

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
SETH A MCCLOUGHAN

Case Number
2024CV330

PROPERTY ADDRESS

201 EAST 9TH STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u> | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-------------|---------------------------------|--------------------------|--------------|-------------------|-------------------|
| 05/09/2024 | Advance Fee | Advance Fee | 152966 | \$0.00 | \$2,000.00 |
| 05/09/2024 | Advertising Sale (Newspaper) | | | \$15.00 | \$0.00 |
| 05/09/2024 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
| 05/09/2024 | Crying Sale | | | \$10.00 | \$0.00 |
| 05/09/2024 | Docketing | | | \$15.00 | \$0.00 |
| 05/09/2024 | Levy | | | \$15.00 | \$0.00 |
| 05/09/2024 | Mailing Costs | | | \$30.00 | \$0.00 |
| 05/09/2024 | Posting Handbill | | | \$15.00 | \$0.00 |
| 05/09/2024 | Press Enterprise Inc. | | | \$1,557.95 | \$0.00 |
| 05/09/2024 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 05/09/2024 | Web Posting | | | \$100.00 | \$0.00 |
| 07/29/2024 | Continued or Cancelled Sale | Postponed to: 10/30/2024 | | \$10.00 | \$0.00 |
| 10/16/2024 | Service | | | \$120.00 | \$0.00 |
| 10/16/2024 | Service Mileage | | | \$14.55 | \$0.00 |
| 10/16/2024 | Copies | | | \$5.00 | \$0.00 |
| 10/16/2024 | Notary Fee | | | \$10.00 | \$0.00 |
| 10/16/2024 | Tax Claim Search | | | \$15.00 | \$0.00 |
| | | | | \$2,000.00 | \$2,000.00 |

| | |
|-----------------------|---------------|
| TOTAL BALANCE: | \$0.00 |
|-----------------------|---------------|

PK
Powers Kirn, LLC
Attorneys at Law

308 Harper Drive, #210
Moorestown, NJ 08057
Telephone: 856-802-1000
(New Jersey Office)

**8 Neshaminy Interplex
Suite 215
Trevose, PA 19053
Telephone 215-942-2090
Facsimile: 215-942-8661
*(Pennsylvania Office)***

William M. E. Powers III *
Sarah E. Powers *
Jeanette J. O'Donnell *

Jill Manuel-Coughlin *
Jolanta Pekalska +
Harry B. Reese *
Karina Velter *
* Member of NJ and PA Bar
+ Member of PA and NY Bar

10/18/2024

Sheriff of Columbia County
35 W. Main Street
Bloomsburg, PA 17815-

Fax: 570-389-5625

Re: PENNYMAC LOAN SERVICES, LLC v. Seth McCloughan, et al.
No. 2024-CV-330
Premises: 201 East 9th Street, Town of Bloomsburg, PA 17815
Sale No.

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property which is scheduled for October 30, 2024.

Thank you for your attention to this matter.

Very truly yours,

Jessica Leininger
#23-1144

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
PENNYMAC LOAN SERVICES LLC

vs.

Defendant
SETH A MCCLOUGHAN

Attorney for the Plaintiff:
POWERS KIRN, LLC
8 NESHAMINY INTERPLEX, SUITE 215
TREVOSE, PA 19053

Sheriff's Sale Date: Wednesday, October 30, 2024
Writ of Execution No. : 2024CV330
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 201 EAST 9TH STREET, BLOOMSBURG, PA 17815

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 | \$30.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,557.95 |
| 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 |
| Continued or Cancelled Sale | \$10.00 |
| Service | \$150.00 |
| Service Mileage | \$6.00 |
| Distribution Form | \$25.00 |
| Copies | \$5.00 |
| Notary Fee | \$10.00 |
| Tax Claim Search | \$15.00 |
| Surcharge | \$40.00 |

Postponed to: 10/30/2024

Total Sheriff Costs \$2,306.45

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,378.20

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

PENNYMAC LOAN SERVICES LLC VS SETH MCCLOUGHAN

NO. 48-2024 ED

NO. 330-2024 JD

DATE/TIME OF SALE: OCTOBER 30, 2024

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 \$ _____

330-24
48-24

SHERIFF'S SALE COST SHEET

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

| | |
|---------------------------------|--------------------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>150.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ 500 <u>30.00</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>306.00</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>5.00</u> |
| NOTARY | \$ <u>10.00</u> |
| TOTAL ***** | \$ <u>373.50</u> |

| | |
|-----------------------|-------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>1557.95</u> |
| SOLICITOR'S SERVICES | \$150.00 |
| TOTAL ***** | \$ <u>1857.95</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>15.00</u> |
| TOTAL ***** | | \$ <u>15.00</u> |

MUNICIPAL FEES DUE:

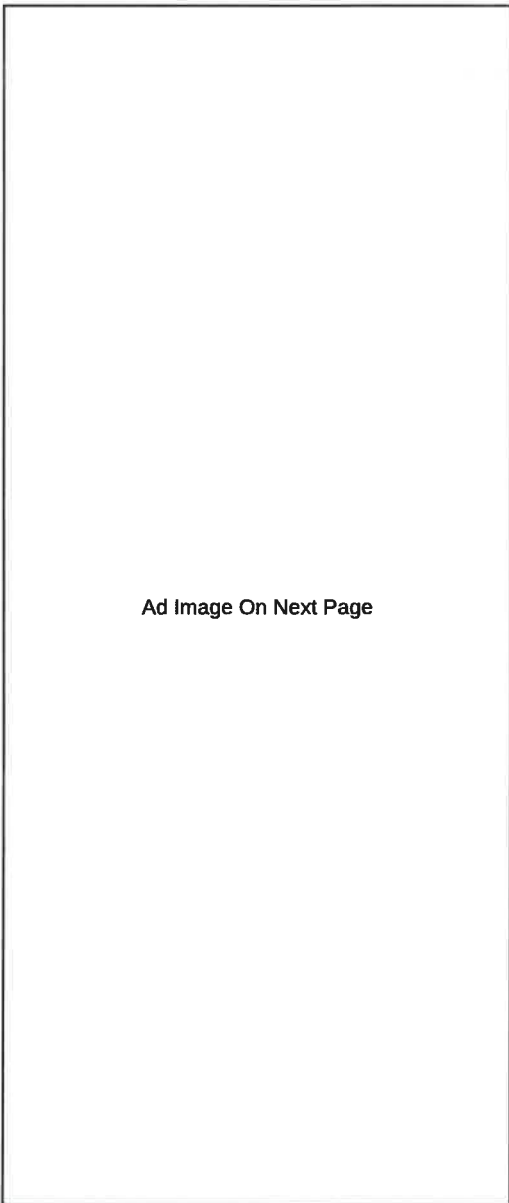
| | | |
|-------------|----|---------------|
| SEWER | 20 | \$ _____ |
| WATER | 20 | \$ _____ |
| TOTAL ***** | | \$ <u>-0-</u> |

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

TOTAL COSTS (OPENING BID) \$ 2368.20

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Ana Rodriguez 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: Seth McCloughan Sale
Date(s) Published: 07/10/2024, 07/17/2024, 07/24/2024

(Handwritten signature)

Sworn and subscribed to before me
this 25 day of July 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

PRESS ENTERPRISE Classifieds reaches over 21,000 print readers every day plus 66,500 unique visitors to our website monthly*

MONDAY MARKETPLACE ADS

ADVERTISE AS BIDDING ONLINE AT pressenterpriseonline.com

DRIVE-THRU HOURS:

M-F 8:00am-3:00pm

PLACING CLASSIFIED ADS

classifieds@pressenterprise.net

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2024CV330

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, JULY 31, 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 OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF FURNACE ROAD (NOW NINTH STREET) AND THE EXTENSION OF CATHERINE STREET; THENCE SOUTHWARDLY ALONG THE EAST SIDE OF CATHERINE STREET AFORESAID ONE HUNDRED TWENTYFOUR FEET AND FOUR TENTHS TO AN ALLEY; THENCE EASTWARDLY ALONG THE NORTH SIDE OF SAID ALLEY FIFTYONE FEET AND FIVE TENTHS TO A CORNER; THENCE NORTHWARDLY AND PARALLEL WITH CATHERINE STREET AFORESAID ONE HUNDRED AND TWENTYFOUR FEET AND FOUR TENTHS TO THE SOUTH SIDE OF FURNACE ROAD (NOW NINTH STREET); THENCE WESTWARDLY ALONG THE SOUTH SIDE OF NINTH STREET, FIFTYONE FEET AND FIVE TENTHS TO THE CORNER OF CATHERINE STREET, THE PLACE OF BEGINNING; WHEREON IS BUILT A FRAME DWELLING HOUSE AND GARAGE.

BEING THE SAME PREMISES which Thomas M. Moore, now known as Thomas M. Hughes and Renee Hughes, his Wife, by Deed dated 10/19/2021 and recorded in the Office of the Recorder of Deeds of Columbia County on 6/25/2021 in Instrument No. 202106334 granted and conveyed unto Seth McCoughan, BEING known as 201 East 9th Street, Bloomsburg, Pennsylvania 17815.

IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 201 EAST 9TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-1600

Seized and taken into execution to be sold as the property of SETH A. MCCOUGHAN in suit of BRETT HOLDREN HOLDINGS, 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 POWERS KRIN, LLC Columbia County, Pennsylvania TREVER, PA

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV1343

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, JULY 31, 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 OR PARCEL OF LAND SITUATE IN THE BOROUGHS OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING ON THE NORTHERLY SIDE OF BRITAIN STREET AT CORNER OF LOT NUMBER TWO HUNDRED (200), THENCE IN AN EASTERLY DIRECTION ALONG BRITAIN STREET A DISTANCE OF FORTY-FIVE (45) FEET TO CORNER OF LOT NUMBER TWO HUNDRED TWO (202), THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LOT NUMBER TWO HUNDRED TWO (202) A DISTANCE OF ONE HUNDRED AND FIFTYSEVEN AND ONE-HALF (157 1/2) FEET TO A FIFTY (50) FOOT ALLEY IN A NORTH-WESTERLY DIRECTION ALONG SAID ALLEY A DISTANCE OF FORTY-SIX (46) FEET MORE OR LESS, TO CORNER OF LOT NUMBER TWO HUNDRED (200) AFORESAID; THENCE IN A WESTERLY DIRECTION ALONG LINE OF LOT NUMBER TWO HUNDRED (200) A DISTANCE OF ONE HUNDRED AND SEVENTY (170) FEET TO THE NORTHERLY SIDE OF BRITAIN STREET AFORESAID, THE PLACE OF BEGINNING; BEING LOT TWO HUNDRED AND ONE (201) OF THE BERWICK LAND & IMPROVEMENT COMPANY'S ADDITION TO THE BOROUGHS OF BERWICK, BEING PART OF WHAT WAS FORMERLY KNOWN AS THE BRITAIN FARM Property Address: 1543 Britain Street, Berwick, PA 18603 Parcel No. 04D05-189-000

BEING the same premises which JENNIFER E. BUCHINO AND THOMAS BUCHINO, JR., WIFE AND HUSBAND, AND CHRISTINE A. HERNANDEZ AND ELVIN HERNANDEZ, WIFE AND HUSBAND by Deed dated 06/25/2007 and recorded in the Office of the Recorder of Deeds of Columbia County on 06/27/2007 at Book/Page or Instrument #200706640 granted and conveyed unto JESSE W. TITUS.

PROPERTY ADDRESS: 1543 BRITAIN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D05-189-000

Seized and taken into execution to be sold as the property of JESSE TITUS in suit of TOWD POINT MORTGAGE TRUST.

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 & HEISENBERG, P.C. Columbia County, Pennsylvania WARRINGTON, PA 1-215-572-2111

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2024CV158

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, JULY 31, 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 message, tenement and tract of land situate in the Borough of Catawissa, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner in lands now or formerly of James Troutman and on the Easterly side of Fourth Street; thence by line of land now or formerly of James Troutman, South fifty-five (55) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin on the Northernly side of State Highway No. 242 leading from Bloomsburg; thence by same, South sixty (60) degrees West, one hundred and seventy-five (175) feet to an iron pin at the intersection of State Highway and Fourth Street; thence along the intersection, North fifty-three (53) degrees thirty (30) minutes West, eleven and five hundredths (11.15) feet to an iron pin on the Easterly side of Fourth Street; thence by the same, North thirty (30) degrees thirty (30) minutes East, one hundred sixty (160) feet to the place of beginning, containing 0.2 ± ac. This description was prepared from a draft of Howard Fatteroff, R.E., dated November 1 & 1958.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 402 NORTH 4TH STREET, CATAWISSA, PA 17820

PARCEL ID NO.: 08 04 00800000 BEING THE SAME PREMISES WHICH Warren Jesse Karcher, by Deed January 24, 2023 and recorded February 3, 2023, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, Instrument No. 2023-00987, granted and conveyed unto Brett Holdren.

TO BE SOLD AS THE PROPERTY OF BRETT HOLDREN UNDER COLUMBIA COUNTY JUDGMENT NO. 2024-CV-157.

PROPERTY ADDRESS: 402 NORTH 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08 04 00800000

Seized and taken into execution to be sold as the property of BRETT HOLDREN in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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 PURCELL KRUG & HALLER Columbia County, Pennsylvania HARRISBURG, PA 1-717-234-4178

HEARING NOTICE

Briar Creek Township Zoning Hearing Board

NOTICE is hereby given that on Thursday, August 1, 2024, at 8:00 P.M., the BRIAR CREEK TOWNSHIP ZONING HEARING BOARD will be holding a Public Hearing at the Briar Creek Township Municipal Building, 150 Municipal Road, Berwick, PA 18603, for the purpose of considering the following applications and issues:

HEARING NO. 1:

Application of Fairhopy Farms LP, for an appeal of a violation notice of the Briar Creek Township Zoning Ordinance, as follows:

1. Article IV, Section 404.1, relative to regulations applicable to conditional use standards of property located in the Agricultural District (A).

The applicant has been cited with obtaining a contractor's yard and/or storage yard on the subject property without a permit. The subject property is located at 424-458 Ganerney Road, Berwick, PA 18603.

HEARING NO. 2:

Application of Fairhopy Farms LP, for special exception under the Briar Creek Township Zoning Ordinance, as follows:

1. Article IV, Section 404.2, relative to regulations applicable to use standards of property, where the use is not specified in the zoning ordinance.

The applicant is using the subject property for storage of materials, such as topsoil, stone and millings, and claims that the use is consistent with other permitted uses in the Agricultural District (A). The subject property is located at 424-458 Ganerney Road, Berwick, PA 18603.

HEARING NO. 3:

Application of James Bannon, for a variance(s) under the Briar Creek Township Zoning Ordinance, as follows:

1. Article IV, Section 404, relative to regulations applicable to use standards of property located in the Agricultural District (A).

The applicant proposes to use an existing structure on the subject property to create an automotive inspection station. The subject property is located along 133 Rock Road, Berwick, PA 18603.

Kevin Tansella, Esquire Solicitor Briar Creek Township 248 Phone: 470-752-6200 Email: tansella@wvnet.com

Public Notices

HEARING NOTICE The Bloomsburg Zoning Hearing Board will hold a Public Hearing on Tuesday August 6, 2024 at 6:00 PM in the Council Chambers, Bloomsburg Town Hall, Bloomsburg, PA. To review and possibly take action in a combined hearing for the following:

1. The application for a Variance submitted by David and Penny Gensener and James and Susan Kline for the property located at 874 Park Street, Bloomsburg, PA. For relief from Ordinance 1055, Chapter 27, Part 3, Section 27-313 Dimensional Standards in the M3-2 Mixed Use District.

2. The application for a Special Exception submitted by David and Penny Gensener and James and Susan Kline for the property located at 874 Park Street, Bloomsburg, PA. For relief from Ordinance 1055, Chapter 27, Part 3, Section 27-805 Extensions, Expansions and Encroachments in the M3-2 Mixed Use District.

Any person with a disability requiring special accommodations to attend the meeting/hearing should notify the Town Hall at 570-784-7702 no later than five business days prior to the meeting/hearing. Every effort will be made to provide reasonable accommodation.

Mike Heffner Code/Zoning Enforcement Officer Town of Bloomsburg mheffner@bloomsburgpa.gov

Free For Free

FREE: One used car in stock. Call 570-231-0218 for pictures. 07/24/24

Jobs

ADMINISTRATIVE ASSISTANT Part-Time: 10-15 hrs/wk. Must be proficient on computer & good communication skills. Salary commensurate w/experience. Send resume to Catawissa First United Methodist Church, 228 South St., Catawissa, PA 17820 or send email to office@catawissa-tumc.org

DOG BATHER

for grooming salon. Part-Time. Will train. Email resume to: nathalier@dogsgrooming.com

Attorney Services

BANKRUPTCY Chapter 7 - 13 Local Attorney & Service 2498BIRKBEY LAWF.P.C. 570-782-2000 tansella@wvnet.com

Free For Free

FREE: (2) 55 gal. drums of used motor oil. You must pick up 570-784-8206 or 570-234-9501

FREE: (2) Milena, Black. Must go together, due to mowing. 570-220-4079

FREE: (8) Shih Tzu mix puppies. Males to spood home. 4 months old. 570-220-5609

FREE: Baby bottles. White & black. 570-230-4103 after 9 AM.

FREE: Goldenrod. Female. 570-954-1880

FREE: IBM Wheelwriter 80 electric typewriter. Call 787p or leave message. 570-276-0222

WANTED

MP Metals

Clean Copper \$3.40 to \$2.85 Clean Brass \$2.25 to \$1.80 Cans 60¢ Clean Alum. 50¢ Stainless 32¢ Tin, Steel, Iron & Cars \$5.00

Industial Rot Of Carc. Monday-Friday 8am-4pm Sat. 8-Noon 570-759-2576 Rt. 11 Berwick

Jobs

EXPERIENCED DIESEL MECHANIC Full Time Hourly Wage Paid Holidays Health Insurance available Apply in Person KEVIN RYAN INC 620 Berwick/Hackensaw Highway Nescopeck, PA 18635

General

BULLDOZER OPERATOR Experienced, Part-Time. Work available April thru November in local soil pit. Contact John 570-822-1545

General

MASONRY LABOR Will train. Must have valid driver's license. Competitive working on scaffolding 8 roofs. Call 570-789-2572

Healthcare

NORTHEASTERN HOME CARE Now Hiring Caregivers Bloomsburg Area 570-359-2436

Work Wanted

"TOP DOLLAR PAID" FOR JUNK VEHICLES, FURNITURE, APPLIANCES, HAPPY TRAIL TRUCK SALES Call 570-780-2035

LOOKING FOR A SIDE HUSTLE? WANT TO BE YOUR OWN BOSS?

Press Enterprise is looking for reliable independent contractors for delivery of our daily newspaper.

MOTOR ROUTES AVAILABLE NOW

Millsboro: 80 Customers Daily - APPROX 23 miles daily - approx. 1 hr daily \$280.00/month

Contact District Manager: RICH PINTERICH: 570-441-5913

N. Catonsville/Berwick: 118 Customers Daily APPROX 30 miles daily - approx. 1.5 hr daily \$420.00/month

Contact District Manager: RICH PINTERICH: 570-441-5913

"All routes listed above could easily be delivered by one person"

"We would prefer to give all routes listed to one carrier"

Must be at least 18 years old. Must have reliable transportation/valid driver's license/courtesy auto insurance

Independent contractors receive a 108¢ per year-end Press Enterprise carriers provide delivery 7 days per week. Centers are responsible for loading & maintaining their personal vehicles. All available routes are currently being delivered by long-term, reliable carriers. New contractors will benefit from starting on well-maintained routes.

PRESS ENTERPRISE

YOUR Local Community News Since 1902 pressenterpriseonline.com

AUCTION CALENDAR

MAX WINN AUCTIONS LLC JULY 24 @ 5PM 34 Pine School Rd, Millville, PA 17846 FORTINER-HOUSEOLD-COLLECTIBLES TERMS: Cash/Check/PayPal/AMERICAN EXPRESS

NO BUYERS PREMIUM Check/Debit/Amex/Visa/178 for pictures and full listing. Max Winn 570-441-6467, 205@5030

PUBLIC AUCTION THURSDAY JULY 25 @ 6:00pm 1003 E 3RD ST. (RT. 53), NESCOPECK 18635 Antiques, Collectibles, Furniture, Canton City, Magazines, Depression Glass, Printworks, Quilts, Hutterian Dairy Milk Bins, etc. - Lots and more! Plus @ www.auctionzip.com ID 52813 Ron Berger Auctioneer PA 5813 Call or text Ron @ 870-573-1874

PUBLIC AUCTION SATURDAY JULY 27 @ 6:00pm 1003 E 3RD ST. (RT. 53), NESCOPECK 18635 Antiques, Collectibles, Furniture, Canton City, Magazines, Depression Glass, Printworks, Quilts, Hutterian Dairy Milk Bins, etc. - Lots and more! Plus @ www.auctionzip.com ID 52813 Ron Berger Auctioneer PA 5813 Call or text Ron @ 870-573-1874

AUCTION FRI. AUG. 2ND @ 5:00PM 81 Tebberry Road, Muncy, PA 17756 Antiques/Furniture/Collectibles/Farm-Town auctions.com # 12797 Brown Auction Service 570-394-7819 Muncy Pa • Lic# A0005484

AUCTION SAT. AUG. 3RD @ 2:00PM 81 Tebberry Road, Muncy, PA 17756 @ congrats welcome auctions.com # 12797 Brown Auction Service 570-394-7819 Muncy Pa • Lic# A0005484

AUCTION SAT. AUG. 24th @ 9:05 AM 305 Eckroth Rd., Bloomsburg, PA 17815 REAL ESTATE 12:00 NOON Auctioneers: 570-784-1011 Auction251

COUNCIL CUP CONSIGNMENT AUCTION SAT. SEP. 7, 2024 Opens 8 AM, Begins 8:30 AM 56 Lukes Lane, Waynesboro, PA 18680 NOW ACCEPTING ITEMS Visit us on Facebook & Auction Zip #3070 Auctioneer: Scott Spennberg, 681005756 For Info call: 578-917-4447

PK
Powers Kirn, LLC
Attorneys at Law

308 Harper Drive, #210
Moorestown, NJ 08057
Telephone: 856-802-1000
(New Jersey Office)

8 Neshaminy Interplex
Suite 215
Trevose, PA 19053
Telephone 215-942-2090
Facsimile: 215-942-8661
(Pennsylvania Office)

William M. E. Powers III *
Sarah E. Powers *
Jeanette J. O'Donnell *

Jill Manuel-Coughlin *
Jolanta Pekalska +
Harry B. Reese *
Karina Velter *
* Member of NJ and PA Bar
+ Member of PA and NY Bar

July 23, 2024

Sheriff of Columbia County
35 W. Main Street
Bloomsburg, PA 17815-

Fax: 570-389-5625

Re: PENNYMAC LOAN SERVICES, LLC v. Seth McCloughan, et al.
No. 2024-CV-330
Premises: 201 East 9th Street, Town of Bloomsburg, PA 17815
Sale No.

Dear Sir/Madam:

Please POSTPONE the Sheriff's Sale of the above referenced property which is scheduled for July 31, 2024.

Please reschedule for October 30, 2024.

Thank you for your attention to this matter.

Very truly yours,

Jessica Leininger
#23-1144

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
SETH A MCCLOUGHAN

Case Number
2024CV330

SHERIFF'S RETURN OF SERVICE

06/18/2024 DEPUTY DALE B. COOMBE, 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 201 EAST 9TH STREET, BLOOMSBURG, PA 17815.


DALE B. COOMBE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 19, 2024

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

19TH day of JUNE, 2024



Plaintiff Attorney: POWERS KIRN, LLC, 8 NESHAMINY INTERPLEX, SUITE 215, TREVOSE, PA 19053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
MCCLOUGHAN, SETH A

Case Number
2024CV330

SERVICE COVER SHEET

Service Details:

| | | | |
|-----------|--|----------|----|
| Category: | Real Estate Sale - Posting - Sale Bill | Zone: | 48 |
| Manner: | < Not Specified > | Expires: | |
| Warrant: | | | |
| Notes: | SALE DATE & TIME: 07/31/2024 AT 9:00 AM SHERIFF'S SALE BILL | | |

Serve To:

| | |
|--------------------|---|
| Name: | (POSTING) |
| Primary Address: | 201 EAST 9TH STREET BLOOMSBURG, PA 17815 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|------------------|--|----------|------|
| Served: | Personally · Adult In Charge · <u>Posted</u> · Other | | |
| Adult In Charge: | FRANK J. DODD | | |
| Relation: | | | |
| Date: | 6/18/24 | Time: | 1721 |
| Deputy: | 8 | Mileage: | |

Attorney / Originator:

| | | | |
|-------|------------------|--------|--|
| Name: | POWERS KIRN, LLC | Phone: | |
|-------|------------------|--------|--|

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

(POSTING) 2024CV330 201 EAST 9TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
SETH A MCCLOUGHAN

Case Number
2024CV330

SHERIFF'S RETURN OF SERVICE

05/15/2024 11:21 AM - DEPUTY DALE B. COOMBE, 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 THE DEFENDANT, TC WIT: SETH A MCCLOUGHAN AT 201 EAST 9TH STREET, BLOOMSBURG, PA 17815.



DALE B. COOMBE, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

May 16, 2024

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

16TH day of MAY, 2024



Sarah Jane Klingaman

Plaintiff Attorney: POWERS KIRN, LLC, 8 NESHAMINY INTERPLEX, SUITE 215, TREVOSE, PA 19053

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
MCCLOUGHAN, SETH A

Case Number
2024CV330

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 48 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

| | |
|---------------------------|---|
| Name: | SETH A MCCLOUGHAN |
| Primary Address: | 201 EAST 9TH STREET BLOOMSBURG, PA 17815 |
| Phone: | DOB: 12/11/1977 |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|---|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | | | |
| Relation: | Def | | |
| Date: | 5/15/24 | Time: | 1121 |
| Deputy: | 8 | Mileage: | |

Attorney / Originator:

| | | | |
|--------------|------------------|---------------|--|
| Name: | POWERS KIRN, LLC | Phone: | |
|--------------|------------------|---------------|--|

Service Attempts:

| | | | | | | |
|-----------------|--------|---|---|---|---|---|
| Date: | 5-9-24 | | | | | |
| Time: | 1425 | | | | | |
| Mileage: | | | | | | |
| Deputy: | 689 | 2 | 3 | 4 | 5 | 6 |

Service Attempt Notes:

- No Answer
-
-
-
-
-

MCCLOUGHAN, SETH A

2024CV330

201 EAST 9TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
MCCLOUGHAN, SETH A

Case Number
2024CV330

SERVICE COVER SHEET

Service Details:

| | | | |
|-----------|---|----------|----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 48 |
| Manner: | Adult in Charge | Expires: | |
| Warrant: | | | |
| Notes: | SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

| | | | |
|--------------------|--|------|--|
| Name: | BEVERLY DEITRICH | | |
| Primary Address: | 301 E Second Street, Town Hall Bloomsburg, PA 17816 | | |
| Phone: | 570-784-1581 | DOB: | |
| Alternate Address: | | | |
| Phone: | | | |

Final Service:

| | | | |
|------------------|---|----------|------|
| Served: | Personally Adult In Charge · Posted · Other | | |
| Adult In Charge: | | | |
| Relation: | maibox | | |
| Date: | 5/15/24 | Time: | 1313 |
| Deputy: | 8 | Mileage: | |

Attorney / Originator:

| | | | |
|-------|------------------|--------|--|
| Name: | POWERS KIRN, LLC | Phone: | |
|-------|------------------|--------|--|

Service Attempts:

| | | | | | | |
|----------|---------|---|---|---|---|---|
| Date: | 5/13/24 | | | | | |
| Time: | 11:05 | | | | | |
| Mileage: | | | | | | |
| Deputy: | 7 | 2 | 3 | 4 | 5 | 6 |

Service Attempt Notes:

- OFFICE Hours Wed., Thurs., Fri
-
-
-
-
-

DEITRICH, BEVERLY

2024CV330

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
MCCLOUGHAN, SETH A

Case Number
2024CV330

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 48 |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SALE DATE & TIME: 07/31/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |

Serve To:

| | |
|---------------------------|---|
| Name: | OCCUPANT |
| Primary Address: | 201 EAST 9TH STREET BLOOMSBURG, PA 17815 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|--|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | | | |
| Relation: | | | |
| Date: | 5-9-24 | Time: | 1427 |
| Deputy: | 6 | Mileage: | |

Attorney / Originator:

| | | | |
|--------------|------------------|---------------|--|
| Name: | POWERS KIRN, LLC | Phone: | |
|--------------|------------------|---------------|--|

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2024CV330

201 EAST 9TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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 05/09/2024

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

Ad ID: 122290
Description: Seth McCloughan Sale
Run Dates: 07/10/2024 - 07/24/2024
Class: 0002
Orig User: sshotwel
Words: 643
Lines: 82
Agate Lines: 219
Depth: 9.11
Blind Box:

Total Ad Cost \$1,557.95
Amount Paid \$0.00

| Publication | Start | Stop | Inserts | Cost |
|--------------------------|------------|------------|---------|----------|
| Press Enterprise - Class | 07/10/2024 | 07/24/2024 | 3 | 1,557.95 |

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
MCCLOUGHAN, SETH A

Case Number
2024CV330

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|---|-----------------|----|
| Category: | Real Estate Sale - Sale Notice | Zone: | 48 |
| Manner: | Adult in Charge | Expires: | |
| Warrant: | | | |
| Notes: | SALE DATE & TIME: 07/31/2024 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 | Adult In Charge | Posted | Other |
| Adult In Charge: | Julie Klinger | | | |
| Relation: | Clerk | | | |
| Date: | 5-9-24 | Time: | 0930 | |
| Deputy: | 6 | Mileage: | | |

Attorney / Originator:

| | | | |
|--------------|------------------|---------------|--|
| Name: | POWERS KIRN, LLC | Phone: | |
|--------------|------------------|---------------|--|

Service Attempts:

| | | | | | |
|-----------------|---|---|---|---|---|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | 1 | 2 | 3 | 4 | 5 |

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2024CV330 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



PENNYMAC LOAN SERVICES LLC
vs.
MCCLOUGHAN, SETH A

Case Number
2024CV330

SERVICE COVER SHEET

Service Details:

| | | |
|---|-----------------|-----------------|
| Category: Real Estate Sale - Sale Notice | Zone: 48 | |
| Manner: Adult in Charge | Expires: | Warrant: |
| Notes: SALE DATE & TIME: 07/31/2024 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: Deb Hower |
| Relation: Clerk |
| Date: 5-9-24 Time: 0930 |
| Deputy: 6 Mileage: |

Attorney / Originator:

| | |
|-------------------------------|---------------|
| Name: POWERS KIRN, LLC | Phone: |
|-------------------------------|---------------|

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2024CV330

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: May 9th 2024

Re: Sheriffs Sale Advertising Dates

PENNYMAC LOAN SERVICES, LLC

VS.

Seth McCloughan

No. 330 of 2024 J.D. and No. 48 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week July 10th 2024

2nd Week July 17th 2024

3rd Week July 24th 2024

SALE DATE: July 31st 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC LOAN SERVICES, LLC
Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

COLUMBIA COUNTY

Seth McCloughan

Defendant(s)

No. 2024-CV-330

2024-ED-48

AFFIDAVIT PURSUANT TO RULE 3129.1

PENNYMAC LOAN SERVICES, LLC, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Seth McCloughan located at 201 East 9th Street, Bloomsburg, Pennsylvania 17815.

1. The name and address of the owner(s) or reputed owner(s):

Seth McCloughan
201 East 9th Street
Bloomsburg, PA 17815

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

Seth McCloughan
201 East 9th Street
Bloomsburg, PA 17815

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

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road #200
Westlake Village, CA 91361

4. The name and address of the last record holder of every mortgage of record:

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road #200
Westlake Village, CA 91361

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

NONE

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

The United States of America
Acting Through the Rural Housing Service
*Address to Follow

5674

Columbia County Domestic Relations
11 West Main Street X
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Main Street County Annex
11 West Main Street X
P.O. Box 380
Bloomsburg, PA 17815

PA Department of Public Welfare
Bureau of Child Support Enforcement ✓
Health and Welfare Building - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Pennsylvania Office of Attorney General ✓
16th Floor, Strawberry Square
Harrisburg, PA 17120

Commonwealth of PA, Dept of Revenue
Bureau of Compliance
Clearance Support Section ✓
Dept. 280948
Harrisburg, PA 17128-0948

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

Tenants/Occupants X
201 East 9th Street
Bloomsburg, PA 17815

I verify that the statements made in this Affidavit are true and correct to the best of my personal 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.

 Jill Manuel-Coughlin, Esquire Id. No. 63252
 Jolanta Pekalska, Esquire Id. No. 307968
 Harry B. Reese, Esquire Id. No. 310501
 Karina Velter, Esquire Id. No. 94781
Attorneys for Plaintiff
DATE: 5/12/24

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

PENNYMAC LOAN SERVICES, LLC

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

Seth McCloughan

No. 2024-CV-330

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

2024 - ED - 48

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

Premises: 201 East 9th Street, Bloomsburg, Pennsylvania 17815
(See legal description attached.)

| | |
|---|-----------------------------|
| Amount Due | \$169,272.24 |
| Interest From 5/7/2024 To Date of Sale (\$ 27.83 per diem) | \$ |
| Total | \$ _____ Plus Cost \$ _____ |

as endorsed.

Dated: _____

(Seal)

Stephanie Stroup/mt
Prothonotary, Common Pleas Court
Of Columbia County, Pennsylvania

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

No. 2024-CV-330

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

PENNYMAC LOAN SERVICES, LLC

vs.

Seth McCloughan

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost \$ _____

WLC 5/2/24

HARDY B. REESE, ESQUIRE

Attorneys for Plaintiff

Powers Kirm, LLC

Eight Neshaminy Interplex, Suite 215

Trevoose, PA 19053

Telephone: 215-942-2090

Address of Defendant(s):

Seth McCloughan

201 East 9th Street

Bloomsburg, PA 17815

Complaint \$ 184.75 PD
Judgment \$ 25.00 PD
Writ \$ 25.00 PD
Salary \$ 10.00 PD
Sheml PD

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF FURNACE ROAD (NOW NINTH STREET) AND THE EXTENSION OF CATHERINE STREET:

THENCE SOUTHWARDLY ALONG THE EAST SIDE OF CATHERINE STREET AFORESAID ONE HUNDRED TWENTY-FOUR FEET AND FOUR -TENTHS TO AN ALLEY;

THENCE EASTWARDLY ALONG THE NORTH SIDE OF SAID ALLEY FIFTY-ONE FEET AND FIVE TENTHS TO A CORNER;

THENCE NORTHWARDLY AND PARALLEL WITH CATHERINE STREET AFORESAID ONE HUNDRED AND TWENTY FOUR FEET AND FOUR -TENTHS TO THE SOUTH SIDE OF FURNACE ROAD (NOW NINTH STREET);

THENCE WESTWARDLY ALONG THE SOUTH SIDE OF NINTH STREET, FIFTY-ONE AND FIVE - TENTHS FEET TO THE CORNER OF CATHERINE STREET, THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

BEING THE SAME PREMISES which Thomas M. Moore, now known as Thomas M. Hughes and Renee Hughes, his Wife, by Deed dated 6/10/2021 and recorded in the Office of the Recorder of Deeds of Columbia County on 6/25/2021 in Instrument No. 202106334, granted and conveyed unto Seth McCloughan.

BEING known as 201 East 9th Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

PARCEL # 05E-02-11600

PK
Powers Kirn, LLC
Attorneys at Law

308 Harper Drive, #210
Moorestown, NJ 08057
Telephone: 856-802-1000
(New Jersey Office)

8 Neshaminy Interplex
Suite 215
Trevose, PA 19053
Telephone 215-942-2090
Facsimile: 215-942-8661
(Pennsylvania Office)

William M. E. Powers III *
Sarah E. Powers *
Jeanette J. O'Donnell *
Michael B. McNeil*

Jill Manuel-Coughlin *
Jolanta Pekalska +
Harry B. Reese *
Karina Velter *

* Member of NJ and PA Bar
+ Member of PA and NY Bar

May 6, 2024

Columbia County Courthouse
35 W. Main Street, P.O. Box 380
Bloomsburg, PA 17815-

Re: PENNYMAC LOAN SERVICES, LLC vs. Seth McCloughan
No. 2024-CV-330
Premises:201 East 9th Street, Bloomsburg, Pennsylvania 17815

Dear Sir/Madam:

I would appreciate your entering a Default Judgment relative to the above matter, issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the next available Sheriff's Sale list.

Enclosed are the necessary documents, together with a check to your order in the amount \$25.00 and \$ 25.00 and a check to the order of the Sheriff in the amount of \$2000.00 in payment of costs and fees. Kindly return a time-stamped copy of the Praecipe for Judgment in the enclosed self-addressed stamped envelope.

Should you have any questions or need additional information, please do not hesitate to contact our office.

Very truly yours,

Danielle A. Scheidler, Legal Assistant to
Harry B. Reese

HARR:ddev
Enclosures
23-1144

FILED
CLERK OF SUPERIOR COURT
COUNTY OF COLUMBIA, PA
2024 MAY -8 PM 1:10

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF FURNACE ROAD (NOW NINTH STREET) AND THE EXTENSION OF CATHERINE STREET:

THENCE SOUTHWARDLY ALONG THE EAST SIDE OF CATHERINE STREET AFORESAID ONE HUNDRED TWENTY-FOUR FEET AND FOUR -TENTHS TO AN ALLEY;

THENCE EASTWARDLY ALONG THE NORTH SIDE OF SAID ALLEY FIFTY-ONE FEET AND FIVE TENTHS TO A CORNER;

THENCE NORTHWARDLY AND PARALLEL WITH CATHERINE STREET AFORESAID ONE HUNDRED AND TWENTY FOUR FEET AND FOUR -TENTHS TO THE SOUTH SIDE OF FURNACE ROAD (NOW NINTH STREET);

THENCE WESTWARDLY ALONG THE SOUTH SIDE OF NINTH STREET, FIFTY-ONE AND FIVE - TENTHS FEET TO THE CORNER OF CATHERINE STREET, THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

BEING THE SAME PREMISES which Thomas M. Moore, now known as Thomas M. Hughes and Renee Hughes, his Wife, by Deed dated 6/10/2021 and recorded in the Office of the Recorder of Deeds of Columbia County on 6/25/2021 in Instrument No. 202106334, granted and conveyed unto Seth McCloughan.

BEING known as 201 East 9th Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

PARCEL # 05E-02-11600

Mc Cloughan

REAL ESTATE OUTLINE

ED # 2024 ED 48

DATE RECEIVED 5-8-2024
DOCKET AND INDEX 2024 CV 330

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> </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>152966</u> |

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

SALE DATE July 31st TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER
 1ST WEEK _____
 2ND WEEK _____
 3RD WEEK _____

POWERS KIRN, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
KARINA VELTER, ESQUIRE Id No. 94781
EIGHT NESHAMINY INTERPLEX. SUITE 215
TREVOSE, PA 19053
(215) 942-2090

PENNYMAC LOAN SERVICES, LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

vs.

COLUMBIA COUNTY

Seth McCloughan

No. 2024-CV-330

Defendant(s)

2024 - ED - 48

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

DATE OF SALE:

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- () FHA
- () Tenant Occupied
- () Vacant
- () Commercial
- () As a result of Complaint in Assumpsit
- (X) Act 6 and/or Act 91 complied with

Powers Kirn, LLC



- Jill Manuel-Coughlin, Esquire Id. No. 63252
- Jolanta Pekalska, Esquire Id. No. 307968
- Harry B. Reese, Esquire Id. No. 310501
- Karina Velter, Esquire Id. No. 94781

Attorneys for Plaintiff

DATE: 5/7/24

POWERS KIRN, LLC
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
KARINA VELTER, ESQUIRE Id. No. 94781
EIGHT NESHAMINY INTERPLEX. SUITE 215
TREVOSSE, PA 19053
(215) 942-2090

PENNYMAC LOAN SERVICES, LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

vs.

COLUMBIA COUNTY

Seth McCloughan

No. 2024-CV-330

Defendant(s)

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

DATE OF SALE:

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- () FHA
- () Tenant Occupied
- () Vacant
- () Commercial
- () As a result of Complaint in Assumpsit
- (X) Act 6 and/or Act 91 complied with

Powers Kirn, LLC




- Jill Manuel-Coughlin, Esquire Id. No. 63252
- Jolanta Pekalska, Esquire Id. No. 307968
- Harry B. Reese, Esquire Id. No. 310501
- Karina Velter, Esquire Id. No. 94781

Attorneys for Plaintiff

DATE: 5/7/24

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ 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 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.



Powers Kim, LLC

- Jill Manuel-Coughlin, Esquire Id. No. 63252
- Jolanta Pekalska, Esquire Id. No. 307968
- Harry B. Reese, Esquire Id. No. 310501
- Karina Velter, Esquire Id. No. 94781

Attorneys for Plaintiff

DATE: 5/1/24

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC LOAN SERVICES, LLC
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION

vs.

COLUMBIA COUNTY

Seth McCloughan

Defendant(s)

No. 2024-CV-330

2024 - ED - 48

AFFIDAVIT PURSUANT TO RULE 3129.1

PENNYMAC LOAN SERVICES, LLC , Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Seth McCloughan located at 201 East 9th Street, Bloomsburg, Pennsylvania 17815.

1. The name and address of the owner(s) or reputed owner(s):

Seth McCloughan
201 East 9th Street
Bloomsburg, PA 17815

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

Seth McCloughan
201 East 9th Street
Bloomsburg, PA 17815

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

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road #200
Westlake Village, CA 91361

4. The name and address of the last record holder of every mortgage of record:

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road #200
Westlake Village, CA 91361

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

NONE

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

The United States of America
♦ Acting Through the Rural Housing Service
*Address to Follow

Columbia County Domestic Relations
11 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Main Street County Annex
11 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

PA Department of Public Welfare
Bureau of Child Support Enforcement
Health and Welfare Building - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

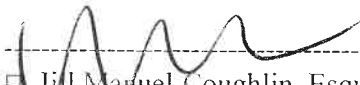
Pennsylvania Office of Attorney General
16th Floor, Strawberry Square
Harrisburg, PA 17120

Commonwealth of PA, Dept of Revenue
Bureau of Compliance
Clearance Support Section
Dept. 280948
Harrisburg, PA 17128-0948

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

Tenants/Occupants
201 East 9th Street
Bloomsburg, PA 17815

I verify that the statements made in this Affidavit are true and correct to the best of my personal 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.



 Jill Manuel-Coughlin, Esquire Id. No. 63252
 Jolanta Pekalska, Esquire Id. No. 307968
 Harry B. Reese, Esquire Id. No. 310501
 Karina Velter, Esquire Id. No. 94781
Attorneys for Plaintiff
DATE: 5/12/24

POWERS KIRN, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968
HARRY B. REESE, ESQUIRE Id. No. 310501
KARINA VELTER, ESQUIRE Id No. 94781
EIGHT NESHAMINY INTERPLEX. SUITE 215
TREVOSE, PA 19053
(215) 942-2090

PENNYMAC LOAN SERVICES, LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

Seth McCloughan

No. 2024-CV-330 **2024 - E D - 48**

VERIFICATION OF NON-MILITARY SERVICE


The undersigned attorney with POWERS KIRN, LLC, hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

1. That an inquiry has been made with the Defense Manpower Data Center (“DMDC”) website operated by the United States Department of Defense (<https://www.dmde.osd.mil/appj/scra/scraHome.do>) for the following individual: Seth McCloughan, has a last known residence of 201 East 9th Street, Bloomsburg, PA 17815. The following information was used to search the DMDC (check all that apply):

Last Name
 First Name
 Social Security Number

2. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess information indicating that the individual/s Seth McCloughan is/are presently engaged in active military service as contemplated by the Servicemembers Civil Relief Act, 50 U.S.C.S. App. §§ 521 et. seq.

This statement is made subject to the penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

- 
 Jill Manuel-Coughlin, Esquire Id. No. 63252
 Jolanta Pekalska, Esquire Id. No. 307968
 Harry B. Reese, Esquire Id. No. 310501
 Karina Velter, Esquire Id. No. 94781

Date: 5/2/24



**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-
 Birth Date:
 Last Name: MCCLOUGHAN
 First Name: SETH
 Middle Name:
 Status As Of: May-07-2024
 Certificate ID: K85NL6GPJ433DS8

| On Active Duty On Active Duty Status Date | | | |
|---|----------------------|--------|-------------------|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects the individuals' active duty status based on the Active Duty Status Date | | | |

| Left Active Duty Within 367 Days of Active Duty Status Date | | | |
|---|----------------------|--------|-------------------|
| Active Duty Start Date | Active Duty End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date | | | |

| The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date | | | |
|---|-----------------------------|--------|-------------------|
| Order Notification Start Date | Order Notification End Date | Status | Service Component |
| NA | NA | No | NA |
| This response reflects whether the individual or his/her unit has received early notification to report for active duty | | | |

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Sam Yousefzadeh

Sam Yousefzadeh, Director
 Department of Defense - Manpower Data Center
 4800 Mark Center Drive, Suite 04E25
 Alexandria, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF FURNACE ROAD (NOW NINTH STREET) AND THE EXTENSION OF CATHERINE STREET:

THENCE SOUTHWARDLY ALONG THE EAST SIDE OF CATHERINE STREET AFORESAID ONE HUNDRED TWENTY-FOUR FEET AND FOUR -TENTHS TO AN ALLEY;

THENCE EASTWARDLY ALONG THE NORTH SIDE OF SAID ALLEY FIFTY-ONE FEET AND FIVE TENTHS TO A CORNER;

THENCE NORTHWARDLY AND PARALLEL WITH CATHERINE STREET AFORESAID ONE HUNDRED AND TWENTY FOUR FEET AND FOUR -TENTHS TO THE SOUTH SIDE OF FURNACE ROAD (NOW NINTH STREET);

THENCE WESTWARDLY ALONG THE SOUTH SIDE OF NINTH STREET, FIFTY-ONE AND FIVE - TENTHS FEET TO THE CORNER OF CATHERINE STREET, THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

BEING THE SAME PREMISES which Thomas M. Moore, now known as Thomas M. Hughes and Renee Hughes, his Wife, by Deed dated 6/10/2021 and recorded in the Office of the Recorder of Deeds of Columbia County on 6/25/2021 in Instrument No. 202106334, granted and conveyed unto Seth McCloughan.

BEING known as 201 East 9th Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

PARCEL # 05E-02-11600

SHORT DESCRIPTION

DOCKET NO: 2024-CV-330

ALL THAT CERTAIN lot or piece of ground situate in Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania.

TAX PARCEL NO: 05E-02-11600

PROPERTY ADDRESS: 201 East 9th Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Seth McCloughan

ATTORNEY'S NAME: Powers Kirn, LLC

SHERIFF'S NAME: Timothy Chamberlain

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV330

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, JULY 31, 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 PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF FURNACE ROAD (NOW NINTH STREET) AND THE EXTENSION OF CATHERIN STREET:THENCE SOUTHWARDLY ALONG THE EAST SIDE OF CATHERINE STREET AFORESAID ONE HUNDRED TWENTYFOUR FEET AND FOUR -TENTHS TO AN ALLEY;THENCE EASTWARDLY ALONG THE NORTH SIDE OF SAID ALLEY FIFTY-ONE FEET AND FIVE TENTHS TO A CORNER;THENCE NORTHWARDLY AND PARALLEL WITH CATHERINE STREET AFORESAID ONE HUNDRED AND TWENTY FOUR FEET AND FOUR -TENTHS TO THE SOUTH SIDE OF FURNACE ROAD (NOW NINTH STREET); THENCE WESTWARDLY ALONG THE SOUTH SIDE OF NINTH STREET, FIFTY-ONE AND FIVE - TENTHS FEET TO THE CORNER OF CATHERINE STREET, THE PLACE OF BEGINNING.WHEREON IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

BEING THE SAME PREMISES which Thomas M. Moore, now known as Thomas M. Hughes and Renee Hughes, his Wife, by Deed dated 6/10/2021 and recorded in the Office of the Recorder of Deeds of Columbia County on 6/25/2021 in Instrument No. 202106334, granted and conveyed unto Seth McCloughan, BEING known as 201 East 9th Street, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling
PARCEL # 05E-02-1 1600

PROPERTY ADDRESS: 201 EAST 9TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-11600

Seized and taken into execution to be sold as the property of SETH A MCCLOUGHAN in suit of 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:
POWERS KIRN, LLC
TREVOSÉ, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY

PLAINTIFF

PENNYMAC LOAN SERVICES, LLC

DEFENDANT(S)

Seth McCloughan

COURT NO.: 2024-CV-330

SERVE AT:

Seth McCloughan
201 East 9th Street
Bloomsburg, PA 17815

TYPE OF ACTION

XX HANDBILL

SALE DATE:

SERVED

Served and made known to _____, Defendant, on the _____ day of _____, 20____, at _____, o'clock ____ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

- Defendant personally served.
- Adult family member with whom the Defendant(s) reside(s).
Relationship is _____.
- Adult in charge of Defendant's residence who refused to give name or relationship.
- Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- Agent or person in charge of Defendant's office or usual place of business.
- _____ an officer of said Defendant's company.

Other: _____
Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the _____ day of _____, 20____, at _____ o'clock ____ M., Defendant NOT FOUND because:

Moved Unknown No Answer Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 20____, I Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

Powers Kirn, LLC
Eight Neshaminy Interplex, Suite 215
Trevoze, PA 19053
Telephone: 215-942-2090

SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY

PLAINTIFF
PENNYMAC LOAN SERVICES, LLC

DEFENDANT(S)
Seth McCloughan

COURT NO.: 2024-CV-330

SERVE AT:
Seth McCloughan
201 East 9th Street
Bloomsburg, PA 17815

TYPE OF ACTION
XX NOTICE OF SALE
SALE DATE:

SERVED

Served and made known to _____, Defendant, on the _____ day of _____, 20____, at _____, o'clock ____ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

- ___ Defendant personally served.
- ___ Adult family member with whom the Defendant(s) reside(s).
 Relationship is _____.
- ___ Adult in charge of Defendant's residence who refused to give name or relationship.
- ___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ___ Agent or person in charge of Defendant's office or usual place of business.
- ___ _____ an officer of said Defendant's company.
- ___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the _____ day of _____, 20____, at _____ o'clock ____ M., Defendant NOT FOUND because:
___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 20____, I Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
Powers Kirn, LLC
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053
Telephone: 215-942-2090
ID# 310501

9589 0710 5270 0284 4266 30

9589 0710 5270 0284 4267 08

**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
 Office of FAIR
 PO Box No. 8016
 City, State, ZIP+4®
 Harrisburg PA 17105

**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 Bus. Admin
 Street and Apt. No., or PO Box No. Suite 301
 600 Amer. Ave
 City, State, ZIP+4®
 King of Prussia, PA 19404

9589 0710 5270 0284 4266 47

9589 0710 5270 0284 4266 92

**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
 U.S. Treasury Dept.
 Street and Apt. No., or PO Box No. 600 Arch St
 City, State, ZIP+4®
 Harrisburg PA 17104

**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
 PA Dept of Rev
 Street and Apt. No., or PO Box No. Dept 281238
 City, State, ZIP+4®
 Harrisburg PA 17128

**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
 PA office of Atty General
 Street and Apt. No., or PO Box No. 16th Fl Strawberry Sq
 City, State, ZIP+4®
 Harrisburg PA 17120

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

ST 2924 4820 0225 0720 6956

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:

Office of F.A.I.R.
P.O. Box 8019
Harrisburg, PA 17105



9590 9402 8689 3310 4307 39

Article Number (Transfer from service label)
9589 0710 5270 0284 4266 30

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Signature on file Agent
With USPS 17107 Addressee

B. Received by (Printed Name)
C. Date of Delivery
MAY 15 2024

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery (over \$500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) *JMS*

C. Date of Delivery *MAY 15 2024*

D. Is delivery address different from item 1? Yes No

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

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:

Pennsylvania Office of Atty General
6th Floor Strawberry Square
Harrisburg, PA 17120



9590 9402 8689 3310 4307 15

Article Number (Transfer from service label)
9589 0710 5270 0284 4267 15

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Signature on file Agent
With USPS 17107 Addressee

B. Received by (Printed Name)
C. Date of Delivery
MAY 15 2024

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery (over \$500)

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.

1. Article Addressed to:

U.S. Treasury Department
600 Arch Street
Room 3259
Philadelphia, PA 19106

2. Article Number (Transfer from service label)
9590 9402 8689 3310 4307 22

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. 281230
Harrisburg, PA 17128-1230



9590 9402 8689 3310 4307 46

Article Number (Transfer from service label)
9589 0710 5270 0284 4266 46

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Mike Vordek* Agent
MIKE VORDEK Addressee

B. Received by (Printed Name)
C. Date of Delivery
MAY 18 2024

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery (over \$500)

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

PAPER CONTAINS TONER ADHESION PROTECTION AND A METALLIC HOLOGRAM

SECURE

152966

Citizens Bank

3-7615/360

05/06/2024



POWERS KIRN, LLC
ATTORNEY BUSINESS ACCOUNT
P.O. BOX 848
MOORESTOWN, NJ 08057
(856) 802-1000

PAY TO THE ORDER OF Sheriff of Columbia County

\$2,000.00

DOLLARS

Two Thousand and 00/100*****

Sheriff of Columbia County

[Handwritten Signature]
AUTHORIZED SIGNATURE



MEMO 23-1144/McCloughan/Safe deposit advance

⑆ 152966⑆ ⑆ 036076150⑆ 6318967242⑆

TRUE WATERMARKED PAPER • NO • 10 LIGHT TO VIEW

© 2000