

Sarah Klingaman

From: Dana L. Henley <dhenley@wglaw.com>
Sent: Monday, January 13, 2025 2:22 PM
To: Sarah Klingaman
Cc: Sarah A. Elia
Subject: 0206720 : Vanderbilt v Tyler Joshua Farver (1292746) : 1292746 :

Importance: High

Good Afternoon,

Please return the sheriff's sale package sent on the above referenced matter as we will not be scheduling the sheriff sale right now.

Thank you,

Dana L. Henley, PA Litigation Practice Assistant

Weber Gallagher

2000 Market Street, Suite 1300

Philadelphia, PA 19103

T: 267.295.3378 F: 215.564.7699

dhenley@wglaw.com, www.wglaw.com

Confidentiality Note: The information contained in this electronic message may contain attorney-client privileged and confidential information intended only for the use of the owner of the email address listed as the recipient of this message. If you are not the intended recipient of this email message you are hereby notified that any disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this transmission in error, please notify the sender by return email; and by telephone at 267.295.3378.

Weber Gallagher Simpson Stapleton Fires & Newby LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
TYLER JOSHUA FARVER

Case Number
2024CV1036

PROPERTY ADDRESS

280 ANDREAS ROAD, NESCOPECK, PA 18635

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
01/06/2025	Advance Fee	Advance Fee	112385	\$0.00	\$2,000.00
01/06/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/06/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/06/2025	Crying Sale			\$10.00	\$0.00
01/06/2025	Docketing			\$15.00	\$0.00
01/06/2025	Levy			\$15.00	\$0.00
01/06/2025	Mailing Costs			\$36.00	\$0.00
01/06/2025	Posting Handbill			\$15.00	\$0.00
01/06/2025	Sheriff Automation Fund			\$50.00	\$0.00
01/06/2025	Web Posting			\$100.00	\$0.00
01/13/2025	Service			\$180.00	\$0.00
01/13/2025	Service Mileage			\$12.00	\$0.00
01/13/2025	Tax Claim Search			\$15.00	\$0.00
01/13/2025	Copies			\$6.00	\$0.00
01/13/2025	Notary Fee			\$10.00	\$0.00
01/13/2025	Surcharge			\$40.00	\$0.00
				\$536.50	\$2,000.00

TOTAL BALANCE:	\$1,463.50
-----------------------	-------------------

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
TYLER JOSHUA FARVER

Case Number
2024CV1036

SHERIFF'S RETURN OF SERVICE

01/08/2025 12:42 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SHANA FARVER HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TYLER JOSHUA FARVER AT 280 ANDREAS ROAD, NESCOPECK, PA 18635.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 09, 2025

Commonwealth of Pennsylvania - Notary Seal
Sarah Jane Klingaman - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this

9TH day of JANUARY, 2025



to me: WEBER GALLAGHER SIMPSON STAPLETON & NEWBY, 2000 MARKET STREET, 13TH FLOOR, PHILADELPHIA,

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
FARVER, TYLER JOSHUA

Case Number
2024CV1036

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	118
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	TYLER JOSHUA FARVER
Primary Address:	280 ANDREAS ROAD NESCOPECK, PA 18635
Phone:	DOB: 05/02/1992
Alternate Address:	280 ANDREAS ROAD NESCOPECK, PA 18635
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	SHALIA FARVER		
Relation:	WIFE		
Date:	1/8/25	Time:	1242
Deputy:	4	Mileage:	

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO	Phone:
---	---------------

Service Attempts:

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

Service Attempt Notes:

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

FARVER, TYLER JOSHUA

2024CV1036

280 ANDREAS ROAD, NESCOPECK, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
FARVER, TYLER JOSHUA

Case Number
2024CV1036

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	118
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	TYLER JOSHUA FARVER
Primary Address:	521 W. FRONT STREET BERWICK, PA 18603
Phone:	DOB: 05/02/1992
Alternate Address:	280 ANDREAS ROAD NESCOPECK, PA 18835
Phone:	

SERVED @ THIS ADDRESS

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	SKYANA FARVER		
Relation:	WIFE		
Date:	1/8/25	Time:	1242
Deputy:	4	Mileage:	

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO	Phone:
---	---------------

Service Attempts:

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

Service Attempt Notes:

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

FARVER, TYLER JOSHUA

2024CV1036

521 W. FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
FARVER, TYLER JOSHUA

Case Number
2024CV1036

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 118	
Manner: Adult in Charge	Expires:	Warrant:
Notes: SALE DATE & TIME: 03/19/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: OCCUPANT
Primary Address: 280 ANDREAS ROAD NESCOPECK, PA 18635
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge: SWANA FARVER	
Relation: WIFE	
Date: 1/8/25	Time: 1042
Deputy: 4	Mileage:

Attorney / Originator:

Name: WEBER GALLAGHER SIMPSON STAPLETO	Phone:
---	---------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2024CV1036

280 ANDREAS ROAD, NESCOPECK, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
FARVER, TYLER JOSHUA

Case Number
2024CV1036

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	118
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD		
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815		
Phone:	570-784-2850	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Noah Hennig		
Relation:	Tech.		
Date:	1/8/25	Time:	10:54
Deputy:	5	Mileage:	

Attorney / Originator:

Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:	
--------------	----------------------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

CENTRAL COLUMBIA SD
2024CV1036
4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815
NO EXPIRATION

WRIT OF EXECUTION — (MORTGAGE FORECLOSURE)
Pa. R.C.P. 3180 to 3183 and Rule 3257

VANDERBILT MORTGAGE AND FINANCE, INC. 500 Alcoa Trail Maryville, TN 37804	:	COURT OF COMMON PLEAS COLUMBIA COUNTY NO. 2024-CV- 1036
v.	:	2024-ED-118
TYLER JOSHUA FARVER a/k/a TYLER FARVER 521 W. Front Street Berwick, PA 18603	:	

Commonwealth of Pennsylvania :
:
County of Columbia :

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

280 Andreas Road, Nescopeck. PA 18635

Amount Due: \$146,142.57

Per diem interest from and after 12/1/24 at \$35.72 per day: \$ _____

TOTAL: \$ _____ Plus costs

as endorsed

Dated: 12/11/2024
(SEAL)

Stephanie Stroup/MT
Prothonotary, Common Pleas Court
Columbia County, Pennsylvania
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

NO. 22024-CV- 1036

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

VANDERBILT MORTGAGE AND FINANCE, INC.

vs.

TYLER JOSHUA FARVER a/k/a
TYLER FARVER

**Writ of Execution
(Mortgage Foreclosure)**

Real Debt: \$146,142.57

**Per diem interest from
and after 12/1/24 at
\$35.72 per day:** \$ _____

Costs: \$

Prothy. Pd.: \$

Sheriff: \$

Weber Gallagher Simpson Stapleton

Fires & Newby, LLP

Sarah A. Elia, Esquire

Attorney for Plaintiff

2000 Market Street, 13th Floor

Philadelphia, PA 19103

267-295-3364

Property Address:
280 Andreas Road, Nescopeck. PA 18635

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
FARVER, TYLER JOSHUA

Case Number
2024CV1036

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	118
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 03/19/2025 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:	Employee		
Date:	01/08/25	Time:	11:34
Deputy:	#7	Mileage:	

Attorney / Originator:

Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:	
-------	----------------------------------	--------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2024CV1036

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer
Identification No.: 39828
By: Sarah A. Elia
Identification No.: 206946
2000 Market Street, 13th Floor
Philadelphia, PA 19103
(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.
500 Alcoa Trail
Maryville, TN 37804

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2024-CV- 1036

v.

TYLER JOSHUA FARVER a/k/a
TYLER FARVER
521 W. Front Street
Berwick, PA 18603

Affidavit Pursuant to Rule 3129.1

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, sets forth as of the date that the Praecipe for Writ of Execution was filed the following information concerning the real property located at 280 Andreas Road, Nescopeck. PA 18635:

1. Name and address of owner(s) or reputed owner(s):

<u>Name</u>	<u>Address</u>
Tyler Joshua Farver a/k/a Tyler Farver	521 W. Front Street Berwick, PA 18603

2. Name and address of defendant(s) in the judgment:

<u>Name</u>	<u>Address</u>
Tyler Joshua Farver a/k/a Tyler Farver	521 W. Front Street Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
-------------	----------------

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

<u>Name</u>	<u>Address</u>
Vanderbilt Mortgage and Finance, Inc.	500 Alcoa Trail Maryville, TN 37804

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

<u>Name</u>	<u>Address</u>
\ Columbia County Tax Claim Bureau	11 W. Main Street Bloomsburg, PA 17815

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:

<u>Name</u>	<u>Address</u>
\ Columbia County Domestic Relations	11 W. Main Street Bloomsburg, PA 17815
✓ Commonwealth of PA Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
✓ Commonwealth of PA Bureau of Compliance	Dept. 280946 Harrisburg, PA 17128-0946

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:

<u>Name</u>	<u>Address</u>
\ Occupant/s	280 Andreas Road Nescopeck. PA 18635

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

Dated: December 27, 2024



Sarah A. Elia

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
FARVER, TYLER JOSHUA

Case Number
2024CV1036

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	118
Manner:	Adult in Charge	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Julie Klinger		
Relation:	Employee		
Date:	01/08/25	Time:	11:38
Deputy:	#7	Mileage:	

Attorney / Originator:

Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:	
-------	----------------------------------	--------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2024CV1036 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



VANDERBILT MORTGAGE AND FINANCE INC
vs.
FARVER, TYLER JOSHUA

Case Number
2024CV1036

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	280 ANDREAS ROAD NESCOPECK, PA 18635
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

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

Attorney / Originator:

Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:	
--------------	----------------------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

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

POSTING

2024CV1036

280 ANDREAS ROAD, NESCOPECK, PA 18635

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Michael A. Beyer
Chief Deputy

Gloria
752-8477

VANDERBILT MORTGAGE AND FINANCE INC
vs.
FARVER, TYLER JOSHUA

Case Number
2024CV1036

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
		Warrant:	
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY		
Primary Address:	1108 FREAS AVE BERWICK, PA 18603		
Phone:	570-752-8477	DOB:	
Alternate Address:	NO Sewer		
Phone:			

Final Service:

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

Attorney / Originator:

Name:	WEBER GALLAGHER SIMPSON STABLETO	Phone:	
-------	----------------------------------	--------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHOF

2024CV1036

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer
Identification No.: 39828
By: Sarah A. Elia
Identification No.: 206946
2000 Market Street, 13th Floor
Philadelphia, PA 19103
(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.
500 Alcoa Trail
Maryville, TN 37804

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2024-CV- 1036

v.

TYLER JOSHUA FARVER a/k/a
TYLER FARVER
521 W. Front Street
Berwick, PA 18603

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: TYLER JOSHUA FARVER a/k/a TYLER FARVER

Your real estate at 280 Andreas Road, Nescopeck. PA 18635 is scheduled to be sold at Sheriff's Sale on March 19, 2025 at 9:00 a.m, via an online auction at the following web address: <https://www.bid4assets.com/ColumbiaPASheriffSales> to enforce the court judgment of \$146,142.57 obtained by Vanderbilt Mortgage and Finance, Inc. against you.

NOTICE OF OWNERS 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 Sarah A. Elia the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may contact Sarah A. Elia at 267-295-3364.
2. You may be able to stop the sale by filing a petition asking a 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 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 below of how to obtain an attorney.)

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1036

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 www.bid4assets.com/ColumbiaPASheriffSales in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MARCH 19, 2025
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 piece, parcel and tract of land situate in Mifflin Township, Columbia County, Pennsylvania, and described as follows, to-wit:

BEGINNING at a in the center of Township Route No. 425, said point being at Northeast corner of lands now or formerly of Laura M. Andreas; THENCE along the Northerly line lands now or formerly of Sid Andreas, lands now or formerly of Mark and Crystal Andrezze, and lands now or formerly A. and Nancy Hyde, and passing through a rebar set 21.00 feet from the last mentioned corner South 73 degrees 37 minutes 24 seconds West, 1,550.24 feet to a rebar set at a corner of lands now or formerly of Robert W. and Lona Andreas and Jeffrey K. and Jane L. Reimard, former in chain of title, now or formerly conveyed Jeffrey K. and Jane L. Reimard; THENCE along the line of said lands, and passing through a rebar set 20.00 feet from the next mentioned corner, North 12 degrees 49 minutes 43 seconds 883.35 feet to a point in the center of Township Route No. 425; THENCE along the center of said Township Route No. 425 the following 30 courses and distances:

South 87 degrees 14 minutes 56 seconds East, 65.17 feet to a point;
South 83 degrees 54 minutes 46 seconds East, 88.31 feet to a point,
South 89 degrees 29 minutes 57 seconds East, 78.30 feet to a point;
North 88 degrees 50 minutes 32 seconds East, 88.09 feet to a point;
North 86 degrees 17 minutes 34 seconds East, 84.06 feet to a point
(direction previously omitted in prior Deeds);
North 86 degrees 01 minute 01 second East, 62.87 feet to a point;
North 87 degrees 40 minutes 03 seconds East, 76.43 feet to a point;
North 80 degrees 35 minutes 27 seconds East, 79.98 feet to a point;
North 89 degrees 02 minutes 14 seconds East, 83.26 feet to a point;
South 77 degrees 49 minutes 38 seconds East, 61.19 feet to a point;
South 69 degrees 00 minutes 19 seconds East, 58.63 feet to a point;
South 75 degrees 36 minutes 33 seconds East, 57.35 feet to a point;
South 77 degrees 17 minutes 16 seconds East, 99.12 feet to a point;
South 73 degrees 12 minutes 05 seconds East, 59.03 feet to a point;
South 69 degrees 00 minutes 04 seconds East, 79.39 feet to a point;
South 72 degrees 49 minutes 11 seconds East, 64.93 feet to a point;
South 71 degrees 35 minutes 12 seconds East, 59.01 feet to a point;
South 61 degrees 20 minutes 05 seconds East, 75.90 feet to a point;
South 66 degrees 49 minutes 13 seconds East, 46.66 feet to a point;
South 55 degrees 12 minutes 55 seconds East, 46.57 feet to a point;
South 49 degrees 07 minutes 13 seconds East, 38.85 feet to a point;
South 55 degrees 52 minutes 34 seconds East, 44.83 feet to a point;
South 66 degrees 28 minutes 31 seconds East, 48.37 feet to a point;
South 71 degrees 39 minutes 15 seconds East, 52.60 feet to a point;
South 77 degrees 25 minutes 39 seconds East, 39.22 feet to a point;
South 65 degrees 33 minutes 17 seconds East, 19.57 feet to a point;
South 59 degrees 36 minutes 12 seconds East, 34.80 feet to a point;
South 46 degrees 29 minutes 13 seconds East, 35.63 feet to a point;
South 37 degrees 33 minutes 37 seconds East, 35.21 feet to a point; and
South 37 degrees 49 minutes 32 seconds 36.80 feet to the of BEGINNING.

The above described parcel of land being subject to the southerly one-half of the right-of-way of Township Route No. 425 as situate on said parcel.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated November 5, 1991.

PIN 23 -09 -007-001000

BEING the same premises which Robert W. Andreas, Jr., and Lona Andreas, husband and wife, by Deed dated 07/13/2018 recorded 07/13/2018 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 201805312,

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



VANDERBILT MORTGAGE AND FINANCE INC
vs.
FARVER, TYLER JOSHUA

Case Number
2024CV1036

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 03/19/2025 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	280 ANDREAS ROAD NESCOPECK, PA 18635
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

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

Attorney / Originator:

Name:	WEBER GALLAGHER SIMPSON STAPLETO	Phone:	
--------------	----------------------------------	---------------	--

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2024CV1036

280 ANDREAS ROAD, NESCOPECK, PA 18635

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 8, 2025

Re: Sheriffs Sale Advertising Dates

VANDERBILT MORTGAGE AND FINANCE, INC
VS.
TYLER JOSHUA FARVER

No. 1036 of 2024 J.D. and No. 118 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	February 26 TH 2025
2 nd Week	MARCH 5 TH 2025
3 rd Week	MARCH 12 TH 2025

SALE DATE: **MARCH 19TH 2025 @ 9:00 a.m**

I will expose the following described property at public sale at www.bid4assets.com/ColumbiaPASheriffSales

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

Timothy Chamberlain

From: Sarah Klingaman
Sent: Monday, January 13, 2025 2:27 PM
To: Timothy Chamberlain
Subject: FW: 0206720 : Vanderbilt v Tyler Joshua Farver (1292746) : 1292746 :
Importance: High

From: Dana L. Henley <dhenley@wglaw.com>
Sent: Monday, January 13, 2025 2:22 PM
To: Sarah Klingaman <sklingaman@columbiapa.org>
Cc: Sarah A. Elia <selia@wglaw.com>
Subject: 0206720 : Vanderbilt v Tyler Joshua Farver (1292746) : 1292746 :
Importance: High

Good Afternoon,

Please return the sheriff's sale package sent on the above referenced matter as we will not be scheduling the sheriff sale right now.

Thank you,

Dana L. Henley, PA Litigation Practice Assistant

Weber Gallagher

2000 Market Street, Suite 1300

Philadelphia, PA 19103

T: 267.295.3378 F: 215.564.7699

dhenley@wglaw.com, www.wglaw.com

Confidentiality Note: The information contained in this electronic message may contain attorney-client privileged and confidential information intended only for the use of the owner of the email address listed as the recipient of this message. If you are not the intended recipient of this email message you are hereby notified that any disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this transmission in error, please notify the sender by return email; and by telephone at 267.295.3378.

Weber Gallagher Simpson Stapleton Fires & Newby LLP

23-09-007-00,000

Mifflin Twp

REAL ESTATE OUTLINE

ED # 2024 ED 18

DATE RECEIVED 12-27-2024
DOCKET AND INDEX 2024 CV 1036

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>2,000.⁰⁰</u>	<u>X</u>	CK# <u>112385</u>

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

SALE DATE March 19ⁿ TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Feb 26</u>
	2 ND WEEK	<u>Mar 5</u>
	3 RD WEEK	<u>Mar 12</u>

December 27, 2024

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: Vanderbilt Mortgage and Finance, Inc v. Tyler Joshua Farver a/k/a Tyler Farver
Case No.: 2024-CV-1036
Our File No.: 0206720

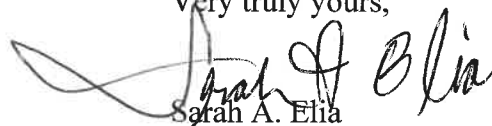
Dear Sir/Madam:

We represent the Plaintiff in the above matter. We are enclosing documents relative to a judgment entered against the Defendant and a Writ of Execution to schedule a foreclosure of the Defendant's property located at 280 Andreas Road, Nescopeck PA 18635.

For your office we are enclosing the following:

1. Two Original Writs of Execution
2. Two Notices of Sheriff's Sale
3. Service instructions (to post Writ at the property-we will serve the defendant)
4. A check to your office in the amount of \$2000.00 for the Sheriff's Costs
5. Short legal description
6. Long legal description
7. Affidavit Pursuant to Rule 3129.1
8. Act 6 & 91 Compliance
9. A self-addressed stamped envelope
10. Waiver of Watchman
11. Certificate of Address and Non Military Service

Very truly yours,


Sarah A. Elia

SAE/dlh
Enclosures

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer

Identification No.: 39828

By: Sarah A. Elia

Identification No.: 206946

2000 Market Street, 13th Floor

Philadelphia, PA 19103

(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.
500 Alcoa Trail
Maryville, TN 37804

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2024-CV- 1036

v.

TYLER JOSHUA FARVER a/k/a
TYLER FARVER
521 W. Front Street
Berwick, PA 18603

CERTIFICATION TO SHERIFF
AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney for the plaintiff in this action and further certify that Act 6 and Act 91 are complied with.



Sarah A. Elia, Esquire
Attorney for Plaintiff

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer
Identification No.: 39828
By: Sarah A. Elia
Identification No.: 206946
2000 Market Street, 13th Floor
Philadelphia, PA 19103
(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
PLEAS
FINANCE, INC.
500 Alcoa Trail
Maryville, TN 37804

v.

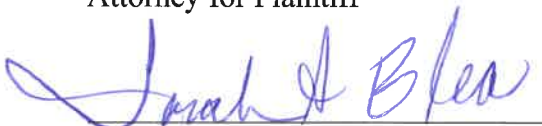
TYLER JOSHUA FARVER a/k/a
TYLER FARVER
521 W. Front Street
Berwick, PA 18603

COURT OF COMMON
COLUMBIA COUNTY
NO. 2024-CV- 1036

Waiver of Watchman

I, Attorney Sarah A. Elia, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



Sarah A. Elia, Esq.

**WEBER GALLAGHER SIMPSON
STAPLETON FIRES & NEWBY, LLP**

By: Peter E. Meltzer
Identification No.: 39828
By: Sarah A. Elia
Identification No.: 206946
2000 Market Street, 13th Floor
Philadelphia, PA 19103
(267) 295-3364

Attorneys for Plaintiff

VANDERBILT MORTGAGE AND
FINANCE, INC.
500 Alcoa Trail
Maryville, TN 37804

COURT OF COMMON PLEAS
COLUMBIA COUNTY
NO. 2024-CV- 1036

v.

TYLER JOSHUA FARVER a/k/a
TYLER FARVER
521 W. Front Street
Berwick, PA 18603

FILED
PROTONOTARY
2024 DEC 11 AM 10:24
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

CERTIFICATE OF ADDRESS AND NON-MILITARY SERVICE

The undersigned hereby certifies that, upon information and belief:

TYLER JOSHUA FARVER a/k/a TYLER FARVER has an address at 521 W. Front Street, Berwick, PA 18603.

Deponent further avers that, upon information and belief, the above defendant is not within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with amendments thereto.

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


Sarah A. Elia

2000 Market Street, Suite 1300
Philadelphia, PA 19103

T(215) 972-7900
F(215) 564-7699

December 27, 2024

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: Vanderbilt Mortgage and Finance, Inc v. Tyler Joshua Farver a/k/a
Tyler Farver
Case No.: 2024-CV-1036
Our File No.: 0206720

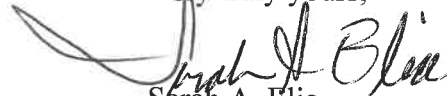
Dear Sir/Madam:

Please serve the Notice of Sheriff Sale via Posting at the Property:

280 Andreas Road
Nescopeck, PA 18635

Thank you.

Very truly yours,


Sarah A. Elia

SAE/dlh
Enclosures

ALL THAT CERTAIN tract of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Being Parcel No. 23-09-007-00,000.

Being also known as 280 Andreas Road, Nescopeck. PA 18635.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1036

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 www.bid4assets.com/ColumbiaPASheriffSales in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MARCH 19, 2025
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 piece, parcel and tract of land situate in Mifflin Township, Columbia County, Pennsylvania, and described as follows, to-wit:

BEGINNING at a in the center of Township Route No. 425, said point being at Northeast corner of lands now or formerly of Laura M. Andreas; THENCE along the Northerly line lands now or formerly of Sid Andreas, lands now or formerly of Mark and Crystal Andrezze, and lands now or formerly A. and Nancy Hyde, and passing through a rebar set 21.00 feet from the last mentioned corner South 73 degrees 37 minutes 24 seconds West, 1,550.24 feet to a rebar set at a corner of lands now or formerly of Robert W. and Lona Andreas and Jeffrey K. and Jane L. Reimard, former in chain of title, now or formerly conveyed Jeffrey K. and Jane L. Reimard; THENCE along the line of said lands, and passing through a rebar set 20.00 feet from the next mentioned corner, North 12 degrees 49 minutes 43 seconds 883.35 feet to a point in the center of Township Route No. 425; THENCE along the center of said Township Route No. 425 the following 30 courses and distances:

South 87 degrees 14 minutes 56 seconds East, 65.17 feet a point;
South 83 degrees 54 minutes 46 seconds East, 88.31 feet to a point,
South 89 degrees 29 minutes 57 seconds East, 78.30 feet to a point;
North 88 degrees 50 minutes 32 seconds East, 88.09 feet to a point;
North 86 degrees 17 minutes 34 seconds East, 84.06 feet to a point
(direction previously omitted in prior Deeds);
North 86 degrees 01 minute 01 second East, 62.87 feet to a point;
North 87 degrees 40 minutes 03 seconds East, 76.43 feet to a point;
North 80 degrees 35 minutes 27 seconds East, 79.98 feet to a point;
North 89 degrees 02 minutes 14 seconds East, 83.26 feet to a point;
South 77 degrees 49 minutes 38 seconds East, 61.19 feet to a point;
South 69 degrees 00 minutes 19 seconds East, 58.63 feet to a point;
South 75 degrees 36 minutes 33 seconds East, 57.35 feet to a point;
South 77 degrees 17 minutes 16 seconds East, 99.12 feet to a point;
South 73 degrees 12 minutes 05 seconds East, 59.03 feet to a point;
South 69 degrees 00 minutes 04 seconds East, 79.39 feet to a point;
South 72 degrees 49 minutes 11 seconds East, 64.93 feet to a point;
South 71 degrees 35 minutes 12 seconds East, 59.01 feet to a point;
South 61 degrees 20 minutes 05 seconds East, 75.90 feet to a point;
South 66 degrees 49 minutes 13 seconds East, 46.66 feet to a point;
South 55 degrees 12 minutes 55 seconds East, 46.57 feet to a point;
South 49 degrees 07 minutes 13 seconds East, 38.85 feet to a point;
South 55 degrees 52 minutes 34 seconds East, 44.83 feet to a point;
South 66 degrees 28 minutes 31 seconds East, 48.37 feet to a point;
South 71 degrees 39 minutes 15 seconds East, 52.60 feet to a point;
South 77 degrees 25 minutes 39 seconds East, 39.22 feet to a point;
South 65 degrees 33 minutes 17 seconds East, 19.57 feet to a point;
South 59 degrees 36 minutes 12 seconds East, 34.80 feet to a point;
South 46 degrees 29 minutes 13 seconds East, 35.63 feet to a point;
South 37 degrees 33 minutes 37 seconds East, 35.21 feet a point; and
South 37 degrees 49 minutes 32 seconds 36.80 feet to the of BEGINNING.

The above described parcel of land being subject to the southerly one-half of the right-of-way of Township Route No. 425 as situate on said parcel.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated November 5, 1991.

PIN 23 -09 -007-001000

BEING the same premises which Robert W. Andreas, Jr., and Lona Andreas, husband and wife, by Deed dated 07/13/2018 recorded 07/13/2018 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 201805312,

granted and conveyed unto Tyler Farver.

The above-described parcel contains a certain Cavalier Mobile Home, VIN CBG049184NCAB

PROPERTY ADDRESS: 280 ANDREAS ROAD, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: 23-09-007-00,000

Seized and taken into execution to be sold as the property of TYLER JOSHUA FARVER in suit of VANDERBILT MORTGAGE AND FINANCE INC.

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:
WEBER GALLAGHER SIMPSON STAPLETON & NEWBY
PHILADELPHIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

