

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 271245	Invoice Date: 08/07/2024 2:45:30 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	202405692 08/07/24 2:45:32 PM	CATAWISSA BORO
	Grantor - LEVAN, BETTY			
	Grantee - GITSIT SOLUTIONS LLC			
	Consideration -	\$4,204.93		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF DEED			
	TOTAL CHARGES	<u>\$72.75</u>		
	PAYMENTS			
	CHECK: 9480 - SHERIFF OFFICE	\$1.00		
	CHECK: 9475 - SHERIFF OFFICE	\$71.75		
	TOTAL PAYMENTS	<u>\$72.75</u>		
	AMOUNT DUE	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

GITSIT SOLUTIONS LLC

VS BETTY LEVAN

NO. 7-2024 ED

NO. 1190-2023 JD

DATE/TIME OF SALE: JUNE 12, 2024 AT 9:00 AM

BID PRICE (INCLUDES COST)

\$ 4122,48

POUNDAGE - 2% OF BID

\$ 82,45

TRANSFER TAX - 2% OF FAIR MKT

\$ _____

MISC. COSTS

\$ _____

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 4204,93

PURCHASER(S):

Renee L Piper / Renee L Piper

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE:

\$ 4204,93

LESS DEPOSIT:

\$ 2000,00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 2204,93

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
GITSIT SOLUTIONS LLC

Defendant
vs. JOHN LEVAN AS ADMINISTRATOR OF THE
ESTATE OF BETTY LEVAN
JOHN LEVAN AS ADMINISTRATOR OF THE
ESTATE OF BETTY LEVAN

Attorney for the Plaintiff:
KML LAW GROUP P.C.
701 MARKET STREET
SUITE 5000
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, June 12, 2024
Writ of Execution No. : 2023CV1190
Advance Sheriff Costs: \$2,000.00

Location of the real estate: 441 MILL STREET, CATAWISSA, PA 17820

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		\$60.00
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
Service		\$270.00
Service Mileage		\$12.00
Distribution Form		\$25.00
Copies		\$9.00
Notary Fee		\$10.00
Other	CHESTER CO	\$250.00
Surcharge		\$40.00
Continued or Cancelled Sale	Postponed to: 5/8/2024	\$10.00
Continued or Cancelled Sale	Postponed to: 6/12/2024	\$10.00

Total Sheriff Costs **\$2,711.45**

Municipal Costs

Water		\$155.00
Delinquent Taxes		\$1,184.28

Total Municipal Costs **\$1,339.28**

Distribution Costs

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

Location of the real estate: 441 MILL STREET, CATAWISSA, PA 17820

Distribution Costs

Recording Fees		\$71.75
	Total Distribution Costs	\$71.75
<hr/>		
	Grand Total:	\$4,122.48

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

KML LAW GROUP, P.C.

Suite 5000 The Lits Building
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com

06/28/2024

SHERIFF OF Columbia COUNTY
Real Estate Division
Sheriff's Office
Sheriff's Office PO Box 380 Bloomsburg, PA 17815

RE: GITSIT SOLUTIONS LLC vs. JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA
BETTY LEVAN AKA BETTY M. LEVAN, Deceased

Sale Book/Writ No.: /

Docket Number: 2023-CV-1190 / 2024-ED-7

Sale Date: Wednesday, June 12, 2024

Property Address: 441 Mill Street Catawissa, PA 17820

To the Sheriff:

Enclosed are Transfer Tax Affidavits with regard to the above-captioned matter.

Please deed the property to:

GITSIT SOLUTIONS LLC
333 South Anita Drive Suite 400 Orange, CA 92868-3314

If funds are required to settle with the Sheriff and they are not enclosed, please email the cost sheet to our post sale department at postsale@kmlawgroup.com or fax to: 267-515-5649. Please notify our office when the deed is recorded.

KML LAW GROUP, P.C.

Post Sale Department
Phone: 215-627-1322
Fax: 267-515-5649
postsale@kmlawgroup.com

Enclosed: (if applicable)

Sheriff's Costs Sheet showing Balance Due of \$ _____

KML Check Number _____

Settlement Amount(s) \$ _____

Loan Type CONVENTIONAL

KML # 231707

REV-183
Bureau of Individual Taxes
Po Box 280603
Harrisburg, Pa 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document
06/12/2024

Grantor(s)/Lessor(s) SHERIFF OF COLUMBIA COUNTY	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) GITSIT SOLUTIONS LLC	Telephone Number (216) 813-9397
Mailing Address PO Box 380		Mailing Address 333 South Anita Drive Suite 400	
City Bloomsburg	State PA	ZIP Code 17815	City Orange
			State CA
			ZIP Code 92868

SECTION II REAL ESTATE LOCATION

Street Address 441 Mill Street	City, Township, Borough Catawissa, Borough of Catawissa
County Columbia	School District SOUTHERN COLUMBIA A
	Tax Parcel Number 08-05-059

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 4,122.48	2. Other Consideration + 0.00	3. Total Consideration = 4,122.48
4. County Assessed Value 18,717.00	5. Common Level Ratio Factor x 6.25	6. Computed Value = 116,981.25

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 116,981.25	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name KML Law Group, P.C.	Telephone Number (215) 627-1322
Mailing Address 701 Market Street, Suite 5000. The Lits Building	City Philadelphia
	State PA
	ZIP Code 19106

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>A. K...</i>	Date 06/28/2024
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

GITSIT SOLUTIONS LLC

333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**

Mortgagor(s) and Record Owner(s)
441 Mill Street
Catawissa, PA 17820

Defendant(s)

CIVIL DIVISION

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No.: 2023-CV-1190 / 2024-ED-7

**DOCUMENT: AFFIDAVIT PURSUANT
TO RULE 3129.1**

FILED ON BEHALF OF:
GITSIT SOLUTIONS LLC

ATTORNEY FOR PLAINTIFF:

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Firm State I.D. #23-217969
3129@kmlawgroup.com

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

231707FC
Sale Date: 06/12/2024
\$173,098.63

GITSIT SOLUTIONS LLC

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190 / 2024-ED-7

CERTIFICATE OF SERVICE PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

The undersigned employee of KML Law Group, P.C., counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- Personal Service by the Sheriff's Office/competent adult. Copy of return attached.
- Certified mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record. Proof of mailing is attached (Pa. R.C.P. 440(a)(1)(i)).
- Acknowledgment of Sheriff's Sale by Attorney for Defendant(s). Proof of acknowledgment attached.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

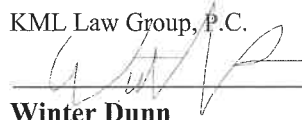
- Premises was posted by Sheriff's Office/competent adult. Copy of return attached.
- Certified Mail & ordinary mail by KML Law Group, P.C. Copy of Certified Mail Receipt attached.
- Published in accordance with court order by the Sheriff. Copy of publication is in the Sheriff's file.

Service of the Notice of Sale on the lien holders or parties in interest in the attached Affidavit under Pa. R. C. 3129.1, et. seq. has been made by ordinary mail with proof of mailing. KML Law Group, P.C. utilizes a mail process that provides mailing in bulk for various matters over many pages. The first page and last page contain the USPS's postmark. As set forth in the Affidavit, the firm certifies that the notice of sale mail was mailed to the listed lienholders and parties in interest on this date noted on the postmark. The proof of mailing has been redacted to exclude names and addresses of other mail unrelated to this matter.

The undersigned understands that the statements herein are subject to the penalties provided by 18 Pa. C.S.A. Section 4904.

DATED: 05/22/2024

KML Law Group, P.C.



Winter Dunn
Legal Assistant

KML Law Group, P.C.
PO BOX 500980
SAN DIEGO, CA 92150-0980



71 96900 2484 0827 8367 3

LEVAN, JOHN
2440 Miller Avenue
Coatesville, PA 19320

Mailed On: 3/7/2024 **Order Number:** 0348414-01
ClientID: KML_Law_000606 ER **Reference Number:** PA231707





March 18, 2024

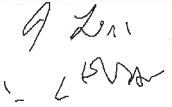
Dear Briana Diaz:

The following is in response to your request for proof of delivery on your item with the tracking number:
7196 9002 4840 8278 3673.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	March 13, 2024, 3:01 pm
Location:	COATESVILLE, PA 19320
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	2440 MILLER AVE, COATESVILLE, PA 19320

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 2, 2024



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
141	999735	2389300440	SECRETARY OF HOUSING & URBAN DEVELOPEMENT 451 Seventh Street, S.W. Washington, D. 20410	\$0.880	\$0.58
146	999736	2389300445	TENANTS/OCCUPANTS 441 Mill Street Catawissa, PA 17820	\$0.880	\$0.58
154	999733	2389300453	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 281230 HARRISBURG, PA 17128-1230	\$0.880	\$0.58
155	999734	2389300454	PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY 651 Boas Street Harrisburg, PA 17121	\$0.880	\$0.58
156	999732	2389300455	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	\$0.880	\$0.58
158	999731	2389300457	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1000 Liberty Avenue, Room 701A Pittsburgh, PA 15222	\$0.880	\$0.58

KML Law Group, PC
701 Market St, Suite 5000
Philadelphia, PA 19106

PS form 3665
Type of Mailing:
CERTIFICATE OF MAILING
April 2, 2024



Line	Reference	Tracking Number	Name, Street & P.O. Address	Postage	Fee
162	999728	2389300461	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486	\$0.880	\$0.58

Harrisburg, PA 17121

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
3129@kmlawgroup.com
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC

333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)
441 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190 / 2024-ED-7

AFFIDAVIT PURSUANT TO RULE 3129

GITSIT SOLUTIONS LLC, Plaintiff in the above captioned action, by and through an authorized employee of its attorneys, KML Law Group, P.C., and based on information available in the public record as of the date the praecipe for the writ of execution was filed, sets forth the following information concerning the real property located at:

441 Mill Street
Catawissa, PA 17820

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

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M.
LEVAN, Deceased
2440 Miller Avenue
Coatesville, PA 19320

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

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M.
LEVAN, Deceased
2440 Miller Avenue
Coatesville, PA 19320

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

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

SECRETARY OF HOUSING & URBAN DEVELOPEMENT
451 SEVENTH STREET, S.W.
WASHINGTON, D.C. 20410

5. Name and address of every other person who has or may have any record interest in or record lien on the Property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has or may have any record interest in the Property which may be affected by the sale.

7. Name and address of every other person of whom the plaintiff has knowledge who does or may have an interest in the Property which may be affected by the sale.

TENANTS/OCCUPANTS
441 Mill Street
Catawissa, PA 17820

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue, Room 701A
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

GREGOROWICZ, MICHAEL P.
Kreisher Marshall & Assoc., LLC
401 South Market Street
Bloomsburg, PA 17815

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

DATED: 05/22/2024

KML Law Group, P.C.



Winter Dunn
Legal Assistant

For inquiries, please contact:

Cheryl Dilchus
Direct (215) 825-6349
cdilchus@kmlawgroup.com

For proof of mailing, email: PostSale@kmlawgroup.com

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC

333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of BETTY B.
LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN,
Deceased**

Mortgagor(s) and Record Owner(s)
441 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190 / 2024-ED-7

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

Finished Bulk Print

2024 ED 7

Catawissa Water Authority

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Email: catwat@ptd.net

May 20, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: GITSIT SOLUTIONS LLC vs. John Levan as administrator of the Estate of Betty
B. Levan AKA Betty M. Levan, Deceased
Docket # 2023-CV-1190

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Betty B. Levan - 441 Mill St., Catawissa, PA - **\$155.00**

We understand the property is scheduled for Sheriff's Sale on June 12, 2024.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

May 20, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: GITSIT SOLUTIONS LLC vs. John Levan as administrator of the Estate of Betty
B. Levan AKA Betty M. Levan, Deceased
Docket # 2023-CV-1190

Dear Sheriff Chamberlain:

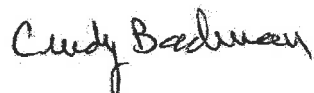
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Betty B. Levan - 441 Mill St., Catawissa, PA - **\$155.00**

We understand the property is scheduled for Sheriff's Sale on June 12, 2024.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC

333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)
441 Mill Street, Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for May 08, 2024 at 9:00 AM in the above matter has been continued
until **June 12, 2024 at 9:00 AM.**

Date: 5/16/2024

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

SALE NO.

CERTIFICATE OF FILING AND SERVICE

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

JOHN LEVAN as Administrator of the Estate of BETTY
B. LEVAN AKA BETTY LEVAN AKA BETTY M.
LEVAN, Deceased, Defendant
2440 Miller Avenue, Coatesville, PA 19320

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office, PO Box 380, Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County, PO Box 380,
Bloomsburg, PA 17815
(via e-filing, if applicable)

Date: 5-17-2024

KML Law Group, P.C.



Kody Moreira
Andrijka Keller
Legal Assistant


Melissa Lucas

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC

333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)
441 Mill Street, Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC
333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)
441 Mill Street, Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for May 08, 2024 at 9:00 AM in the above matter has been continued until **June 12, 2024 at 9:00 AM.**

Date: 5/10/2024

Respectfully submitted,

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129
 Caitlin M. Donnelly Pa. ID 311403
 J. Eric Kishbaugh Pa. ID 33078
 Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
 Michael P. Farrington Pa. ID 329636
 Danielle DiLeva Pa. ID 328955
 Sean M. Duffy Pa. ID 311495
 Frank J. Keenan, Pa ID 72278
 Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff



KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC

333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)
441 Mill Street, Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff



KML LAW GROUP, P.C.
ATTORNEYS AT LAW **Sale No.**

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

May 7, 2024

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: GITSIT SOLUTIONS LLC

vs.

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN
AKA BETTY M. LEVAN, Deceased
No. 2023-CV-1190
KML File#: 231707FC

Property Address: 441 Mill Street, Catawissa, PA 17820
Sheriff's Sale Date: May 08, 2024
Sale No.

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 08, 2024
to June 12, 2024. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

cc:

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased - 2440
Miller Avenue, Coatesville, PA 19320

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

FILED
NOTARIAL

2024 APR 24 AM 10:35

CLERK OF COUNTY OFFICE
COUNTY OF COLUMBIA, PA

GITSIT SOLUTIONS LLC

333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)
441 Mill Street, Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

SALE NO.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for April 03, 2024 at 9:00 AM in the above matter has been continued until **May 08, 2024 at 9:00 AM.**

Date: 4/16/2024

Respectfully submitted,

By: *Danielle DiLeva*

KML LAW GROUP, P.C.

- Michael McKeever Pa. ID 56129
- Caitlin M. Donnelly Pa. ID 311403
- J. Eric Kishbaugh Pa. ID 33078
- Stephanie A. Walczak Pa. ID 320431
- Geraldine M. Linn Pa. ID 83351
- Michael P. Farrington Pa. ID 329636
- Danielle DiLeva Pa. ID 328955
- Sean M. Duffy Pa. ID 311495
- Frank J. Keenan, Pa ID 72278
- Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

April 17, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: GITSIT SOLUTIONS LLC vs. John Levan as administrator of the Estate of Betty
B. Levan AKA Betty M. Levan, Deceased
Docket # 2023-CV-1190

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Betty B. Levan - 441 Mill St., Catawissa, PA - **\$155.00**

We understand the property is scheduled for Sheriff's Sale on May 8, 2024.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

KML LAW GROUP, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC
Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

SALE NO.

CERTIFICATE OF FILING AND SERVICE

The undersigned employee of KML Law Group, P.C., counsel for plaintiff, hereby certifies that the attached Notice of the Date of Continued Sheriff's Sale was sent for filing with the Court, and was served on the following parties by regular mail on the date listed below.

JOHN LEVAN as Administrator of the Estate of BETTY
B. LEVAN AKA BETTY LEVAN AKA BETTY M.
LEVAN, Deceased, Defendant
2440 Miller Avenue, Coatesville, PA 19320

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office, PO Box 380, Bloomsburg, PA 17815
(via facsimile or e-mail)

PROTHONOTARY OF COLUMBIA COUNTY
Prothonotary of Columbia County, PO Box 380,
Bloomsburg, PA 17815
(via e-filing, if applicable)

Date: 4-17-2024

KML Law Group, P.C.



Kody Moreira **Melissa Lucas**

Andrijka Keller
Legal Assistant

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC

333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

**JOHN LEVAN as Administrator of the Estate of
BETTY B. LEVAN AKA BETTY LEVAN AKA
BETTY M. LEVAN, Deceased**
Mortgagor(s) and Record Owner(s)
441 Mill Street, Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

March 12, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: GITSIT SOLUTIONS LLC vs. John Levan as administrator of the Estate of Betty B. Levan AKA Betty M. Levan, Deceased
Docket # 2023-CV-1190

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Betty B. Levan - 441 Mill St., Catawissa, PA - **\$155.00**

We understand the property is scheduled for Sheriff's Sale on April 3, 2024.

If you have any questions, please contact me at 570-356-2172.

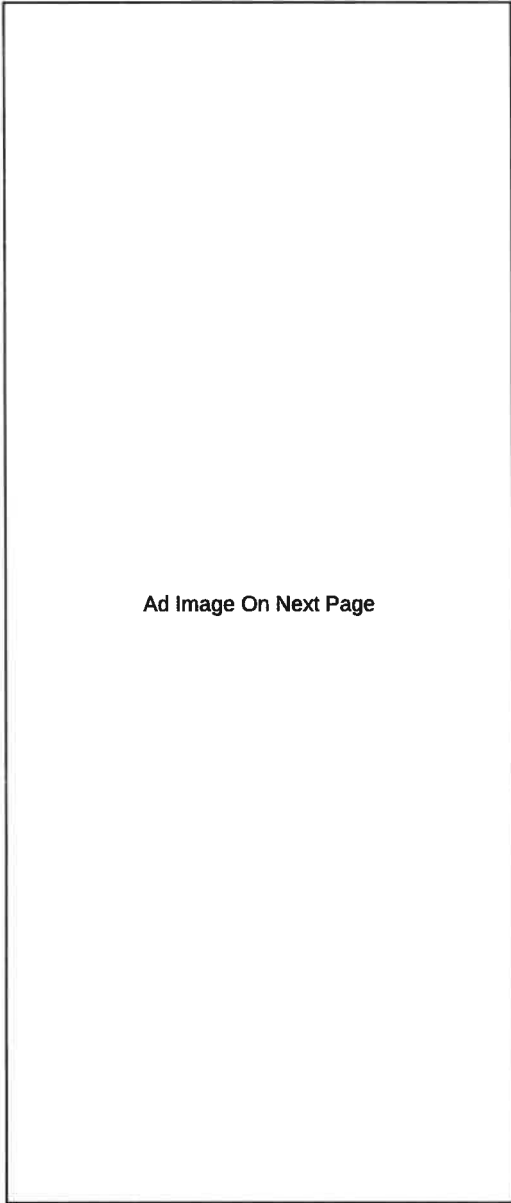
Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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



Ad Image On Next Page

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

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

(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 68,000 unique visitors to our website monthly.

PLACING CLASSIFIED ADS

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

MONDAY MARKETPLACE ADS

It's FREE to advertise your merchandise \$100 OR LESS!
SUBMIT ONLINE: presenterlineonline.com
DEADLINE: Thursday 12 Noon for the following Monday insertion.

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

DRIVE-THRU HOURS

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

MISS PAPER!

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1058
issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

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

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A SPIKE IN THE CENTER LINE OF L. R. 19024 LEADING TO ROUTE NO. 93 AND L. R. 19041; THENCE ALONG LAND OF FRANKLIN BARNS SOUTH 67 DEGREES 55 MINUTES EAST 247.64 FEET TO AN IRON PIN; THENCE ALONG LAND OF THE SAME NORTH 23 DEGREES WEST 28.710 TO AN IRON PIN CORNER; THENCE ALONG LAND OF THE SAME SOUTH 71 DEGREES WEST 51.0 FEET TO A POINT; THENCE ALONG LAND OF WILLIS HESS THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 40 MINUTES WEST 64.10 FEET TO A POINT; NORTH 71 DEGREES EAST 51.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 200.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 135.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 135.0 FEET TO AN IRON PIN; SOUTH 89 DEGREES 59 MINUTES EAST 103.50 FEET TO A POINT IN THE CENTER LINE OF L. R. 19024; THENCE THROUGH THE CENTER OF L. R. 19024 SOUTH 89 DEGREES 59 MINUTES EAST 103.50 FEET TO AN IRON PIN; SOUTH 30 DEGREES 39 MINUTES EAST 103.50 FEET TO A POINT IN THE CENTER LINE OF L. R. 19024; THENCE THROUGH THE CENTER OF L. R. 19024 SOUTH 13 DEGREES 40 MINUTES WEST 236.50 FEET TO A POINT; SOUTH 16 DEGREES 37 MINUTES WEST 257.0 FEET TO A POINT; SOUTH 12 DEGREES WEST 66.40 FEET TO A SPIKE IN THE CENTER LINE OF L. R. 19024 BEING THE POINT AND PLACE OF BEGINNING.

Property Address: 271A Yost Hollow Road, Berwick, PA 18603-5279
Parcel No. 07-08-005-02-00
BEING the same premises, which Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steirnuck by Deed dated October 31, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on November 12, 2013 at Book 1152 Page 187 and conveyed unto Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steirnuck.

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

UPI / TAX PARCEL NUMBER: 07-08-005-02-00

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered liquidated damages. 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 representative of the plaintiff.

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

Public Notices

Bankruptcy

On April 8, 2024 at 12:00 P.M. there will be a public auction and sale to satisfy the owner's lien placed on the contents of the co-owners' leased assets. The Auction will take place at Storage Treasures and the contents owned by Robert Gray & Co. Ltd. 120 will be sold. For additional information call: 570-550-6501.

Free For Free

FREE: Defuncter locks in Monaca, Pa. (18128) At the REAR of 1931 Man St. (lightbulb)

FREE: Recliner w/ Ottoman, Face Heater, etc. Text: 570-245-8811

Want a Photo in Your Ad?

Call 570-784-6151

Public Notice

On April 8, 2024 at 12:00 P.M. there will be a public auction and sale to satisfy the owner's lien placed on the contents of the co-owners' leased assets. The Auction will take place at Storage Treasures and the contents owned by Robert Gray & Co. Ltd. 120 will be sold. For additional information call: 570-550-6501.

Free For Free

FREE: Defuncter locks in Monaca, Pa. (18128) At the REAR of 1931 Man St. (lightbulb)

FREE: Recliner w/ Ottoman, Face Heater, etc. Text: 570-245-8811

Want a Photo in Your Ad?

Call 570-784-6151

Public Notice

On April 8, 2024 at 12:00 P.M. there will be a public auction and sale to satisfy the owner's lien placed on the contents of the co-owners' leased assets. The Auction will take place at Storage Treasures and the contents owned by Robert Gray & Co. Ltd. 120 will be sold. For additional information call: 570-550-6501.

Free For Free

FREE: Defuncter locks in Monaca, Pa. (18128) At the REAR of 1931 Man St. (lightbulb)

FREE: Recliner w/ Ottoman, Face Heater, etc. Text: 570-245-8811

Want a Photo in Your Ad?

Call 570-784-6151

Public Notice

On April 8, 2024 at 12:00 P.M. there will be a public auction and sale to satisfy the owner's lien placed on the contents of the co-owners' leased assets. The Auction will take place at Storage Treasures and the contents owned by Robert Gray & Co. Ltd. 120 will be sold. For additional information call: 570-550-6501.

Free For Free

FREE: Defuncter locks in Monaca, Pa. (18128) At the REAR of 1931 Man St. (lightbulb)

FREE: Recliner w/ Ottoman, Face Heater, etc. Text: 570-245-8811

Want a Photo in Your Ad?

Call 570-784-6151

Public Notice

On April 8, 2024 at 12:00 P.M. there will be a public auction and sale to satisfy the owner's lien placed on the contents of the co-owners' leased assets. The Auction will take place at Storage Treasures and the contents owned by Robert Gray & Co. Ltd. 120 will be sold. For additional information call: 570-550-6501.

Free For Free

FREE: Defuncter locks in Monaca, Pa. (18128) At the REAR of 1931 Man St. (lightbulb)

FREE: Recliner w/ Ottoman, Face Heater, etc. Text: 570-245-8811

Want a Photo in Your Ad?

Call 570-784-6151

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV852
issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

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

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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN MONTAUK TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A CUSTOMER MONUMENT FOUND AT THE NORTHEAST CORNER OF A PRIVATE ALLEY, THE NORTHWEST CORNER OF LAND NOW FORMERLY OF ROLLIN C. LEVAN and running THENCE along the end of said alley and along line of land now or formerly of Craig L. and Dorothy B. Davis, South 85 degrees 00 minutes West, 186.00 feet to a corner of lot now or formerly of Paul S. and Kathy S. Knecht; THENCE along line of land now or formerly of Paul S. and Kathy S. Knecht and running through an iron rod found ten feet below ground, North 5 degrees 00 minutes West, 224.85 feet to an iron rod found in line of land now or formerly of Legion Borne Association of Catawissa; THENCE along line of land now or formerly of Gregory L. and Gayle A. Thomas; THENCE along line of land of said Thomas North 5 degrees 15 minutes West, 175.00 feet to an iron rod found in the center of the Northern end of a relocated private alley; THENCE along the Northern end of said alley and along line of land now or formerly of Charles D. Rogers, South 84 degrees 45 minutes West, 158.25 feet to an iron pin found at Northwest corner of land of said Rogers and in line of land of Parcel No. 1 of land now or formerly of K. Levan; THENCE along line of land of Parcel No. 1, North 5 degrees 03 minutes South, 35 seconds West, 28.57 feet to an iron rod set; THENCE along same, South 84 degrees 45 minutes West, 84 degrees 45 minutes West, 17.00 feet to a cut-stone monument, the place of BEGINNING. As more fully shown as Parcel No. 2 on a survey map made by Raymond S. Surveys, James B. Cooney, P.L., dated February 9, 1992, revised May 15, 1992, incorporated herein by reference and recorded in the Columbia County Recorder of Deeds Office on June 18, 1992, in Map Book 7, Page 40. This subdivision was reviewed by the Columbia County Planning Commission on March 12, 1992; approved by the Montauk Township Planning Commission on May 27, 1992; and approved by the Montauk Township Supervisors on June 1, 1992. BEING the same premises which Rollin Scott Levan, unmarried, by Deed dated 06/12/2009 and recorded 06/12/2009 in the Office of the Recorder of Deeds in the County of Columbia, in Instrument No. 200905333, granted and conveyed unto James A. Cruz and Darlene C. Cruz, husband and wife, as tenants by the entirety.

NOTICE: THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT TO SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OF ANY PARTY. INTERESTS CREATED, TRANSFERRED, EXCEPTED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1967, P.L. 984 as amended, and as not amended by any subsequent act.)

PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815

UPI / TAX PARCEL NUMBER: 25 06 04711

Seized and taken into execution to be sold as the property of JAMES CRUZ in suit of PHILADELPHIA FEDERAL CREDIT UNION.

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

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff KAPLIN, STEWART, MCGEE, Columbia County, Pennsylvania BLUE BELL, PA.

Jobs

General

Desk Clerk

Full-time, Experienced

ASPHALT LABORER

Healthcare

WORTHINGTON HOME CARE

Work Wanted

TOP DOLLAR PAINT

AA-1 ALL CARPENTRY

Classifieds

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV855
issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

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

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MARTZVILLE ROAD, AT THE SOUTHWEST CORNER OF LOT NO. 97; THENCE ALONG SAID ROAD IN A WESTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 85; THENCE ALONG SAME IN A NORTHERLY DIRECTION, 120 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN AN EASTERLY DIRECTION, 45 FEET TO LINE OF LOT NO. 97; THENCE ALONG SAID ALLEY IN A SOUTHERLY DIRECTION, 120 FEET TO MARTZVILLE ROAD, THE PLACE OF BEGINNING; BEING LOT NO. 98, SECTION 6 ON THE PLOT OF THE PARK REAL ESTATE COMPANY'S ADDITION TO BERWICK, PIN NO. 04B-02-11200

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

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

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

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

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1190

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

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

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

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SAID BOROUGH OF CATAWISSA, IN THE NORTH SIDE OF MILL STREET IN THE SAID BOROUGH OF CATAWISSA, AND RUNNING FROM THENCE BY SAD HARMAN LOT, NORTH 50 1/4 DEGREES EAST, 136 FEET TO A CORNER OF LOT OF REBECCA BRESNAH; NOW OR FORMERLY OWNED BY THE SAME; THENCE SOUTH 120 DEGREES WEST, 44 FEET TO A POST ON THE EAST SIDE OF AN ALLEY; THENCE ALONG SAID ALLEY SOUTHWARD 50-1/4 DEGREES WEST, 120 FEET TO THE NORTH SIDE OF THE SAID MILL STREET IN THE SAID BOROUGH; THENCE BY THE SAME, SOUTH 88-1/2 DEGREES EAST, 47-1/2 FEET TO THE PLACE OF BEGINNING; LOT NO. 2; BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY AN ALLEY; ON THE SOUTH BY FISHER AVENUE AND ON THE WEST BY LOT NUMBER 48; SAID LOT HERETO BEING MARKED AND NUMBERED 49, AS FOUND UPON PLAN OF LOTS AS PER THE FISHER ADDITION TO THE TOWN OF CATAWISSA, CONTAINING IN DEPTH 100 FEET AND FRONTING SOUTHWARD 40 FEET ON FISHER AVENUE BEING KNOWN AS: 441 MILL STREET, CATAWISSA, PA 17820; PROPERTY ID NUMBER: 08-05-053 BEING THE SAME PREMISES WHICH BETTY LEVAN N/K/A BETTY LEVAN WIDOW BY DEED DATED 6/25/2012 AND RECORDED 7/31/2012 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT NO. 201207032, GRANTED AND CONVEYED UNTO BETTY B. LEVAN, A SINGLE WOMAN.

PROPERTY ADDRESS: 441 MILL STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-059

Seized and taken into execution to be sold as the property of JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN, JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN in suit of GISIT SOLUTIONS LLC/PENNMAY LAND 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 representative of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff KIL LAY GROUP, P.C. PHILADELPHIA, PA

Public Notice

NOTICE OF GREENWOOD TOWNSHIP'S PROPOSED FLOODPLAIN ORDINANCE

This notice is hereby given by the Board of Supervisors of Greenwood Township to the Board of Supervisors to act upon the following proposed ordinance:

FLOODPLAIN MANAGEMENT ORDINANCES REQUIRING ALL PERSONS, PARTNERSHIPS, BUSINESSES, AND CORPORATIONS TO OBTAIN A PERMIT FOR ANY CONSTRUCTION OR DEVELOPMENT, PROVIDING FOR THE ISSUANCE OF SUCH PERMITS; SETTING FORTH CERTAIN MINIMUM REQUIREMENTS FOR SUCH CONSTRUCTION AND DEVELOPMENT WITHIN AREAS OF THE GREENWOOD TOWNSHIP WHICH ARE SUBJECT TO FLOODING; AND ESTABLISHING PENALTIES FOR ANY PERSONS WHO FAIL OR REFUSE TO COMPLY WITH THE REQUIREMENTS OR PROVISIONS OF THIS ORDINANCE.

A hearing will be held for the proposed Ordinance by the Greenwood Township Board of Supervisors at the Greenwood Township Building, 90 Shed Road, Millville, PA, at 8:30 p.m.

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

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

A Full Description Brings Results!

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff KIL LAY GROUP, P.C. PHILADELPHIA, PA

Public Notices, Attorney Services, Lost & Found, Bankruptcy, Free For Free, Want a Photo in Your Ad?, Public Notice, Free For Free, Want a Photo in Your Ad?, Public Notice, Free For Free, Want a Photo in Your Ad?, Public Notice, Free For Free, Want a Photo in Your Ad?

Jobs, Desk Clerk, Full-time, Experienced, ASPHALT LABORER, Healthcare, WORTHINGTON HOME CARE, Work Wanted, TOP DOLLAR PAINT, AA-1 ALL CARPENTRY, Classifieds

SHERIFF'S SALE, By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023CV1190, issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

KML LAW GROUP, P.C.
ATTORNEYS AT LAW **Sale No.**

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

March 28, 2024

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: GITSIT SOLUTIONS LLC

vs.

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN
AKA BETTY M. LEVAN, Deceased
No. 2023-CV-1190
KML File#: 231707FC

Property Address: 441 Mill Street, Catawissa, PA 17820
Sheriff's Sale Date: April 03, 2024
Sale No.

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for April 03, 2024
to May 08, 2024. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

cc:

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased - 2440
Miller Avenue, Coatesville, PA 19320

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

April 17, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: GITSIT SOLUTIONS LLC vs. John Levan as administrator of the Estate of Betty
B. Levan AKA Betty M. Levan, Deceased
Docket # 2023-CV-1190

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Betty B. Levan - 441 Mill St., Catawissa, PA - **\$155.00**

We understand the property is scheduled for Sheriff's Sale on May 8, 2024.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

23-1190
7-24

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>9.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>533.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1557.95</u>	
SOLICITOR'S SERVICES	\$100.00	
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>1174.28</u>	
TOTAL *****		\$ <u>1174.28</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$ <u>155.00</u>	
TOTAL *****		\$ <u>155.00</u>

SURCHARGE FEE (DSTE)	\$	<u>40.00</u>
MISC: <u>Chester Co.</u>	\$ <u>250.00</u>	
TOTAL *****		\$ <u>250.00</u>

TOTAL COSTS (OPENING BID) \$ 4092.48

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

March 12, 2024

Timothy T. Chamberlain
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

RE: GITSIT SOLUTIONS LLC vs. John Levan as administrator of the Estate of Betty B. Levan AKA Betty M. Levan, Deceased
Docket # 2023-CV-1190

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Betty B. Levan - 441 Mill St., Catawissa, PA - **\$155.00**

We understand the property is scheduled for Sheriff's Sale on April 3, 2024.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 04-MAR-24
LEVAN BETTY B
818 MIDDLE RD
ELYSBURG PA 17824

FEE: \$5.00

CERT. NO: 45905

DISTRICT: CATAWISSA BORO
DEED: 20120-7037
LOCATION: 441 MILL ST CATAWISSA
PARCEL: 08 -05 -059-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2023	PRIM	1,169.28	0.00	0.00	1,169.28
TOTAL DUE:					\$1,169.28

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2024

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2023

REQUESTED BY:

Col Co Sheriff

08.05.059

Sheriff

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Attorney for Plaintiff

GITSIT SOLUTIONS LLC
333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
Mortgagor(s) and Record Owner(s)
441 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Docket No. 2023-CV-1190

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: LEVAN, JOHN
JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
441 Mill Street
Catawissa, PA 17820

Your house at 441 Mill Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on April 3rd 2024, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$173,098.63 obtained by GITSIT SOLUTIONS LLC against you.

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

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

1. The sale will be cancelled if you pay to GITSIT SOLUTIONS LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 231707FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. 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 on how to obtain an attorney).

DT
delq taxes 23
Ours No

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SHERIFF'S RETURN OF SERVICE

02/28/2024 10:17 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 441 MILL STREET, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2024

NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2024

Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	7
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	441 MILL STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Door		
Relation:			
Date:	2/28/24	Time:	1017
Deputy:	4	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

(POSTING)

2023CV1190

441 MILL STREET, CATAWISSA, PA 17820

NO EXPIRATION

1B2C

1/24

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

2023011274 ser. 2-2

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 7

Manner: < Not Specified > **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 04/03/2024 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOHN LEVAN AS ADMINISTRATOR OF THE

Primary Address: 2440 MILLER AVENUE
COATESVILLE, PA 19320

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JOHN LEVAN

Relation: Dep

Date: 1/26/24 **Time:** 118 P

Deputy: **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

Service Attempts:

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

Notes / Special Instructions:

Lisa Gomez
Commonwealth of Pennsylvania - Notary Seal
Lisa Gomez, Notary Public
Chester County
My commission expires April 12, 2024

SWORN AND SUBSCRIBED TO
BEFORE ME THIS 26th day of January 2024

Now, January 16, 2024, I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Chester County to execute the service of the documents hereon with and make return thereof according to law.

Return To:
COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)
2023CV1190
2440 MILLER AVENUE, COATESVILLE, PA 19320
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	7
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	KREISHER & MARSHALL
Primary Address:	401 S MARKET STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Carly Smakulski		
Relation:	receptionist		
Date:	1/18/24	Time:	1305
Deputy:	8	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

KREISHER & MARSHALL

2023CV1190

401 S MARKET 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 01/18/2024

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

Ad ID: **69930**
Description: **Levan Sale**
Run Dates: **03/13/2024 - 03/27/2024**
Class: **0002**
Orig User: **sshotwel**
Words: **717**
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	03/13/2024	03/27/2024	3	1,557.95

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

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

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

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

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: LOT NO. 1: BEGINNING AT A CORNER OF LOT OF GROUND BELONGING NOW OR FORMERLY TO HARRY HARMAN ON THE NORTH SIDE OF MILL STREET IN THE SAID BOROUGH OF CATAWISSA, AND RUNNING FROM THENCE BY SAD HARMAN LOT, NORTH 50-1/4 DEGREES EAST, 136 FEET TO A CORNER OF LOT OF REBECCA BRIESCH HEIRS, NOW OR FORMERLY; THENCE BY THE SAME, 39-3/4 DEGREES WEST, 44 FEET TO A POST ON THE EAST SIDE OF AN ALLEY; THENCE ALONG SAID ALLEY, SOUTHWARDLY 50-1/4 DEGREES WEST, 120 FEET TO THE NORTH SIDE OF THE SAID MILL STREET IN THE SAD BOROUGH; THENCE BY THE SAME, SOUTH 18-1/2 DEGREES EAST, 47-1/2 FEET TO THE PLACE OF BEGINNING. LOT NO. 2: BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY AN ALLEY; ON THE SOUTH BY FISHER AVENUE; AND ON THE WEST BY LOT NUMBERED 48; SAID LOT HERETO BEING MARKED AND NUMBERED 49, AS FOUND UPON PLAN OF LOTS AS PER THE FISHER ADDITION TO THE TOWN OF CATAWISSA, CONTAINING IN DEPTH 150 FEET AND FRONTING SOUTHWARDLY 40 FEET ON FISHER AVENUE BEING KNOWN AS: 441 MILL STREET, CATAWISSA, PA 17820 PROPERTY ID NUMBER: 08-05-059 BEING THE SAME PREMISES WHICH BETTY M. LEVAN N/K/A BETTY B. LEVAN, A WIDOW BY DEED DATED 6/25/2012 AND RECORDED 7/31/2012 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT #201207037, GRANTED AND CONVEYED UNTO BETTY B. LEVAN, A SINGLE WOMAN.

PROPERTY ADDRESS: 441 MILL STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-059

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

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

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

TIMOTHY CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SHERIFF'S RETURN OF SERVICE

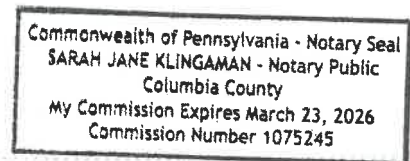
01/17/2024 12:19 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JUDY SNYDER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CATAWISSA BOROUGH AT 307 MAIN STREET, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 2024



NOTARY

Affirmed and subscribed to before me this

17TH day of JANUARY, 2024



Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 7
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 04/03/2024 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA BOROUGH
Primary Address: 307 MAIN STREET
CATAWISSA, PA 17820
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Judy Snyder
Relation: Treasurer
Date: 1-17-24 **Time:** 12:19
Deputy: 3 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

Service Attempts:

Date:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mileage:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

CATAWISSA BOROUGH

2023CV1190

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SHERIFF'S RETURN OF SERVICE

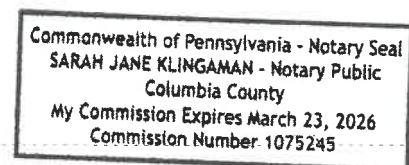
01/17/2024 12:45 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ROSEANNE LUKUS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CATAWISSA WATER AUTHORITY AT 19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 2024



NOTARY

Affirmed and subscribed to before me this

17TH day of JANUARY, 2024

Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 7

Manner: Adult in Charge **Expires:** **Warrant:**

Notes: SALE DATE & TIME: 04/03/2024 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Roseanne Lukus

Relation: Secretary

Date: 1-17-24 **Time:** 12:45

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: KML LAW GROUP P.C. **Phone:** 1-215-825-6345

Service Attempts:

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

Service Attempt Notes:

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

CATAWISSA WATER AUTHORITY 2023CV1190 19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SHERIFF'S RETURN OF SERVICE

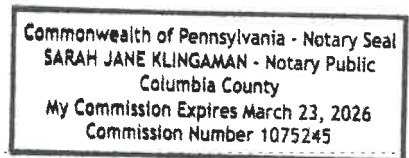
01/17/2024 12:24 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TC WIT: PAULA CLARK AT 138 SOUTH STREET, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 2024



NOTARY

Affirmed and subscribed to before me this
17TH day of JANUARY, 2024



Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 7	
Manner: < Not Specified >	Expires:	Warrant:
Notes: SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: Paula Clark
Primary Address: 138 South Street Catawissa, PA 17820
Phone: 570-356-2189 DOB:
Alternate Address:
Phone:

Final Service:

Served: <u>Personally</u> · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 1-17-24 Time: 12:24
Deputy: 3 Mileage:

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

CLARK, PAULA

2023CV1190

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SHERIFF'S RETURN OF SERVICE

01/17/2024 12:30 PM - DEPUTY SCOTT MAYERNICK, 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 441 MILL STREET, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 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

17TH day of JANUARY, 2024



Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 7	
Manner: < Not Specified >	Expires:	Warrant:
Notes: SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: OCCUPANT
Primary Address: 441 MILL STREET CATAWISSA, PA 17820
Phone: _____ DOB: _____
Alternate Address: _____
Phone: _____

Final Service:

Served: Personally · Adult In Charge · <u>Posted</u> · Other	
Adult In Charge: _____	
Relation: _____	
Date: 1-17-24	Time: 12:30
Deputy: 3	Mileage: _____

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

- _____
- _____
- _____
- _____
- _____
- _____

OCCUPANT

2023CV1190

441 MILL STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

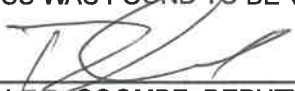


GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SHERIFF'S RETURN OF SERVICE

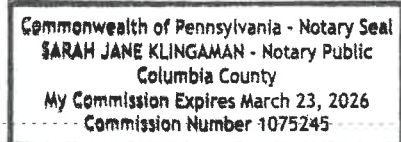
01/17/2024 12:50 PM - DEPUTY DALE B. COOMBE, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN AT 441 MILL STREET, CATAWISSA, PA 17820. THE ADDRESS WAS FOUND TO BE VACANT.


DALE B. COOMBE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 2024



NOTARY

Affirmed and subscribed to before me this

17TH day of JANUARY, 2024



Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 7	
Manner: < Not Specified >	Expires:	Warrant:
Notes: SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: JOHN LEVAN AS ADMINISTRATOR OF THE
Primary Address: 441 MILL STREET CATAWISSA, PA 17820
Phone: _____ DOB: _____
Alternate Address: _____
Phone: _____

Final Service:

Served: Personally · Adult In Charge · Posted · <u>Other</u>	
Adult In Charge: _____	
Relation: _____	
Date: 11/17/24	Time: 1300
Deputy: 8	Mileage: _____

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

- * Vacant
-
-
-
-
-

JOHN LEVAN AS ADMINIST

2023CV1190

441 MILL STREET, CATAWISSA, PA 17820

NO EXPIRATION

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

GITSIT SOLUTIONS LLC
333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

JOHN LEVAN as Administrator of the Estate of BETTY
B. LEVAN AKA BETTY LEVAN AKA BETTY M.
LEVAN, Deceased
441 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2023-CV-1190

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2024-ED-7

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

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:

PREMISES: 441 Mill Street, Catawissa, PA 17820

AMOUNT DUE \$173,098.63

Interest From 01/11/2024
to the Date of Sheriff's Sale _____

(Costs to be added) _____

Dated: 11/21/2024

Stephanie Stroup
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Melissa Traugh

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

Docket No. 2023-CV-1190

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

GITSIT SOLUTIONS LLC

vs.

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
Mortgagor(s) and Record Owner(s)
441 Mill Street, Catawissa, PA 17820

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$173,098.63
INTEREST from 01/11/2024 to the Date of Sheriff's Sale	\$ _____
COSTS PAID:	
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:
441 Mill Street, Catawissa, PA 17820

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1: BEGINNING AT A CORNER OF LOT OF GROUND BELONGING NOW OR FORMERLY TO HARRY HARMAN ON THE NORTH SIDE OF MILL STREET IN THE SAID BOROUGH OF CATAWISSA, AND RUNNING FROM THENCE BY SAID HARMAN LOT, NORTH 50-1/4 DEGREES EAST, 136 FEET TO A CORNER OF LOT OF REBECCA BRIESCH HEIRS, NOW OR FORMERLY; THENCE BY THE SAME, 39-3/4 DEGREES WEST, 44 FEET TO A POST ON THE EAST SIDE OF AN ALLEY; THENCE ALONG SAID ALLEY, SOUTHWARDLY 50-1/4 DEGREES WEST, 120 FEET TO THE NORTH SIDE OF THE SAID MILL STREET IN THE SAID BOROUGH; THENCE BY THE SAME, SOUTH 18-1/2 DEGREES EAST, 47-1/2 FEET TO THE PLACE OF BEGINNING.

LOT NO. 2: BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY AN ALLEY; ON THE SOUTH BY FISHER AVENUE; AND ON THE WEST BY LOT NUMBERED 48; SAID LOT HERETO BEING MARKED AND NUMBERED 49, AS FOUND UPON PLAN OF LOTS AS PER THE FISHER ADDITION TO THE TOWN OF CATAWISSA. CONTAINING IN DEPTH 150 FEET AND FRONTING SOUTHWARDLY 40 FEET ON FISHER AVENUE

BEING KNOWN AS: 441 MILL STREET, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 08-05-059

BEING THE SAME PREMISES WHICH BETTY M. LEVAN N/K/A BETTY B. LEVAN, A WIDOW BY DEED DATED 6/25/2012 AND RECORDED 7/31/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201207037, GRANTED AND CONVEYED UNTO BETTY B. LEVAN, A SINGLE WOMAN.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	7
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other
Adult In Charge:	Julie Klinger
Relation:	SECRETARY
Date:	01/17/24
Time:	09:51
Deputy:	#7
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV1190 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



GITSIT SOLUTIONS LLC
vs.
JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN (et al.)

Case Number
2023CV1190

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	7
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/03/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	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:	Debbie Howea		
Relation:	Clerk		
Date:	01/17/24	Time:	09:47
Deputy:	#7	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP P.C.	Phone:	1-215-825-6345
--------------	--------------------	---------------	----------------

Service Attempts:

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

Service Attempt Notes:

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

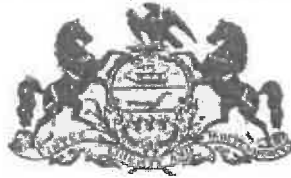
COLUMBIA COUNTY TAX C

2023CV1190

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: January 17, 2024

Re: Sheriffs Sale Advertising Dates

GITSIT SOLUTIONS LLC
VS.
JOHN LEVAN AS ADMINISTRATOR OF ESTATE OF BETTY LEVAN

No. 1190 of 2023 J.D. and No. 7 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 13th 2024

2nd Week March 20th 2024

3rd Week March 27th 2024

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

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

Levan

REAL ESTATE OUTLINE

ED # 2024 ED 7

DATE RECEIVED 1-12-24
DOCKET AND INDEX 2023 CV 1190

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,350.00 OR <u>2,000</u>	<u>X</u>	CK# <u>977953</u>

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

SALE DATE April 3 TIME 9:00
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>March 13</u>
2 ND WEEK	<u>March 20</u>
3 RD WEEK	<u>March 27</u>

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

GITSIT SOLUTIONS LLC
333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff
vs.

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
Mortgagor(s) and **BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN** Record Owner(s)
441 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

AFFIDAVIT PURSUANT TO RULE 3129

GITSIT SOLUTIONS LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

441 Mill Street
Catawissa, PA 17820

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

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
2440 Miller Avenue
Coatesville, PA 19320

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
441 Mill Street
Catawissa, PA 17820

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

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
2440 Miller Avenue
Coatesville, PA 19320

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
441 Mill Street
Catawissa, PA 17820

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

Chester County

X

X

X ✓ PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

X ✓ PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

X ✓ PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

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

X ✓ SECRETARY OF HOUSING & URBAN DEVELOPEMENT
451 SEVENTH STREET, S.W.
WASHINGTON, D.C. 20410

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS ✓
441 Mill Street
Catawissa, PA 17820

X ✓ INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1000 Liberty Avenue, Room 701A
Pittsburgh, PA 15222


X ✓ DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
P.O. Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

X ✓ COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

✓ GREGOROWICZ, MICHAEL P.
Kreisher Marshall & Assoc., LLC
401 South Market Street
Bloomsburg, PA 17815

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

Date: 1/10/2024

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

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

GITSIT SOLUTIONS LLC
333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

JOHN LEVAN as Administrator of the Estate of BETTY
B. LEVAN AKA BETTY LEVAN AKA BETTY M.
LEVAN, Deceased
441 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2023-CV-1190

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2024 - ED - 7

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

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:

PREMISES: 441 Mill Street, Catawissa, PA 17820

AMOUNT DUE \$173,098.63

Interest From 01/11/2024
to the Date of Sheriff's Sale _____

(Costs to be added) _____

Dated: 1/12/2024

Stephanie Stroup
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Melissa Traugh

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

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1: BEGINNING AT A CORNER OF LOT OF GROUND BELONGING NOW OR FORMERLY TO HARRY HARMAN ON THE NORTH SIDE OF MILL STREET IN THE SAID BOROUGH OF CATAWISSA, AND RUNNING FROM THENCE BY SAID HARMAN LOT, NORTH 50-1/4 DEGREES EAST, 136 FEET TO A CORNER OF LOT OF REBECCA BRIESCH HEIRS, NOW OR FORMERLY; THENCE BY THE SAME, 39-3/4 DEGREES WEST, 44 FEET TO A POST ON THE EAST SIDE OF AN ALLEY; THENCE ALONG SAID ALLEY, SOUTHWARDLY 50-1/4 DEGREES WEST, 120 FEET TO THE NORTH SIDE OF THE SAID MILL STREET IN THE SAID BOROUGH; THENCE BY THE SAME, SOUTH 18-1/2 DEGREES EAST, 47-1/2 FEET TO THE PLACE OF BEGINNING.

LOT NO. 2: BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY AN ALLEY; ON THE SOUTH BY FISHER AVENUE; AND ON THE WEST BY LOT NUMBERED 48; SAID LOT HERETO BEING MARKED AND NUMBERED 49, AS FOUND UPON PLAN OF LOTS AS PER THE FISHER ADDITION TO THE TOWN OF CATAWISSA. CONTAINING IN DEPTH 150 FEET AND FRONTING SOUTHWARDLY 40 FEET ON FISHER AVENUE

BEING KNOWN AS: 441 MILL STREET, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 08-05-059

BEING THE SAME PREMISES WHICH BETTY M. LEVAN N/K/A BETTY B. LEVAN, A WIDOW BY DEED DATED 6/25/2012 AND RECORDED 7/31/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201207037, GRANTED AND CONVEYED UNTO BETTY B. LEVAN, A SINGLE WOMAN.

SHORT DESCRIPTION

DOCKET # 2023-CV-1190

ALL THAT CERTAIN lot of land situate in Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 441 Mill Street, Catawissa, PA 17820

SOLD as the property of JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased

TAX PARCEL #08-05-059

ATTORNEY: KML Law Group, P.C.

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1: BEGINNING AT A CORNER OF LOT OF GROUND BELONGING NOW OR FORMERLY TO HARRY HARMAN ON THE NORTH SIDE OF MILL STREET IN THE SAID BOROUGH OF CATAWISSA, AND RUNNING FROM THENCE BY SAID HARMAN LOT, NORTH 50-1/4 DEGREES EAST, 136 FEET TO A CORNER OF LOT OF REBECCA BRIESCH HEIRS, NOW OR FORMERLY; THENCE BY THE SAME, 39-3/4 DEGREES WEST, 44 FEET TO A POST ON THE EAST SIDE OF AN ALLEY; THENCE ALONG SAID ALLEY, SOUTHWARDLY 50-1/4 DEGREES WEST, 120 FEET TO THE NORTH SIDE OF THE SAID MILL STREET IN THE SAID BOROUGH; THENCE BY THE SAME, SOUTH 18-1/2 DEGREES EAST, 47-1/2 FEET TO THE PLACE OF BEGINNING.

LOT NO. 2: BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY AN ALLEY; ON THE SOUTH BY FISHER AVENUE; AND ON THE WEST BY LOT NUMBERED 48; SAID LOT HERETO BEING MARKED AND NUMBERED 49, AS FOUND UPON PLAN OF LOTS AS PER THE FISHER ADDITION TO THE TOWN OF CATAWISSA. CONTAINING IN DEPTH 150 FEET AND FRONTING SOUTHWARDLY 40 FEET ON FISHER AVENUE

BEING KNOWN AS: 441 MILL STREET, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 08-05-059

BEING THE SAME PREMISES WHICH BETTY M. LEVAN N/K/A BETTY B. LEVAN, A WIDOW BY DEED DATED 6/25/2012 AND RECORDED 7/31/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201207037, GRANTED AND CONVEYED UNTO BETTY B. LEVAN, A SINGLE WOMAN.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV1190

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

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

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

ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF GROUND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMB COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 1: BEGINNING AT A CORNER OF LOT OF GROUND BELONGING NOW OR FORMERLY TO HARRY HARMAN ON THE NORTH SIDE OF MILL STREET IN THE SAID BOROUGH OF CATAWISSA, AND RUNNING FROM THENCE BY SAD HARMAN LOT, NORTH 50-1/4 DEGREES EAST, 136 FEET TO A CORNER OF LOT OF REBECCA BRIESCH HEIRS, NOW OR FORMERLY; THENCE BY THE SAME, 39-3/4 DEGREES WEST, 44 FEET TO A POST ON THE EAST SIDE OF AN ALLEY; THENCE ALONG SAID ALLEY, SOUTHWARDLY 50-1/4 DEGREES WEST, 120 FEET TO THE NORTH SIDE OF THE SAID MILL STREET IN THE SAD BOROUGH; THENCE BY THE SAME, SOUTH 18-1/2 DEGREES EAST, 47-1/2 FEET TO THE PLACE OF BEGINNING.
LOT NO. 2: BOUNDED ON THE NORTH BY AN ALLEY; ON THE EAST BY AN ALLEY; ON THE SOUTH BY FISHER AVENUE; AND ON THE WEST BY LOT NUMBERED 48; SAID LOT HERETO BEING MARKED AND NUMBERED 49, AS FOUND UPON PLAN OF LOTS AS PER THE FISHER ADDITION TO THE TOWN OF CATAWISSA. CONTAINING IN DEPTH 150 FEET AND FRONTING SOUTHWARDLY 4 FEET ON FISHER AVENUE

BEING KNOWN AS: 441 MILL STREET, CATAWISSA, PA 17820

PROPERTY ID NUMBER: 08-05-059

BEING THE SAME PREMISES WHICH BETTY M. LEVAN N/K/A BETTY B. LEVAN, A WIDOW BY DEED DATED 6/25/2012 AND RECORDED 7/31/2012 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT #201207037, GRANTED AND CONVEYED UNTO BETTY B. LEVAN, A SINGLE WOMAN.

PROPERTY ADDRESS: 441 MILL STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-059


Seized and taken into execution to be sold as the property of JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN, JOHN LEVAN AS ADMINISTRATOR OF THE ESTATE OF BETTY LEVAN in suit of GITSIT SOLUTIONS 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:
KML LAW GROUP P.C.
PHILADELPHIA, PA 1-215-825-6345

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COLUMBIA COUNTY SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ GITSIT SOLUTIONS LLC		COURT NUMBER 2023-CV-1190	
DEFENDANT/S/ JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased		TYPE OF WRIT OR COMPLAINT NOTICE OF SALE/HANDBILL	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN. Deceased		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 441 Mill Street, Catawissa, PA 17820 (Borough of Catawissa)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY/ORIGINATOR KML LAW GROUP, P.C.		TELEPHONE NUMBER (215) 627-1322	DATE January 10, 2024
ADDRESS OF ATTORNEY KML LAW GROUP, P.C. Suite 5000, 701 Market Street Philadelphia, PA 19106			

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com
(215) 627-1322
Fax (215) 627-7734

January 10, 2024

RE: Docket # 2023-CV-1190

ATTENTION: Columbia County Sheriff

We would like to bring to your attention that the following defendant(s):

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M.

LEVAN, Deceased

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you,
Judgment Department
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

GITSIT SOLUTIONS LLC
333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
Mortgagor(s) and Record Owner(s)
441 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

GITSIT SOLUTIONS LLC
333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
Mortgagor(s) and Record Owner(s)
441 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY


CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

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Kia House Pa. ID 321503

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

GITSIT SOLUTIONS LLC
333 South Anita Drive
Suite 400
Orange, CA 92868-3314

Plaintiff

vs.

JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased
Mortgagor(s) and Record Owner(s)
441 Mill Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY


CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-1190

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states 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 on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

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 Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Sean M. Duffy Pa. ID 311495

Frank J. Keenan, Pa ID 72278

Mark A. Cronin Pa ID 58240

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2023-CV-1190

ALL THAT CERTAIN lot of land situate in Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 441 Mill Street, Catawissa, PA 17820

SOLD as the property of JOHN LEVAN as Administrator of the Estate of BETTY B. LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN, Deceased

TAX PARCEL #08-05-059

ATTORNEY: KML Law Group, P.C.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

GITSIT SOLUTIONS LLC

Plaintiff

vs.

JOHN LEVAN as Administrator of the Estate of BETTY B.
LEVAN AKA BETTY LEVAN AKA BETTY M. LEVAN,
Deceased

NO. 2023-CV-1190

Defendant(s)

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SERVICEMEMBERS CIVIL
RELIEF ACT AS AMENDED**

1. The undersigned attorney with KML Law Group, P.C., as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That an inquiry has been made with the Defense Manpower Data Center (“DMDC”) website operated by the United States Department of Defense (<https://scra.dmdc.osd.mil/>) for the following individual(s):

Betty B Levan

3. The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or has been on active duty within the last 367 days.

4. An inquiry cannot be made for the following individuals because Plaintiff does not have the social security number for them:

NONE

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date 1/10/2024

By: _____



KML LAW GROUP, P.C.

____ Michael McKeever Pa. ID 56129

____ Lisa Lee Pa. ID 78020

____ Kristina G. Murtha ID 61858

____ Brian C. Nicholas Pa. ID 317240

____ Caitlin M. Donnelly Pa. ID 311403

Danielle M. DiLeva Pa. ID 328955

____ J. Eric Kishbaugh Pa. ID 33078

____ Stephanie A. Walczak Pa. ID 320431

____ Geraldine Linn Pa. ID 83351

____ Michael P. Farrington Pa. ID 329636

Attorneys for Plaintiff



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

SSN: [REDACTED]
 Birth Date:
 Last Name: LEVAN
 First Name: BETTY
 Middle Name: B
 Status As Of: Jan-10-2024
 Certificate ID: VLYPQW24F1DM68D

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, NCAA, 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.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Dept. of Public Welfare
Estate Recovery Program
PO Box 8486 Willow Oak Building
Harrisburg PA 17105-8486



9590 9402 8412 3156 8142 43

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4127 00

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

JAN 20 2024

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

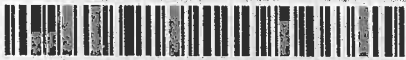
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Penna Dept Labor: Industry
651 Boas Street
Harrisburg, PA 17121



9590 9402 8412 3156 8142 36

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4126 94

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

JAN 22 2024

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA State Employees Credit Union
1 Credit Union Place
Harrisburg, PA 17110-2990



9590 9402 8412 3156 8143 11

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4125 19

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

1 23 24

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Dept. of Rev. Inheritance Tax Div
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128



9590 9402 8412 3156 8142 67

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4127 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature:

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

JAN 22 2024

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Internal Revenue Service
1000 Liberty Ave Room 701A
Pittsburgh, PA 15222



9590 9402 8412 3156 8141 82

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4127 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

RECEIVED
JAN 22 2024

Internal Revenue Service

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

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

Domestic Return Receipt

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

1. Article Addressed to:

A Dept. of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128



9590 9402 8412 3156 8142 50

2. Article Number (Transfer from service label)

9589 0710 5270 0605 4127 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

JAN 23 2024

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

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

Domestic Return Receipt

231707

TO VERIFY AUTHENTICITY SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

FIRST UNION BANK

KML LAW GROUP, P.C. Attorney Business Account

SUITE 5000

701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322 info@kmlawgroup.com

3-7380/2360

977953

PAY TO THE ORDER OF

Sheriff of Columbia County

January 11, 2024
\$ 2000.00

Two Thousand And 00 / 100

Dollars

Sheriff of Columbia County
Sheriff's Office PO Box 380
Bloomsburg, PA 17815

Mortgage Cash Account Void After 180 Days

Memo LEVAN; 231707FC



[Handwritten Signature]

⑈977953⑈ ⑆23607380⑆ ⑆8000082795⑈