIP+4®
Philadelphia PA 19104

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

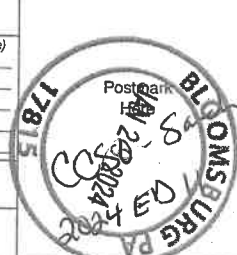
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$



Sent To
Common of PA Inher Tax Div

Street and Apt. No., or PO Box No.
Dept. 280601

City, State, ZIP+4®
Harrisburg PA 17128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

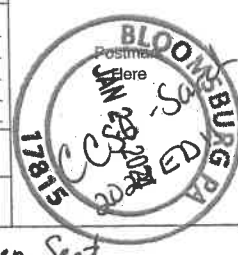
Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$



Sent To
PA Dept of Rev Lion Sect

Street and Apt. No., or PO Box No.
PO Box 280908

City, State, ZIP+4®
Harrisburg PA 17128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$



Sent To
PA Dept Rev Bur of Compliance

Street and Apt. No., or PO Box No.
Dept. 281230

City, State, ZIP+4®
Harrisburg PA 17128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0605 4127 48

9589 0710 5270 0605 4127 29

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

STERN & EISENBERG PC
NJ ATTORNEY BUSINESS ACCOUNT
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

TD BANK
55-136/312

DATE 01/15/24
CHECK 42095
AMOUNT \$2,000.00

PAY TO THE ORDER OF
Two Thousand and 00/100*****

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815



VOID AFTER 90 DAYS
Steven Eisenberg
AUTHORIZED SIGNATURE



Security Features Included. Details on back.

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