

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
JAY C FENSTERMAKER (et al.)

Case Number
2023CV547

PROPERTY ADDRESS

262 E. 8TH STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
11/26/2024	Advance Fec	Advance Fee	47848	\$0.00	\$1,350.00
11/26/2024	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/26/2024	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/26/2024	Crying Sale			\$10.00	\$0.00
11/26/2024	Docketing			\$15.00	\$0.00
11/26/2024	Levy			\$15.00	\$0.00
11/26/2024	Mailing Costs			\$36.00	\$0.00
11/26/2024	Posting Handbill			\$15.00	\$0.00
11/26/2024	Press Enterprise Inc.			\$1,706.00	\$0.00
11/26/2024	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
11/26/2024	Sheriff Automation Fund			\$50.00	\$0.00
11/26/2024	Sheriff's Deed			\$35.00	\$0.00
11/26/2024	Solicitor Services			\$150.00	\$0.00
11/26/2024	Transfer Tax Form			\$25.00	\$0.00
11/26/2024	Web Posting			\$100.00	\$0.00
01/27/2025	Service			\$165.00	\$0.00
01/27/2025	Service Mileage			\$6.00	\$0.00
01/27/2025	Distribution Form			\$25.00	\$0.00
01/27/2025	Copies			\$5.50	\$0.00
01/27/2025	Notary Fee			\$15.00	\$0.00
01/27/2025	Tax Claim Search			\$15.00	\$0.00
01/27/2025	Surcharge			\$60.00	\$0.00
01/27/2025	Sewer			\$436.03	\$0.00
01/27/2025	Recording Fees			\$72.75	\$0.00
02/20/2025	Poundage			\$60.00	\$0.00

\$3,059.78 \$1,350.00

TOTAL BALANCE:	\$(1,709.78)
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**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 275947	Invoice Date: 04/23/2025 3:43:49 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFFS OFFICE	Last Change:	Receipt By: WALK-IN	By: LA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202502986 04/23/25 3:43:52 PM	BLOOMSBURG TOWN OF
	Grantor - FENSTERMAKER, JAY C			
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO			
	Consideration - \$3,059.78			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFFS DEED			
	TOTAL CHARGES	<u>\$71.75</u>		
	PAYMENTS			
	CHECK: 9605 - SHERIFFS OFFICE	<u>\$71.75</u>		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

STERN & EISENBERG, PC

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

March 18, 2025

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

RE: PHH Mortgage Corporation v. Dorothy Fenstermaker, Jay Fenstermaker
Docket No. 2023-CV-547
Premises: 262 E 8th St, Bloomsburg, PA 17815

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on January 29, 2025, kindly assign my bid as attorney on the Writ to

Federal National Mortgage Association

1700 Market Street Suite 3100 Philadelphia, PA 19103

Enclosed please find copies of the Mortgage and any applicable Assignments, as well as original Realty Transfer Tax Statements of Value for your review. Please prepare and record the Sheriff's Deed and return it to our office in the enclosed, self-addressed, stamped envelope.

Thank you.

Very truly yours,
Mark Davies
Paralegal
STERN & EISENBERG, PC

Enclosures

State Tax Paid: _____

Book: _____ Page: _____

Instrument Number: _____

Date Recorded: _____

REALTY TRANSFER TAX
STATEMENT OF VALUE
 COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Columbia County Sheriff's Office		Telephone Number (570) 389-5622		Grantee(s)/Lessee(s) Federal National Mortgage Association	
Mailing Address 35 W. Main St		Mailing Address 1700 Market Street Suite 3100			
City Bloomsburg	State PA	ZIP Code 17815	City Philadelphia	State PA	ZIP Code 19103

SECTION II REAL ESTATE LOCATION

Street Address 262 E 8th St, Bloomsburg, PA 17815			City, Township, Borough Bloomsburg		
County Columbia	School District Bloomsburg Area School District	Tax Parcel Number 05E02 16700000			

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 63000.00	2. Other Consideration + 0.00	3. Total Consideration = 63000.00
4. County Assessed Value 20144.00	5. Common Level Ratio Factor x 6.67	6. Computed Value = 134360.48

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

1a. Amount of Exemption Claimed 100.00%	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 Caroline Aprahamian, Esquire			Telephone Number 215572-8111		
Mailing Address 1581 Main Street, Suite 200		City Warrington	State PA	ZIP Code 18976	

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: *Caroline Aprahamian* Date: 03/18/2025

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
PHH MORTGAGE CORPORATION

vs.

Defendant
JAY C FENSTERMAKER
DOROTHY FETTER FENSTERMAKER

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

Sheriff's Sale Date: Wednesday, January 29, 2025
Sale Number: C 2024ED91
Writ of Execution No. : 2023CV547
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 262 E. 8TH STREET, BLOOMSBURG, PA 17815,
BLOOMSBURG TOWN

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,706.00
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	\$165.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00

Sold to Plaintiff

Total Sheriff Costs \$2,491.00

Municipal Costs

Sewer \$436.03

Total Municipal Costs \$436.03

Distribution Costs

Recording Fees \$72.75

Total Distribution Costs \$72.75

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

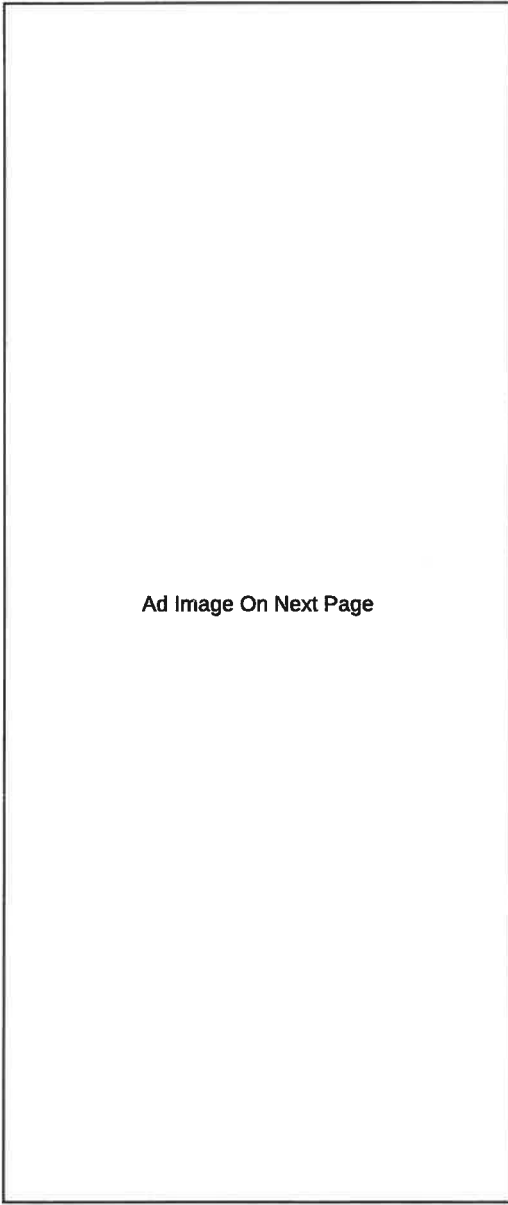
Grand Total:

\$2,999.78

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

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: Fenstermaker Sale
Date(s) Published: 01/08/2025, 01/15/2025, 01/22/2025

[Handwritten signature]

Sworn and subscribed to before me
this 29 day of January 20 25.

[Handwritten signature: Shawn H. Stair]

(Notary Public)

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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



Plaintiff
PHH MORTGAGE CORPORATION

vs.

Defendant
JAY C FENSTERMAKER
DOROTHY FETTER FENSTERMAKER

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

Sheriff's Sale Date: Wednesday, January 29, 2025
Sale Number: 2024ED91
Writ of Execution No. : 2023CV547
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 262 E. 8TH STREET, BLOOMSBURG, PA 17815,
BLOOMSBURG TOWN

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
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Press Enterprise Inc.	\$1,706.00
Prothonotary, Acknowledge Deed	\$10.00
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Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Tax Claim Search	\$15.00
Surcharge	\$60.00
Total Sheriff Costs	\$2,491.00

Municipal Costs

Sewer	\$436.03
Total Municipal Costs	\$436.03

Distribution Costs

Recording Fees	\$72.75
Total Distribution Costs	\$72.75

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

Grand Total:

\$2,999.78

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

547-2073
91-24

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>400.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1706.00</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>2006.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>15.00</u>	
TOTAL *****		\$ <u>15.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>436.03</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>436.03</u>

SURCHARGE FEE (DSTE)	\$ <u>60.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>60.00</u>

TOTAL COSTS (OPENING BID) \$ 2999.78

1350.00



Stern & Eisenberg, PC

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
January 9, 2025

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

Re: PHH Mortgage Corporation v. Dorothy Fetter Fenstermaker
and
Jay C Fenstermaker

Columbia County Court of Common Pleas Docket No. 2023-CV-547
SALE SCHEDULED FOR January 29, 2025

Dear Madam/Sir:

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

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

Sincerely,
Stern & Eisenberg, PC

Kristin O'Leary-Hearn, Team Lead

;KO
Encl.

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker
and
Jay C Fenstermaker
Defendants

Civil Action No.: 2023-CV-547

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Matthew C. Fallings, Esquire, attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Dorothy Fetter Fenstermaker and Jay C Fenstermaker, Defendants, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on December 27, 2024.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on December 27, 2024., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 

Matthew C. Fallings, Esquire
Attorney for Plaintiff

Date: January 9, 2025

CERTIFICATE OF COMPLIANCE

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

Submitted by: Plaintiff

Signature: _____

A handwritten signature in black ink, appearing to read 'Matthew C. Fallings', is written over a horizontal line.

Name: Matthew C. Fallings, Esquire

Attorney No. (if applicable): 326896

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C
Fenstermaker
Defendants

Civil Action No. : 2023-CV-547

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Dorothy Fetter Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

Dorothy Fetter Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

Jay C Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

Jay C Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

Your real estate at 262 E 8th St, Bloomsburg, PA 17815 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on January 29, 2025 at 9:00AM to enforce the court judgment of \$98,586.82 obtained by PHH Mortgage Corporation against you.



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

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

1. The sale will be canceled if you pay to Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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



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

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



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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C
Fenstermaker
Defendants

Civil Action No. : 2023-CV-547

MORTGAGE FORECLOSURE

RE: PREMISES: 262 E 8th St, Bloomsburg, PA 17815


Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on January 29, 2025 at 9:00AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$98,586.82 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

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

STERN & EISENBERG, PC


Matthew C. Fallings, Esq.
Attorney for Plaintiff



All those two certain pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1 - On the East by lot now or late of John Adams; on the South by the Pennsylvania Canal; on the West by land now or late of Nicholas C. Kindt; and on the North by the said Eighth Street; being 40 feet on the South side of Eighth Street and extending of equal width to the Pennsylvania Canal.

Tract No. 2 - Beginning at a point on the Northern side of a 20 foot street running parallel with Eighth Street, to be designated as Canal Street, said point being on the Western line of land now or formerly of John Adams, extended; and being on line of land now or formerly of M.H. Rhodes; thence by the Northern side of Canal Street, South 81° 15' West, 40 feet to the Eastern line now or formerly of Daniel Fatterolf; extended; being land owned now or formerly by said M.H. Rhodes; thence by the same in a Northwesterly direction 58 feet 10 inches to the Southern side of land now or formerly of H.M. Grotz; thence in a Northeasterly direction 40 feet to intersection of line of land now or formerly of John Adams and land now or formerly of M.H. Rhodes; thence by the same, in a Southeasterly direction 59 feet 6 inches to a point on the Northern side of Canal Street, the place of beginning.

Property Address: 262 E 8th St, Bloomsburg, PA 17815

Parcel No. 05E02 16700000

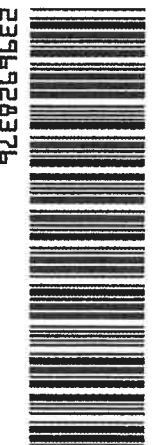
BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.



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

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

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



2396926376

20241227-2393

|||||
Dorothy Fetter Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

GENCORR_CMFC



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

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

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



9314 7100 1170 1188 2743 64

RETURN RECEIPT REQUESTED

20241227-293

•••••
Dorothy Fetter Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

GENCORR_CMFC



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

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

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



2396926377

20241227-293

•••••
Dorothy Fetter Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

GENCORR_CMFC



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

Send Payments to:
Stem & Eisenberg, P. C.
1561 Main Street, Suite 200
Warrington, PA 18976

Send Correspondence to:
Stem & Eisenberg, P. C.
1561 Main Street, Suite 200
Warrington, PA 18976



9314 7100 1170 1188 2743 71

RETURN RECEIPT REQUESTED

20241227-293

|||||
Dorothy Fetter Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

GENCORR_CMFC



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

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

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



2396926378

20241227-293

|||||
Jay C Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

GENCORR_CMFC



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

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

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



2396928379

20241227-293

Jay C Fenstermaker
262 E 8th St
Bloomsburg, PA 17815

GENCORR_CMFC



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

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

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



RETURN RECEIPT REQUESTED

20241227-293

Jay C Fenstermaker
262 E 8th St
Bloomsburg, PA 17815

GENCORR_CMFC



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




2396928432

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

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

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

20241227-293


U.S. Department of Housing and Urban Development
f/k/a Secretary of Housing and Urban Development
451 Seventh St SW
Washington, DC 20410



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




2396928428

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

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

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

20241227-293


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



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




2396928431

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

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

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

20241227-293


PA Department of Revenue
P.O. Box 280601
Harrisburg, PA 17128



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



2396928426

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

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

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

20241227-293


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



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



2396928430

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

Send Payments to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18978

Send Correspondence to:
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
Warrington, PA 18978

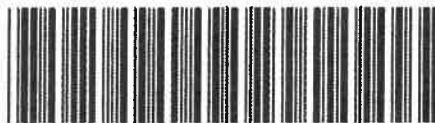
20241227-293



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



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



2396928429

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

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

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

20241227-293



Occupant
262 E 8th St
Bloomsburg, PA 17815



Invoice



PLEASE REMIT TO:

Walz Group, LLC
 27398 Via Industria
 Temecula, CA 92590-3699

Invoice Number: T047688-12
Invoice Date: 12/28/2024
Customer Number: 01-0293293
Terms: Due Upon Receipt
Reference Number: PA202300000516
Servicer/Client:

SOLD TO:

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

Property Address:
 262 E 8th St
 Bloomsburg, PA 17815

Mail Date	Service/Item	Description	Article Number	Qty	Unit Price	Total
12/27/2024	POSTAGE	GENCORR	2396928426	1	0.690	0.690
12/27/2024	POSTAGE	GENCORR	2396928427	1	0.690	0.690
12/27/2024	POSTAGE	GENCORR	2396928428	1	0.690	0.690
12/27/2024	POSTAGE	GENCORR	2396928429	1	0.690	0.690
12/27/2024	POSTAGE	GENCORR	2396928430	1	0.690	0.690
12/27/2024	POSTAGE	GENCORR	2396928431	1	0.690	0.690
12/27/2024	POSTAGE	GENCORR	2396928432	1	0.690	0.690
12/27/2024	POSTAGE	HUD	2396930862	1	0.970	0.970
12/27/2024	POSTAGE	HUD	2396930863	1	0.970	0.970
12/27/2024	POSTAGE	HUD	2396930864	1	0.970	0.970
12/27/2024	POSTAGE	HUD	2396930865	1	0.970	0.970
12/27/2024	POSTAGE	HUD	9314710011701188282642	1	9.920	9.920
12/27/2024	POSTAGE	HUD	9314710011701188282659	1	9.920	9.920
12/27/2024	POSTAGE	HUD	9314710011701188282666	1	9.920	9.920
12/27/2024	POSTAGE	HUD	9314710011701188282673	1	9.920	9.920
12/27/2024	POSTAGE	GENCORR_CMFC	2396928376	1	1.770	1.770
12/27/2024	POSTAGE	GENCORR_CMFC	2396928377	1	1.770	1.770
12/27/2024	POSTAGE	GENCORR_CMFC	2396928378	1	1.770	1.770
12/27/2024	POSTAGE	GENCORR_CMFC	2396928379	1	1.770	1.770
12/27/2024	POSTAGE	GENCORR_CMFC	9314710011701188274364	1	10.720	10.720
12/27/2024	POSTAGE	GENCORR_CMFC	9314710011701188274371	1	10.720	10.720
12/27/2024	POSTAGE	GENCORR_CMFC	9314710011701188274388	1	10.720	10.720
12/27/2024	POSTAGE	GENCORR_CMFC	9314710011701188274395	1	10.720	10.720

Total Postage: \$98.35

Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

January 13, 2025

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

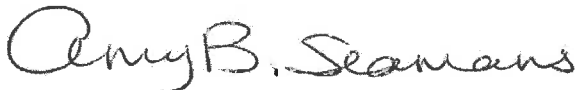
RE: DOCKET NO. 2023-CV-547
JAY C. & DOROTHY FENSTERMAKER
262 E. Eighth Street, Bloomsburg, PA 17815

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff's Sale on January 29, 2025. The Authority holds a claim against this property for unpaid sewer in the amount of \$436.03.

If you have any questions, please contact me at 570-784-5422, 2 or aseamans@bloomsburgma.org:

Sincerely,



Amy B. Seamans
Billing and Collections Director

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
JAY C FENSTERMAKER (et al.)

Case Number
2023CV547

SHERIFF'S RETURN OF SERVICE

12/27/2024 12:08 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: JAY C FENSTERMAKER AT 262 EAST 8TH STREET, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED. MOVED TO NURSING HOME IN LUZERNE COUNTY.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 27, 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

27TH day of DECEMBER, 2024

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
JAY C FENSTERMAKER (et al.)

Case Number
2023CV547

SHERIFF'S RETURN OF SERVICE

12/16/2024 03:01 PM - DEPUTY JONATHAN BROADT, 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 262 E. 8TH STREET, BLOOMSBURG, PA 17815.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 16, 2024

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

NOTARY

Affirmed and subscribed to before me this
16TH day of DECEMBER, 2024



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
FENSTERMAKER, JAY C (et al.)

Case Number
2023CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 91

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

Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JAY C FENSTERMAKER

Primary Address: ~~262 EAST 8TH STREET~~
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address: 211 EAST 1ST STREET
BLOOMSBURG, PA 17815

Phone: *No longer open closed yrd ago*

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: *Out of County (Luzerne)*

Date: *12/26/24* **Time:** *12:08*

Deputy: *5* **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	<i>12/11/24</i>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Time:	<i>1103</i>	<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:	<i>A</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>

Service Attempt Notes:

1. *POST OFFICE*
2. _____
3. _____
4. _____
5. _____
6. _____

FENSTERMAKER, JAY C 2023CV547 262 EAST 8TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C
Fenstermaker
Defendant(s)

Civil Action No. :
2023-CV-547

2024-EP-91

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA :

: S.S. :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

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

262 E 8th St, Bloomsburg, PA 17815 (see full legal description attached)

Judgment Amount..... \$98,586.82
Interest from August 12, 2023 at the Per
Diem rate of \$15.99 until Judgment is paid
in full..... \$ _____
Total..... \$ _____ plus costs

Dated: 10/11/2024
(SEAL)

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

By: Melissa Traub
Deputy

No. 2023-CV-547

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

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C Fenstermaker
Defendant(s)

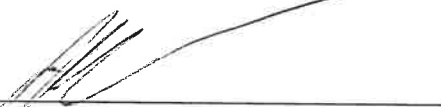
Premises: 262 E 8th St, Bloomsburg, PA 17815
UPI/Parcel No.: 05E02 16700000

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____


Matthew C. Fallings, Esq.
PA Attorney ID No. 326896
Attorney for Plaintiff

All those two certain pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1 - On the East by lot now or late of John Adams; on the South by the Pennsylvania Canal; on the West by land now or late of Nicholas C. Kindt; and on the North by the said Eighth Street; being 40 feet on the South side of Eighth Street and extending of equal width to the Pennsylvania Canal.

Tract No. 2 - Beginning at a point on the Northern side of a 20 foot street running parallel with Eighth Street, to be designated as Canal Street, said point being on the Western line of land now or formerly of John Adams, extended; and being on line of land now or formerly of M.H. Rhodes; thence by the Northern side of Canal Street, South 81° 15' West, 40 feet to the Eastern line now or formerly of Daniel Fetterolf; extended; being land owned now or formerly by said M.H. Rhodes; thence by the same in a Northwesterly direction 58 feet 10 inches to the Southern side of land now or formerly of H.M. Grotz; thence in a Northeasterly direction 40 feet to intersection of line of land now or formerly of John Adams and land now or formerly of M.H. Rhodes; thence by the same, in a Southeasterly direction 59 feet 6 inches to a point on the Northern side of Canal Street, the place of beginning.

Property Address: 262 E 8th St, Bloomsburg, PA 17815

Parcel No. 05E02 16700000

BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MORTGAGE ASSETS MANAGEMENT, LLC
vs.
FENSTERMAKER, JAY C (et al.)

Case Number
2023CV547

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	262 E. 8TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	12/16/24	Time:	15:01
Deputy:	9	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

/POSTING)

2023CV547

262 E. 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

Date: 12/12/2024

Fee: \$15.00

Cert. NO: 47890

FENSTERMAKER JAY C & DOROTHY F
C/O GLEN BROOK NURSING CENTER
801 E 16TH ST
BERWICK PA 18603

District: TOWN OF BLOOMSBURG
Deed: 0285 - 0312
Location: 262 EAST EIGHTH STREE
Parcel Id: 05E-02 -167-00,000

Assessment: 20,144
Balances as of 12/12/2024

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

By: Columbia County Sheriff

Per: dlr

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
FENSTERMAKER, JAY C (et al.)

Case Number
2023CV547

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	91
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	262 E. 8TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	12-2-24	Time:	1141
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT 2023CV547 262 E. 8TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
FENSTERMAKER, JAY C (et al.)

Case Number
2023CV547

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	91
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	1		
Relation:	Tax Collector		
Date:	12-2-24	Time:	1046
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

-
-
-
-
-
-

DEITRICH, BEVERLY

2023CV547

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA 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 11/27/2024

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

Ad ID: 217820
Description: Fenstermaker Sale
Run Dates: 01/08/2025 - 01/22/2025
Class: 0002
Orig User: sshotwel
Words: 771
Lines: 89
Agate Lines: 240
Depth: 9.89
Blind Box:

Total Ad Cost \$1,706.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/08/2025	01/22/2025	3	1,706.00

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: November 26, 2024

Re: Sheriffs Sale Advertising Dates

PHH MORTGAGE CORPORATION
VS.
Jay & Dorothy fenstermaker

No. 547 of 2023 J.D. and No. 91 of 2024 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	January 8 th 2025
2 nd Week	January 15 th 2025
3 rd Week	January 22 nd 2025

SALE DATE: **January 29th 2025 @ 9:00 a.m**

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

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

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
FENSTERMAKER, JAY C (et al.)

Case Number
2023CV547

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	91
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DOROTHY FETTER FENSTERMAKER
Primary Address:	262 EAST 8TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	211 EAST 1ST STREET BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	<i>Deceased</i>		
Relation:			
Date:	9-2-2023	Time:	
Deputy:		Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

FENSTERMAKER, DOROTI-

2023CV547

262 EAST 8TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION



Jay C.
Glenbrook Rm 31
Retirement
Linda - Changelled
passed away.

5/19/1928
Jay -
D.L. Exp.
5/20/2020

1931 — Dorothy — 2023

Dorothy M. "Dottie" (Fetter) Fenstermaker

February 5, 1931 — September 2, 2023

Dorothy M. "Dottie" (Fetter) Fenstermaker, age 92, of East Eighth Street, Bloomsburg, died peacefully late Saturday evening, September 2, 2023, at the Geisinger Medical Center in Danville.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



MORTGAGE ASSETS MANAGEMENT, LLC
vs.
FENSTERMAKER, JAY C (et al.)

Case Number
2023CV547

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	91
Manner:	Adult in Charge	Expires:	
Notes:	SALE DATE & TIME: 01/29/2025 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

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

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other		
Adult In Charge:	Julie Klinger		
Relation:			
Date:	11-26-24	Time:	11:12
Deputy:	3	Mileage:	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2023CV547 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



MORTGAGE ASSETS MANAGEMENT, LLC
vs.
FENSTERMAKER, JAY C (et al.)

Case Number
2023CV547

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone: 91
 Manner: < Not Specified > Expires: Warrant:

Notes: SALE DATE & TIME: 01/29/2025 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To: **Final Service:**

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

Served: Personally · Adult In Charge · Posted · Other
 Adult In Charge: Deb Hower
 Relation: Clerk
 Date: 11-26-24 Time: 11:10
 Deputy: 3 Mileage:

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C 2023CV547 PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C
Fenstermaker
Defendant(s)

Civil Action No. :
2023-CV-547

2024-ED-91

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

262 E 8th St, Bloomsburg, PA 17815 (see full legal description attached)

Judgment Amount.....	\$98,586.82
Interest from August 12, 2023 at the Per Diem rate of \$15.99 until Judgment is paid in full.....	\$ _____
Total	\$ _____ plus costs

Dated: 10/11/2024
(SEAL)

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

By: Melissa Traugh
Deputy

No. 2023-CV-547

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

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C Fenstermaker
Defendant(s)

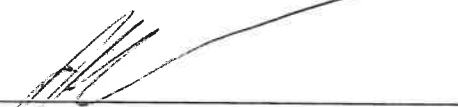
Premises: 262 E 8th St, Bloomsburg, PA 17815
UPI/Parcel No.: 05E02 16700000

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost: \$ _____


Matthew C. Fallings, Esq.
PA Attorney ID No. 326896
Attorney for Plaintiff

All those two certain pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1 - On the East by lot now or late of John Adams; on the South by the Pennsylvania Canal; on the West by land now or late of Nicholas C. Kindt; and on the North by the said Eighth Street; being 40 feet on the South side of Eighth Street and extending of equal width to the Pennsylvania Canal.

Tract No. 2 - Beginning at a point on the Northern side of a 20 foot street running parallel with Eighth Street, to be designated as Canal Street, said point being on the Western line of land now or formerly of John Adams, extended; and being on line of land now or formerly of M.H. Rhodes; thence by the Northern side of Canal Street, South $81^{\circ} 15'$ West, 40 feet to the Eastern line now or formerly of Daniel Fetterolf; extended; being land owned now or formerly by said M.H. Rhodes; thence by the same in a Northwesterly direction 58 feet 10 inches to the Southern side of land now or formerly of H.M. Grotz; thence in a Northeasterly direction 40 feet to intersection of line of land now or formerly of John Adams and land now or formerly of M.H. Rhodes; thence by the same, in a Southeasterly direction 59 feet 6 inches to a point on the Northern side of Canal Street, the place of beginning.

Property Address: 262 E 8th St, Bloomsburg, PA 17815

Parcel No. 05E02 16700000

BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

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

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

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C
Fenstermaker
Defendants

Civil Action No. : 2023-CV-547

2024-ED-91

MORTGAGE FORECLOSURE

RE: PREMISES: **262 E 8th St, Bloomsburg, PA 17815**

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on Jan. 29, 2025 at 9:00 AM

ON LINE: bib4assets.com/ColumbiaPASheriffSales

The sale is being conducted pursuant to the judgment in the amount of \$98,586.82 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

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

STERN & EISENBERG, PC


Matthew C. Fallings, Esq.
Attorney for Plaintiff

All these two certain pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1 - On the East by lot now or late of John Adams; on the South by the Pennsylvania Canal; on the West by land now or late of Nicholas C. Kindt; and on the North by the said Eighth Street; being 40 feet on the South side of Eighth Street and extending of equal width to the Pennsylvania Canal.

Tract No. 2 - Beginning at a point on the Northern side of a 20 foot street running parallel with Eighth Street, to be designated as Canal Street, said point being on the Western line of land now or formerly of John Adams, extended; and being on line of land now or formerly of M.H. Rhodes; thence by the Northern side of Canal Street, South 81° 15' West, 40 feet to the Eastern line now or formerly of Daniel Fetterolf; extended; being land owned now or formerly by said M.H. Rhodes; thence by the same in a Northwesterly direction 58 feet 10 inches to the Southern side of land now or formerly of H.M. Grotz; thence in a Northeasterly direction 40 feet to intersection of line of land now or formerly of John Adams and land now or formerly of M.H. Rhodes; thence by the same, in a Southeasterly direction 59 feet 6 inches to a point on the Northern side of Canal Street, the place of beginning.

Property Address: 262 E 8th St, Bloomsburg, PA 17815

Parcel No. 05E02 16700000

BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

REAL ESTATE OUTLINE

ED # 2024ED91

DATE RECEIVED Oct. 11 2024
DOCKET AND INDEX 2023 CV 547

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>O</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>X</u>

CK# 47848

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

SALE DATE Jan. 29 2025 TIME 9:00 am

POSTING DATE

ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Jan 8 2025</u>
	2 ND WEEK	<u>Jan 15 2025</u>
	3 RD WEEK	<u>Jan 22 2025</u>

2. Name and address of Defendants in the judgment:

Dorothy Fetter Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

Jay C Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

Dorothy Fetter Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

Jay C Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

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

N/A

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

✓ Secretary of Housing and Urban Development
451 Seventh St SW
Washington, DC 20410

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

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

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

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

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

PA Department of Revenue
P.O. Box 280601
Harrisburg, PA 17128

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

N/A

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

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

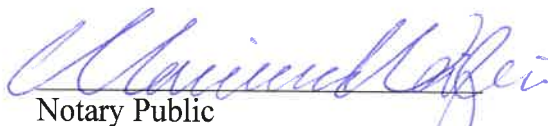
PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

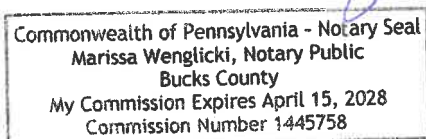
Tenant(s)/Occupant(s)
262 E 8th St
Bloomsburg, PA 17815

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


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

Sworn to and subscribed before me
this 10 Day of October, 2024.


Notary Public



STERN & EISENBERG, PC

By: 
Matthew C. Fallings, Esq.
Attorney for Plaintiff

ANDREW J. MARLEY, ESQUIRE (312314)
KENYA BATES, ESQUIRE (203664)
STEVEN P. KELLY, ESQUIRE (308573)
MATTHEW FLECK, ESQUIRE (330498)
JESSICA N. MANIS, ESQUIRE (318705)
MATTHEW C. FALLINGS, ESQUIRE (326896)
DANIEL P. JONES, ESQUIRE (321876)
CAROLINE P. APRAHAMIAN, ESQUIRE (329932)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

PHH Mortgage Corporation
Plaintiff

v.
Dorothy Fetter Fenstermaker and Jay C
Fenstermaker
Defendants

Civil Action No. : 2023-CV-547

2024-ED-91

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **262 E 8th St, Bloomsburg, PA 17815**:

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

Dorothy Fetter Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

Dorothy Fetter Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

Jay C Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

Jay C Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

*Blown Rehab
Closed
@ Glenbrook, Bernick*

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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C
Fenstermaker
Defendants

Civil Action No. : 2023-CV-547

2024-ED-91

MORTGAGE FORECLOSURE

RE: PREMISES: 262 E 8th St, Bloomsburg, PA 17815

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on Jan. 29, 2025 at 9:00 AM.

ON LINE: bib4assets.com/ColumbiaPASheriffSales

The sale is being conducted pursuant to the judgment in the amount of \$98,586.82 together with interest, costs and such other allowed amounts, thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendants who is/are also the real owner of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, and/or the lien you have on the premises. If you have any questions regarding the type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

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

STERN & EISENBERG, PC


Matthew C. Fallings, Esq.
Attorney for Plaintiff



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

LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

September 12, 2024

RE: PHH Mortgage Corporation v. Dorothy Fetter Fenstermaker and Jay C Fenstermaker
C.C.P. COLUMBIA CO. NO. 2023-CV-547

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

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

Dorothy Fetter Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

Dorothy Fetter Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

Jay C Fenstermaker
211 E. First Street
Bloomsburg, PA 17815

Jay C Fenstermaker
262 E 8th Street
Bloomsburg, PA 17815

Please forward an affidavit of service once completed.

Very truly yours,

Stern & Eisenberg, PC

AM/kb
Enclosures

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV547

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffSales in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 29, 2025
AT 9:00 O'CLOCK A.M.

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

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, OF BLOOMSBURG, AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF, ALL THAT CERTAIN LOT OF GROUND SITUATE ON THE SOUTH SIDE OF EIGHTH STREET IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST LOT NOW OR LATE OF JOHN ADAMS; ON THE SOUTH BY THE PENNSYLVANIA CANAL; ON THE WEST BY LAND NOW OR LATE OF NICHOLAS C. KINDT AND ON THE NORTH BY THE SAID EIGHTH STREET, BEING 40 FEET ON EIGHTH STREET AND EXTENDING OF EQUAL WIDTH TO THE CANAL. THE SECOND THEREOF, BEGINNING AT POINT ON THE NORTHERN SIDE OF A 20 FOOT STREET RUNNING PARALLEL WITH EIGHTH STREET, TO BE DESIGNATED AS CANAL STREET, SAID POINT BEING ON THE WESTERN LINE OF LAND OF JOHN ADAMS, EXTENDED, AND BEING ON LINE OF LAND OF M.H. RHODES, THENCE BY THE NORTHERN SIDE OF CANAL STREET SOUTH 81 DEGREES, FIFTEEN MINUTES WEST, 40 FEET TO THE EASTERN LINE OF LAND OF DANIEL FETTEROLF, EXTENDED, BEING LAND OWNED BY SAID M.H. RHODES, THENCE BY THE SAME IN A NORTHWESTERLY DIRECTION 58 FEET 10 INCHES TO THE SOUTHERN SIDE OF LAND OF H.M. GROTZ; THENCE IN A NORTHEASTERLY DIRECTION 40 FEET TO INTERSECTION OF LINE OF LAND OF JOHN ADAMS AND LAND OF M.H. RHODES THENCE BY THE SAME IN A SOUTHEASTERLY DIRECTION 59 FEET 6 INCHES TO A POINT ON THE NORTHERN SIDE OF CANAL STREET, THE PLACE OF BEGINNING. ALSO KNOWN AS 262 E 8th st, Bloomsburg PA 17815 PARCEL ID 05E02 16700000 BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER HUSBAND AND WIFE AS TO THE REMAINDER.

PROPERTY ADDRESS: 262 E. 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05 E 02 167 000 00

Seized and taken into execution to be sold as the property of JAY C FENSTERMAKER, DOROTHY FETTER FENSTERMAKER in suit of MORTGAGE ASSETS MANAGEMENT, LLC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

All those two certain pieces, parcels and lots of ground situate in the Town of Bloomsburg, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1 - On the East by lot now or late of John Adams; on the South by the Pennsylvania Canal; on the West by land now or late of Nicholas C. Kindt; and on the North by the said Eighth Street; being 40 feet on the South side of Eighth Street and extending of equal width to the Pennsylvania Canal.

Tract No. 2 - Beginning at a point on the Northern side of a 20 foot street running parallel with Eighth Street, to be designated as Canal Street, said point being on the Western line of land now or formerly of John Adams, extended; and being on line of land now or formerly of M.H. Rhodes; thence by the Northern side of Canal Street, South $81^{\circ} 15'$ West, 40 feet to the Eastern line now or formerly of Daniel Fetterolf; extended; being land owned now or formerly by said M.H. Rhodes; thence by the same in a Northwesterly direction 58 feet 10 inches to the Southern side of land now or formerly of H.M. Grotz; thence in a Northeasterly direction 40 feet to intersection of line of land now or formerly of John Adams and land now or formerly of M.H. Rhodes; thence by the same, in a Southeasterly direction 59 feet 6 inches to a point on the Northern side of Canal Street, the place of beginning.

Property Address: 262 E 8th St, Bloomsburg, PA 17815

Parcel No. 05E02 16700000

BEING the same premises which DOROTHY M. FENSTERMAKER, WIDOW AND JAY C. FENSTERMAKER, AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE by Deed dated 01/13/1978 and recorded in the Office of Recorder of Deeds of Columbia County on 01/13/1978 at Book 285, Page 312 granted and conveyed unto DOROTHY M. FENSTERMAKER, WIDOW AS TO A LIFE ESTATE AND JAY C. FENSTERMAKER AND DOROTHY FETTER FENSTERMAKER, HUSBAND AND WIFE AS TO THE REMAINDER.

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

PHH Mortgage Corporation
Plaintiff

v.

Dorothy Fetter Fenstermaker and Jay C
Fenstermaker
Defendant(s)

Civil Action No. : 2023-CV-547

2024-ED-91

MORTGAGE FORECLOSURE

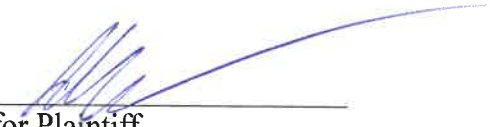
WAIVER OF WATCHMAN

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



Attorney for Plaintiff

Now this 12th day of September, 2024, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:
 U.S. Treasury Department
 600 Arch Street
 Room 3259
 Philadelphia, PA 19106

9590 9402 8758 3310 2618 99

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X PA DEPT. OF REVENUE** Addressee
- B. Received by (Printed Name)
- C. Date of Delivery **NOV 29 2021**
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- 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:
 Small Business Administration
 1150 First Avenue
 Suite 1001
 King of Prussia, PA 19404

9590 9402 8758 3310 2618 82

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

Domestic Return Receipt

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

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

Domestic Return Receipt

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

Domestic Return Receipt

9506-000-20-000-NSD 0202 JUN 11 1883
 Article Number (Transfer from service label) **50 6192 0133 8578 206 0656**



Article Addressed to:
 Small Business Administration
 1150 First Avenue
 Suite 1001
 King of Prussia, PA 19404

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.
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