COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT

Inv Number: 282787 | **Invoice Date: 04/13/2026 3:13:16 PM** | **RECEIPT** | **Reg/Drw ID: 0101**
Customer: | **Last Change:** | **Receipt By: MAIL** | **By: HAS**
SHERIFF OFFICE

Chg #	Charge / Payment / Fee Description			Amount	Inst # / Inst Date	Municipality
1	**DEED**			$87.75	**202602815**	CATAWISSA BORO
	Grantor - HUGHEY, GEORGE B				**04/13/26 3:13:18 PM**	
	Grantee - CASCADE FUNDING MORTGAGE TRUST HB15					
	Consideration -	$4,539.40				
	Tax Basis -	$0.00				
	Return Via - MAIL					
	Fees Summary:					
	STATE WRIT TAX		$0.50			
	JCS/ACCESS TO JUSTICE		$41.25			
	AFFORDABLE HOUSING		$13.00			
	BLIGHTED PROPERTY/DEMOLITION FUND		$15.00			
	RECORDING FEES - RECORDER		$13.00			
	RECORDER IMPROVEMENT FUND		$3.00			
	COUNTY IMPROVEMENT FUND		$2.00			
	Inst Info: SHERIFF DEED					
	TOTAL CHARGES			$87.75		
	PAYMENTS					
	CHECK: 9795 - SHERIFF OFFICE			$87.75		
	TOTAL PAYMENTS			$87.75		
	AMOUNT DUE			$87.75		
	PAYMENT ON INVOICE			($87.75)		
	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

April 8, 2026

VIA FedEx
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
Docket No. 2024-CV-1250

Premises: 134 N 3rd Street, Catawissa, PA 17820-1220

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on February 4, 2026 kindly assign my bid as attorney on the Writ to

Cascade Funding Mortgage Trust HB15

c/o PHH Reverse, 1661 Worthington Road, Suite#100, West Palm Beach, FL 33409.

Enclosed please find Realty Transfer Tax Statements of Value in duplicate, as well as copies of the recorded Mortgage and any applicable Assignments. Also enclosed please find check #57763 in the amount of **$2,539.40** for the sheriff's settlement. Please have the Sheriff's Deed prepared and recorded as soon as possible and returned to our office in the enclosed, self-addressed, stamped envelope.

Thank you.

Very truly yours,

William Rosario, Paralegal
STERN & EISENBERG, PC

Enclosures

pennsylvania
DEPARTMENT OF REVENUE

(EX) MOD 06-19 (FI)

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

1830019105

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid:

Book: | Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Telephone Number	Grantee(s)/Lessee(s)	Telephone Number
Columbia County Sheriff	(570) 389-5622	Cascade Funding (see below)	(800) 449-8767

Mailing Address			Mailing Address		
35 West Main Street			1661 Worthington Road, Suite#100		
City	**State**	**ZIP Code**	**City**	**State**	**ZIP Code**
Bloomsburg	PA	17815	West Palm Beach	FL	33409

SECTION II REAL ESTATE LOCATION

Street Address	City, Township, Borough	
134 N 3rd Street	CATAWISSA	
County	**School District**	**Tax Parcel Number**
COLUMBIA		08 -02--138-01-000

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ○ YES ● NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
76,000.00	+ 0.00	= 0.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Computed Value**
16,654.00	x 7.01	= 116,744.54

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

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
$ 116,744.54	100 %	100 %

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.)

Cascade Funding Mortgage Trust HB15

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

Name			Telephone Number
Steven P. Kelly, Esq			(215) 572-8111
Mailing Address	**City**	**State**	**ZIP Code**
1581 Main Street, Suite 200	Warrington	PA	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 — Date 4/9/2026

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

1830019105

1830019105

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B

Case Number
2024CV1250

PROPERTY ADDRESS
134 N 3RD STREET, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

DATE	*CATEGORY*	*MEMO*	*CHK #*	*DEBIT*	*CREDIT*
11/18/2025	Advance Fee	Advance Fee	55601	$0.00	$2,000.00
11/18/2025	Advertising Sale (Newspaper)			$15.00	$0.00
11/18/2025	Advertising Sale Bills & Copies			$17.50	$0.00
11/18/2025	Crying Sale			$10.00	$0.00
11/18/2025	Docketing			$15.00	$0.00
11/18/2025	Levy			$15.00	$0.00
11/18/2025	Mailing Costs			$42.00	$0.00
11/18/2025	Posting Handbill			$15.00	$0.00
11/18/2025	Poundage			$1,520.00	$0.00
11/18/2025	Press Enterprise Inc.			$1,642.55	$0.00
11/18/2025	Prothonotary, Acknowledge Deed			$10.00	$0.00
11/18/2025	Sheriff Automation Fund			$50.00	$0.00
11/18/2025	Sheriff's Deed			$35.00	$0.00
11/18/2025	Solicitor Services			$150.00	$0.00
11/18/2025	Transfer Tax Form			$25.00	$0.00
11/18/2025	Web Posting			$100.00	$0.00
01/27/2026	Service			$240.00	$0.00
01/27/2026	Service Mileage			$12.00	$0.00
01/27/2026	Distribution Form			$25.00	$0.00
01/27/2026	Copies			$8.00	$0.00
01/27/2026	Notary Fee			$15.00	$0.00
01/27/2026	Tax Claim Search			$15.00	$0.00
01/27/2026	Surcharge			$60.00	$0.00
01/27/2026	Water			$165.60	$0.00
01/27/2026	Recording Fees			$86.75	$0.00
02/04/2026	Recorder, Lien Search			$250.00	$0.00
				$4,539.40	**$2,000.00**

TOTAL BALANCE: $(2,539.40)

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

Plaintiff		Defendant
MORTGAGE ASSETS MANAGEMENT LLC	**vs.**	THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED EARLENE HUGHEY THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED GREG HUGHEY THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED KYLE COSOLETO-MILLER, ESQ

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

Sheriff's Sale Date: Wednesday, February 4, 2026
Sale Number: 2025ED104
Writ of Execution No. : 2024CV1250
Advance Sheriff Costs: $2,000.00

Location of the real estate: 134 N 3RD STREET, CATAWISSA, PA 17820, CATAWISSA BOROUGH

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	$42.00
Posting Handbill	$15.00
Press Enterprise Inc.	$1,642.55
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	$240.00
Service Mileage	$12.00
Distribution Form	$25.00
Copies	$8.00
Notary Fee	$15.00
Tax Claim Search	$15.00
Surcharge	$60.00
Total Sheriff Costs	**$2,517.05**

Municipal Costs

Water	$165.60

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

(c) CountySuite Sheriff, Teleosoft, Inc.

Total Municipal Costs	**$165.60**

Distribution Costs

Recording Fees	$86.75
Total Distribution Costs	**$86.75**

Grand Total:	**$2,769.40**

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

(c) CountySuite Sheriff, Teleosoft, Inc.

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

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Plaintiff v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased Defendants	Civil Action No. : 2024-CV-1250 2025-ED-104 MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
and
Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
and

The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
And

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

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

DATE: 12-FEB-26 FEE: $15.00 CERT. NO: 51795

HUGHEY GEORGE B
285 SOUTHDALE RD
SHICKSHINNY PA 18655

DISTRICT: CATAWISSA BORO
DEED: 20061-3153
LOCATION: 134 136 N THIRD ST CATAWISSA
PARCEL: 08 -02 -138-01,000

EAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
025	PRIM	445.14	0.00	0.00	445.14

TOTAL DUE : $445.14

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2026

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF DECEMBER 31, 2025

REQUESTED BY: _____

Timothy Chamberlain

From: Kyle Cosoleto-Miller <kcosoletomiller@bloomsburglaw.com>
Sent: Wednesday, February 4, 2026 4:58 PM
To: Timothy Chamberlain
Subject: Re: Estate of George B. Hughey - Sheriff's Sale

Thanks, Tim. Are you able to provide me with a copy of that paperwork once it is completed? I will need some documentation to provide to the Department of Revenue for the estate.

Thank you,
Kyle

Get Outlook for iOS

From: Timothy Chamberlain <tchamberlain@columbiapa.org>
Sent: Wednesday, February 4, 2026 3:29:43 PM
To: Kyle Cosoleto-Miller <kcosoletomiller@bloomsburglaw.com>
Subject: RE: Estate of George B. Hughey - Sheriff's Sale

Kyle,

It did have bidding, but was sold to the mortgage company. I will be deeding it to them for costs of the sale.

Tim

From: Kyle Cosoleto-Miller [mailto:kcosoletomiller@bloomsburglaw.com]
Sent: Wednesday, February 4, 2026 3:06 PM
To: Timothy Chamberlain <tchamberlain@columbiapa.org>
Subject: Estate of George B. Hughey - Sheriff's Sale

Hi Tim,

How did the Sheriff's Sale go for the George B. Hughey Estate over in Catawissa? I am handling the estate. If you like, you can call me on my cell phone to discuss (570) 204-9146.

Thank you,

Kyle T. Cosoleto-Miller, Esq.
LAW OFFICES OF LUSCHAS & NAPARSTECK, LLP
www.bloomsburglaw.com
120 West Main Street
Bloomsburg, PA 17815 Ph. (570) 784-4654; Fax (570) 784-1281
kcosoletomiller@bloomsburglaw.com
IMPORTANT/CONFIDENTIAL: This communication is intended solely for use by the individual or entity to which it is addressed. This communication contains information which may be privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately and return all pages to the address shown above. Thank you.

Timothy Chamberlain

From: Kyle Cosoleto-Miller <kcosoletomiller@bloomsburglaw.com>
Sent: Wednesday, February 4, 2026 3:06 PM
To: Timothy Chamberlain
Subject: Estate of George B. Hughey - Sheriff's Sale

Hi Tim,

How did the Sheriff's Sale go for the George B. Hughey Estate over in Catawissa? I am handling the estate. If you like, you can call me on my cell phone to discuss (570) 204-9146.

Thank you,

Kyle T. Cosoleto-Miller, Esq.

LAW OFFICES OF LUSCHAS & NAPARSTECK, LLP
www.bloomsburglaw.com
120 West Main Street
Bloomsburg, PA 17815 Ph. (570) 784-4654; Fax (570) 784-1281
kcosoletomiller@bloomsburglaw.com

IMPORTANT/CONFIDENTIAL: This communication is intended solely for use by the individual or entity to which it is addressed. This communication contains information which may be privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately and return all pages to the address shown above. Thank you.

Wednesday, January 28, 2026

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Janene Hachemeister 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: Hughey Sale CV1250
Date(s) Published: 01/14/2026, 01/21/2026, 01/28/2026

Janene Hachemeister

Sworn and subscribed to before me
this 28 day of January 20 26.

Shawn H. Stair

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2029
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

3994
377250

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1250

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 on:

WEDNESDAY, FEBRUARY 4, 2026
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 DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A MARK IN THE CONCRETE SIDEWALK AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF THIRD STREET AND AN ALLEY; THENCE ALONG THE SOUTHERLY LINE OF SAID THIRD STREET, NORTH 27 DEGREES 45 MINUTES EAST, 48 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF EUGENE WELLER; THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF SAID WELLER SOUTH 61 DEGREES 45 MINUTES EAST, 94 FEET TO AN IRON PIN CORNER IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE CATAWISSA-VALLEY NATIONAL BANK; THENCE ALONG THE LINE OF LAND OF SAID CATAWISSA-VALLEY NATIONAL BANK, SOUTH 27 DEGREES 45 MINUTES WEST, 48 FEET TO AN IRON PIN CORNER IN THE EASTERLY LINE OF THE AFOREMENTIONED ALLEY; THENCE ALONG THE EASTERLY LINE OF SAID ALLEY, NORTH 61 DEGREES 45 MINUTES WEST 94 FEET TO A MARK IN A CONCRETE SIDEWALK* THE PLACE OF BEGINNING.
PARCEL NUMBER(S): 080213801
Property Address: 134 N 3rd Street, Catawissa, PA 17820-1220
Parcel No. 080213801
BEING the same premises which Clair E. Kingston and Vicki A. Kingston by Deed dated December 15, 2006 and recorded in the Office of Recorder of Deeds of Columbia County on December 15, 2006 granted and conveyed unto George B. Hughey. George B. Hughey having departed this life on May 19, 2024

PROPERTY ADDRESS: 134 N 3RD STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08 021 3801

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF GEORGE B. HUGHEY, DECEASED, EARL L. HUGHEY THE UNKNOWN HEIRS OF GEORGE B. HUGHEY, DECEASED, KYLE COSOLETO-MILLER, ESQ. 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 CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
PENNSYLVANIA

Come Join Our Team!

NOW HIRING

We're Looking for Full-Time
General Maintenance - 3rd Shift

Job Responsibilites:

- Maintenance and repair of building and equipment utilizing summary skills.
- Welding, cutting, metal fabrication, electrical electronic troubleshooting, carpentry, plumbing, pipefitting, etc.
- Snow removal, grounds maintenance and vehicle maintenance.
- Installation of new equipment, facilities remodeling and alterations, as required.
- Parts ordering and record keeping.
- Utility functions errands, routine can-do tasks.
- Ability to work independently, with minimal supervision.
- Physical ability to lift and/or carry up to 50 lbs.

PRESS ENTERPRISE

If interested, please submit your resume to hr@pressenterprise.net

NOW HIRING
Day & Night Production Utility Positions PART-TIME

PRESS ENTERPRISE
Email Resume to: HR@pressenterprise.net

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021CV490

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 on:

WEDNESDAY, FEBRUARY 4, 2026
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN property situated in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being more fully described in a deed dated October 22, 1996 and recorded November 6, 1996, among the Land Records of the County and State set forth above, in Deed Volume 641 and Page 159.

BEING THE SAME PREMISES which Tax Claim Bureau of the County of Columbia, Pennsylvania, as Trustee, by Deed dated April 18, 2022 and recorded on April 18, 2022, in the Columbia County Recorder of Deeds Office as Instrument No. 202203683, granted and conveyed unto William Watkins.

Being Known as 31 Easy Street, Bloomsburg, PA 17815

Parcel I.D. Nos. 31 IB106500000 / 31 IB106600000

PROPERTY ADDRESS: 31 EASY STREET, BLOOMNSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31IB106500000/31IB106600000

Seized and taken into execution to be sold as the property of MELISSA BERGAN, RUSSELL HILL, DOROTHY RICE, VICKI CLARK, REBECCA HILL, UNKNOWN SURVIVING HEIRS OF ROBERT RICE, DECEASED, UNKNOWN SURVIVING HEIRS OF PENNY K. BACON, DECEASED, WILLIAM WATKINS in suit of U.S. BANK TRUST NATIONAL ASSOC.

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:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, POA

TIMOTHY CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
PENNSYLVANIA

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV854

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 on:

WEDNESDAY, FEBRUARY 4, 2026
At 9:00 O'CLOCK A.M.

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

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING on the southerly side of Orange Street, at the northeasterly corner of Lot No. 232; thence South 79 degrees 50 minutes East 46.7 feet to the northwesterly corner of Lot No. 234; thence in a southerly direction along the westerly line of Lot No. 234, 164 feet to the northerly side of a 15 foot alley; thence North 79 degrees 50 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 232; thence in a northerly direction along the easterly line of Lot No. 232, 164 feet to Orange Street, the place of BEGINNING.
BEING Lot No. 233 of Woodin, Eaton & Dickson's Addition to Berwick, now the Berwick Land & Improvement Company's Addition.
BEING the same premises that Marlene E. Fowler and Jay L. Fowler, her husband, James W. Hahn and Janice Hahn, his wife, Albert L. Hahn and Sylvia Hahn, his wife, and Peggy A. Wallace and Kenneth Wallace, her husband, by deed dated March 30, 2005 and recorded April 5, 2005 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200503304, granted and conveyed unto Frank Zwaliuski and Patricia Zwaliuski, his wife, in fee.
BENG KNOWN AS: 1610 ORANGE STREET, BERWICK, PA 18603
PROPERTY D: 04D05 22400
TITLE TO SAID PREMISES IS VESTED ANTHONY CONMY, UNMARRIED BY DEED FROM , FRANK ZWALKUSKI AND PATRICIA ZWALKUSKI, HUSBAND AND WIFE DATED SEPTEMBER 17, 2021
RECORDED SEPTEMBER 22, 2021 AT INSTRUMENT NO. 202109567
THE SAID ANTHONY CONMY HAVING DEPARTED THIS LIFE ON 10/11/2023

PROPERTY ADDRESS: 1610 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D 05 22400

Seized and taken into execution to be sold as the property of CARTER CONMY, IN HIS CAPACITY AS HEIR OF ANTHONY CONMY, SHAUNNA CONMY, IN HER CAPACITY AS HEIR OF ANTHONY CONMY, ANTHONY CONMY in suit of LAKEVIEW LOAN SERVICING 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:
RAS CITRON LLC
MT. LAUREL, NJ

TIMOTHY CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
PENNSYLVANIA

HEARING NOTICE

TO: Michael Adam Fegley
125 Evergreen Point, Apt. 202
Danville, PA 17821

RE: Goal Change and Adoption of T.E.F. Gender: male
Born to Angel Sue Barde on April 10, 2013 in Montour County, PA
Adoption Number: A-5757
Docket Number: CP-40-DP-052-2024
Luzerne County Court of Common Pleas
Wilkes-Barre, Pennsylvania

Petitions for Termination of Parental Rights and Goal Change have been filed asking the Court to put an end to all rights you have to your minor child, T.E.F. The Court has set a hearing to consider ending your rights to your minor child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse
Bernard C. Brominski Building
Orphans' Courtroom, 3rd Floor
113 West North Street
Wilkes-Barre, Pennsylvania

DATE: February 12, 2026

TIME: 1:00 p.m. to 4:30 p.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your minor child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. 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 ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570) 299-4100

Lawyer Referral Service
Wilkes Barre Law and Library Assoc
Luzerne County Courthouse
200 North River Street
Wilkes Barre, Pennsylvania 18711
(570) 825-6029

BY: Christopher Harrison, Esquire
Luzerne County Children and Youth Services
111 North Pennsylvania Blvd., Suite 110
Wilkes-Barre, Pennsylvania 18701
Telephone No.: (570) 826-8700

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV772

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 on:

WEDNESDAY, FEBRUARY 4, 2026
At 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in the Township of Mount Pleasant, County of Columbia, and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin corner situate along the southerly line of Township Public Route No. 545, said point being in the northwesterly corner of Lot No. 4 of the plot of lots of Fannie Ikeler and being in fine of other lands of Fannie Ikeler; thence along the westerly line of lands of Fannie Ikeler designated as Lot No. 4, south 3 degrees 14 minutes 15 seconds east, 435.48 feet to an iron pin corner in line ofands of Harman E. and Erma Border; thence along the lands of Border, south 81 degrees 50 minutes 29 seconds west, 245.37 feet to an iron pin corner at the southeasterly corner of Lot No. 2 being other lands of Fannie Ikeler; thence along the easterly line of lot No. 2, north 3 degrees 14 minutes 15 seconds west, 491.84 feet to an iron pin corner situate along the southerly line of the aforseaid Township Route No. 545; thence along the southerly line of Township Route 545, south 85 degrees 01 minute 10 seconds east, 247.00 feet to the place of beginning. CONTAINING 2.602 acres of land and being designated as Lot No. 3 of the plot of lots of Fannie Ikeler as prepared by Orangeville Surveying Consultants dated August 23, 1976.

216 Kindt Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 216 KINDT ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26 02 00902

Seized and taken into execution to be sold as the property of NELSON L. GROSS in suite of SERVICE 1ST FEDERAL CREDIT UNION.

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

Attorney for the Plaintiff:
WIEST, MUOLO, NOON, SWINEHART & BATHGATE
SUNBURY, PA

TIMOTHY CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
PENNSYLVANIA

Work Wanted

BUYING JUNK CARS
Seward Towing
570-441-6287

TIM TODD HAULING
Brush, appls, TVs, tires, attic, basmt, estate clean outs, trailer tear downs. Gutting of houses. Fully insured. Ask about our new payment plans. *Veteran owned!* 570-407-8888 or 570-394-1295

Home Improvement

INTEGRITY
From set up to clean up! Remodel, Repair, Renovate Additions & Construction Free estimates/Insured 570-847-1664

Miscellaneous Services

We will pick up any UNWANTED CLOTHING for FREE! ANY AMOUNT. 570-961-2111

Painting

BRANNON PAINTING
INTERIOR • EXTERIOR
570-764-4300

NEW TODAY
CHRIS NEMCHICK PAINTING
Interior/Exterior, wallpaper.
570-458-0776

HEARING NOTICE

HOLLENBACK TOWNSHIP COUNCIL

NOTICE IS HEREBY GIVEN that the Hollenback Township Supervisors will hold a public hearing on Wednesday, February 18, 2026 at 6:00 p.m., at the Township Municipal Building at 660 East County Road, Wapwallopen, PA, for the purpose of receiving public comment on a proposed ordinance amending the Township Zoning Ordinance, dated February 5, 2008, to update the list of authorized land uses and regulations pertaining to thereof in order to keep up with changing technologies and best practices in zoning and land use planning.

The Township Supervisors will consider adoption of the proposed ordinance at a Special Meeting scheduled for Tuesday, March 3, 2026 at 6:00 p.m. at the Township Municipal Building located at the above address.

The proposed ordinance is available for public inspection, without charge, during regular business hours at the Township Municipal Building at the above address. Copies of the proposed ordinance may be obtained for the cost of photocopying. Please call the Township office, 570-379-2535, for additional information and with any questions.

The Ordinance shall be enforceable and applicable upon and after the date of first advertisement as a pending ordinance. A summary of the provisions of the proposed ordinance is provided as follows:

Article III – Definitions. (Addition of terms, "Data Center" and "Data Center Accessory Uses").

Article IV – District Regulations/Schedule of Uses (Addition of principal use, "Data Center" in the proper alphabetically ordered location under the "Manufacturing, Industrial and Similar Uses" heading and the addition of "Data Center Accessory Uses in Conjunction with a Data Center" in the proper alphabetically ordered location under the "Accessory" heading).

Article V – Supplemental Provisions (Off-Street Parking and Loading; Number of SpacesAddition of the use "Data centers" in the numerically ordered location under the "Offices, research facilities and services not primarily related to goods" category).

Article VIII – Standards for Specific Uses (to be amended to provide use-specific standards for data centers): Data Centers).

Slusser Law Firm
Hollenback Township Solicitor

A Full Description Brings Results!

King Classic Sudoku

	1	5			2		3	
		3		8				
8	6						4	
	7		8			1		
5	8	1			4	7		
					7		8	3
		2				9	7	
	3	8		6			5	
		6	2			3		

Difficulty: ★★★ 1/28

CONCEPTIS SUDOKU

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process of elimination to solve the puzzle.

7	2	1	5	4	9	8	6	3
5	8	9	3	6	7	4	1	2
3	6	4	1	8	2	5	9	7
4	5	2	9	1	3	6	7	8
8	9	7	6	2	4	1	3	5
6	1	3	7	5	8	2	4	9
9	4	5	2	7	6	3	8	1
2	7	6	8	3	1	9	5	4
1	3	8	4	9	5	7	2	6

Difficulty: ★★ 1/27

©2026 King Features Syndicate, Inc.

Jobs

General
AUTO BODY TECHNICAN
Conner's Auto Body in Berwick is looking to add an experienced tech to our team.
Call 570-759-8752

Healthcare
NORTHEASTERN HOME CARE
Now Hiring Caregivers
All Areas
570-359-2436

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

Work Wanted

Notice from Press Enterprise Classifieds

CAUTION: Service providers may not be licensed or insured. Always verify credentials, check references, and conduct thorough research before hiring.

****TOP DOLLAR PAID****
FOR JUNK VEHICLES, HEAVY EQUIPMENT
Happy Trail Truck Sales
Call 570-780-2035

AA-1 ALL CARPENTRY
Haul junk, odd jobs, etc.
Big/small. 570-759-9578

BUYING JUNK VEHICLES
Berwick Bloomsburg Area
Welsh's Towing 759-9737

24-1750

SHERIFF'S SALE COST SHEET

_____ VS. _____

NO._____ED NO._____JD DATE/TIME OF SALE_____

DOCKET/RETURN	$15.00	
SERVICE PER DEF.	$ 240,00	
LEVY (PER PARCEL	$15.00	
MAILING COSTS	$ 42,00	
ADVERTISING SALE BILLS & COPIES	$17.50	
ADVERTISING SALE (NEWSPAPER)	$15.00	
MILEAGE	$ 12,00	
POSTING HANDBILL	$15.00	
CRYING/ADJOURN SALE	$10.00	
SHERIFF'S DEED	$35.00	
TRANSFER TAX FORM	$25.00	
DISTRIBUTION FORM	$25.00	
COPIES	$ 8,00	
NOTARY	$ 15,00	
TOTAL **********		$ 489,50

WEB POSTING	$150.00	
PRESS ENTERPRISE INC.	$ 1642,55	
SOLICITOR'S SERVICES	$150.00	
TOTAL **********		$ 1942.55

PROTHONOTARY (NOTARY)	$10.00	
RECORDER OF DEEDS	$ 86,75	
TOTAL **********		$ 96,75

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20__	$_____	
SCHOOL DIST.	20__	$_____	
DELINQUENT	20__	$ 15,00	
TOTAL **********			$ 15,00

MUNICIPAL FEES DUE:

SEWER	20__	$_____	
WATER	20__	$ 165,60	
TOTAL **********			$ 165,60

SURCHARGE FEE (DSTE)	$ 60,00
MISC._____ $_____	
_____ $_____	-0-
TOTAL **********	$_____

TOTAL COSTS (OPENING BID) $ 2769,40

Catawissa Water Authority

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

January 22, 2026

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

RE: George B. Hughey
Docket # 2024-CV-1250
Parcel No. 080213801

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.

George B. Hughey – 134 N. 3rd St., Catawissa, PA - **$165.60**

We understand the property is scheduled for Sheriff's Sale on February 4, 2026.

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

Sincerely,

RoseAnn Lukus
Secretary
Catawissa Water Authority

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC vs. THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)	**Case Number** 2024CV1250

SHERIFF'S RETURN OF SERVICE

12/27/2025 11:32 AM - 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 134 N 3RD STREET, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

December 29, 2025

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2025

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill			**Zone:**	
Manner:	< Not Specified >	**Expires:**	02/08/2026	**Warrant:**	
Notes:	SALE DATE & TIME: 02/04/2026 AT 9:00 AM SHERIFF'S SALE BILL				

Serve To:

Name:	(POSTING)
Primary Address:	134 N 3RD STREET CATAWISSA, PA 17820
Phone:	**DOB:**
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	12-27-25	**Time:**	1132
Deputy:	3	**Mileage:**	

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

(POSTING) 2024CV1250 134 N 3RD STREET, CATAWISSA, PA 17820 EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104

Manner: Adult in Charge **Expires:** 02/08/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: GREG HUGHEY THE UNKNOWN HEIRS OF

Primary Address: 134 N 3RD STREET
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: RETURN - NEW ADDRESS

Relation:

Date: 12/15/25 **Time:** 1034

Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

		2	3	4	5	6
Date:	12/15/25					
Time:	1034					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. J-RET
2.
3.
4.
5.
6.

THE UNKNOWN HEIRS OF 2024CV1250 134 N 3RD STREET, CATAWISSA, PA 17820 EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

PRAECIPE FOR WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Plaintiff v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased Defendant(s)	Civil Action No. : 2024-CV-1250 2025-ED-104 PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

FILED PROTH. COLUMBIA CO.
NOV 10 2025 3:45PM

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Judgment Amount	$106,017.62
Interest from October 15, 2025 at the Per Diem rate of $18.02 until Judgment is paid in full	$_____
Total	$_____ plus costs

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)
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Plaintiff v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased Defendant(s)	Civil Action No. 2024-CV-1250 2025-ED-104

Premises: 134 N 3rd Street, Catawissa, PA 17820-1220
UPI/Parcel No.: 080213801

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Filed:

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)
Attorney for Plaintiff

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

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Plaintiff v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased Defendant(s)	Civil Action No. : 2024-CV-1250 2025-ED-104 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:

134 N 3rd Street, Catawissa, PA 17820-1220 (see full legal description attached)

Judgment Amount.....	$106,017.62
Interest from October 15, 2025 at the Per Diem rate of $18.02 until Judgment is paid in full.....	$_____
Total	$_____plus costs

Dated: 11/10/2025
(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. 2024-CV-1250 2025-ED-104

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc.
Plaintiff

v.

Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
Defendant(s)

Premises: 134 N 3rd Street, Catawissa, PA 17820-1220
UPI/Parcel No.: 080213801

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Prothy Paid $ _____

Writ, Ret. & Sat. $ _____

Total Cost: $ _____

_____

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)
Attorney for Plaintiff

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MARK IN THE CONCRETE SIDEWALK AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF THIRD STREET AND AN ALLEY;

THENCE ALONG THE SOUTHERLY LINE OF SAID THIRD STREET, NORTH 27 DEGREES 45 MINUTES EAST, 48 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF EUGENE WELLER;

THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF SAID WELLER SOUTH 61 DEGREES 45 MINUTES EAST, 94 FEET TO AN IRON PIN CORNER IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE CATAWISSA-VALLEY NATIONAL BANK;

THENCE ALONG THE LINE OF LAND OF SAID CATAWISSA-VALLEY NATIONAL BANK, SOUTH 27 DEGREES 45 MINUTES WEST, 48 FEET TO AN IRON PIN CORNER IN THE EASTERLY LINE OF THE AFOREMENTIONED ALLEY;

THENCE ALONG THE EASTERLY LINE OF SAID ALLEY, NORTH 61 DEGREES 45 MINUTES WEST 94 FEET TO A MARK IN A CONCRETE SIDEWALK, THE PLACE OF BEGINNING.

PARCEL NUMBER(S): 080213801

Property Address: 134 N 3rd Street, Catawissa, PA 17820-1220

Parcel No. 080213801

BEING the same premises which Clair E. Kingston and Vicki A. Kingston by Deed dated December 15, 2006 and recorded in the Office of Recorder of Deeds of Columbia County on December 15, 2006 granted and conveyed unto George B. Hughey.

George B. Hughey having departed this life on May 19, 2024.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1250

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

WEDNESDAY, FEBRUARY 04, 2026
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 DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A MARK IN THE CONCRETE SIDEWALK AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF THIRD STREET AND AN ALLEY;THENCE AIDNG THE SOUTHERLY LINE OF SAID THIRD STREET, NORTH 27
DEGREES 45 MINUTES EAST, 48 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF EUGENE WELLER;
THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF SAID WELLER SOUTH 61 DEGREES 45 MINUTES EAST, 94 FEET TO AN IRON PIN CORNER IN LINE OF OTHER LANDS NOW OR FORMERLY OP THE CATAWISSA-VALLEY NATIONAL BANK;
THENCE ALONG THE LINE OF LAND OF SAD CATAWISSA-VALLEY NATIONAL BANK,SOUTH 27 DEGREES 45 MINUTES WEST, 48 FEET TO AN IRON PIN CORNER IN THE EASTERLY LINE OF THE AFOREMENTIONED ALLEY; THENCE ALONG THE EASTERLY LINE OF SAID ALLEY, NORTH 61 DEGREES 45 MINUTES WEST 94 FEET TO A MARK IN A CONCRETE SIDEWALK* THE PLACE OF BEGINNING.
PARCEL NUMBER(S): 080213801
Property Address: 134 N 3rd Street, Catawissa, PA 17820-1220
Parcel No. 080213801
BEING the same premises which Clair E. Kingston and Vicki A. Kingston by Deed dated December 15, 2006 and recorded in the Office of Recorder of Deeds of Columbia County on December 15, 2006 granted and conveyed unto George B. Hughey.
George B. Hughey having departed this life on May 19, 2024

PROPERTY ADDRESS: 134 N 3RD STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08 021 3801

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED, EARLENE HUGHEY THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED, GREG HUGHEY THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED 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 failts 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 agiainst 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 conneciton 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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104

Manner: Adult in Charge **Expires:** 02/08/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: EARLENE HUGHEY THE UNKNOWN HEIRS

Primary Address: ~~134 N 3RD STREET~~ CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: RETURN - NEW ADDRESS

Relation:

Date: 12/15/25 **Time:** 1034

Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

		2	3	4	5	6
Date:	12/12/25					
Time:	14:24					
Mileage:	—					
Deputy:	5					

Service Attempt Notes:

1. Checked J-NET: 285 Southdale Rd. Shickshinny Pa. 18655
2.
3.
4.
5.
6.

THE UNKNOWN HEIRS OF 2024CV1250 134 N 3RD STREET, CATAWISSA, PA 17820 EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104

Manner: Adult in Charge **Expires:** 02/08/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 134 N 3RD STREET
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: FRONT DOOR

Relation:

Date: 12/15/25 **Time:** 1439

Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

OCCUPANT
2024CV1250
134 N 3RD STREET, CATAWISSA, PA 17820
EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
THE UNKNOWN HEIRS OF FAYE E. GARRISON (et al.)

Case Number
2025CV787

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 09

Manner: < Not Specified > **Expires:** 03/01/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SOUTHERN COLUMBIA SCHOOL DISTRICT

Primary Address: 800 SOUTHERN DRIVE
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · ~~Adult In Charge~~ · Posted · Other

Adult In Charge: CHRISTOPHER SNYDER

Relation: DIRECTOR OF FINANCE

Date: 12/15/25 **Time:** 1422

Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

SOUTHERN COLUMBIA SC 2025CV787 800 SOUTHERN DRIVE, CATAWISSA, PA 17820 EXP: 03/01/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104

Manner: Adult in Charge **Expires:** 02/08/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: THE UNKNOWN HEIRS OF GEORGE B HUC

Primary Address: 134 N 3RD STREET
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: RETURN - VACANT

Relation:

Date: 12/15/25 **Time:** 1454

Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

	1	2	3	4	5	6
Date:	12/15/25					
Time:	1328					
Mileage:						
Deputy:	4	2	3	4	5	6

Service Attempt Notes:

1. VACANT
2.
3.
4.
5.
6.

THE UNKNOWN HEIRS OF 2024CV1250 134 N 3RD STREET, CATAWISSA, PA 17820 EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

Earlene
Greg
Unknown Heirs
Kyle

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

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Plaintiff v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased Defendants	Civil Action No. : 2024-CV-1250 2025-ED-104 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 **134 N 3rd Street, Catawissa, PA 17820-1220:**

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

Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
and
Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
and
The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road

Shickshinny, PA 18655
and
Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street
Catawissa, PA 17820-1220
and
Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street
Catawissa, PA 17820-1220
and
The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street
Catawissa, PA 17820-1220
and
Kyle Cosoleto-Miller, Esquire
120 West Main Street
Bloomsburg, PA 17815
Attorney for Estate

2. Name and address of Defendants in the judgment:

Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
and
Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
and
The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
and
Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street
Catawissa, PA 17820-1220
and
Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street
Catawissa, PA 17820-1220
and

The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey
a/k/a George Hughey, deceased
134 N 3rd Street
Catawissa, PA 17820-1220
and
Kyle Cosoleto-Miller, Esquire
120 West Main Street
Bloomsburg, PA 17815
Attorney for Estate

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 Street, 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

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:

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

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)
134 N 3rd Street
Catawissa, PA 17820-1220

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.

STERN & EISENBERG, PC

By: _____
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)

Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104

Manner: Adult in Charge **Expires:** 02/08/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SOUTHERN COLUMBIA SCHOOL DISTRICT

Primary Address: 800 SOUTHERN DRIVE
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: CHRIS SNYDER

Relation: DIRECTOR OF FINANCE & COMPLIANCE

Date: 11/26/25 **Time:** 1052

Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

SOUTHERN COLUMBIA SC 2024CV1250 800 SOUTHERN DRIVE, CATAWISSA, PA 17820 EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

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 11/25/2025

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

Ad ID:	**377250**
Description:	**Hughey Sale**
Run Dates:	**01/14/2026 - 01/28/2026**
Class:	**0002**
Orig User:	**sshotwel**
Words:	**703**
Lines:	**86**
Agate Lines:	**231**
Depth:	**9.56**
Blind Box:	

Total Ad Cost $1,642.55
Amount Paid $0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/14/2026	01/28/2026	3	1,642.55

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104

Manner: Adult in Charge **Expires:** 02/08/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET
OPEN 11:00 TO 2:OO P.M
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Cozette Cole

Relation: Borough Secretary

Date: 11/25/25 **Time:** 1417

Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

CATAWISSA BOROUGH 2024CV1250 07 MAIN STREET, OPEN 11:00 TO 2:OO P.M, CATAWISSA EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104

Manner: Adult in Charge **Expires:** 02/08/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: KYLE COSOLETO-MILLER, ESQ

Primary Address: 120 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Ronette Hopper

Relation: Office Manager

Date: 11/19/25 **Time:** 1435

Deputy: #15 **Mileage:**

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

COSOLETO-MILLER ESQ, K 2024CV1250 120 WEST MAIN STREET, BLOOMSBURG, PA 17815 EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104

Manner: Adult in Charge **Expires:** 02/08/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sue Fies

Relation: Secretary

Date: 11/19/25 **Time:** 1354

Deputy: 8 **Mileage:**

Attorney / Originator:

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

Service Attempts:

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

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2024CV1250 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy

MORTGAGE ASSETS MANAGEMENT LLC
vs.
THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED (et al.)

Case Number
2024CV1250

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104

Manner: Adult in Charge **Expires:** 02/08/2026 **Warrant:**

Notes: SALE DATE & TIME: 02/04/2026 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 · Adult In Charge · Posted · Other

Adult In Charge: Eric Swab

Relation: Tax Claim Director

Date: 11-19-25 **Time:** 10:15

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.

COLUMBIA COUNTY TAX C 2024CV1250 PO BOX 380, BLOOMSBURG, PA 17815 EXP: 02/08/2026

(c) CountySuite Sheriff, Teleosoft, Inc.

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 18TH 2025

Re: Sheriffs Sale Advertising Dates

MORTGAGE ASSETS MANAGEMENT, LLC
VS.
THE UNKNOWN HEIRS OF THE ESTATE OF GEORGE B. HUGHEY, DECEASED

No. 1250 of 2024 J.D. and No. 104 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week JANUARY 14TH 2025
2nd Week JANUARY 21ST 2025
3rd Week JANUARY 28TH 2025

SALE DATE: **FEBRUARY 4TH 2026 @ 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

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MARK IN THE CONCRETE SIDEWALK AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF THIRD STREET AND AN ALLEY;

THENCE ALONG THE SOUTHERLY LINE OF SAID THIRD STREET, NORTH 27 DEGREES 45 MINUTES EAST, 48 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF EUGENE WELLER;

THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF SAID WELLER SOUTH 61 DEGREES 45 MINUTES EAST, 94 FEET TO AN IRON PIN CORNER IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE CATAWISSA-VALLEY NATIONAL BANK;

THENCE ALONG THE LINE OF LAND OF SAID CATAWISSA-VALLEY NATIONAL BANK, SOUTH 27 DEGREES 45 MINUTES WEST, 48 FEET TO AN IRON PIN CORNER IN THE EASTERLY LINE OF THE AFOREMENTIONED ALLEY;

THENCE ALONG THE EASTERLY LINE OF SAID ALLEY, NORTH 61 DEGREES 45 MINUTES WEST 94 FEET TO A MARK IN A CONCRETE SIDEWALK, THE PLACE OF BEGINNING.

PARCEL NUMBER(S): 080213801

Property Address: 134 N 3rd Street, Catawissa, PA 17820-1220

Parcel No. 080213801

BEING the same premises which Clair E. Kingston and Vicki A. Kingston by Deed dated December 15, 2006 and recorded in the Office of Recorder of Deeds of Columbia County on December 15, 2006 granted and conveyed unto George B. Hughey.

George B. Hughey having departed this life on May 19, 2024.

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

LAW OFFICES
Stern & Eisenberg, PC
www.sterneisenberg.com

November 4, 2025

RE: Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
C.C.P. COLUMBIA CO. NO. 2024-CV-1250

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:

Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street
Catawissa, PA 17820-1220

Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street
Catawissa, PA 17820-1220

The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street
Catawissa, PA 17820-1220

Please forward an affidavit of service once completed.

Very truly yours,
Stern & Eisenberg, PC

JM/GG
Enclosures

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, PC
www.sterneisenberg.com

November 4, 2025

RE: Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
C.C.P. COLUMBIA CO. NO. 2024-CV-1250

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

Please be advised that our office will complete service on any out-of-county or out-of-state addresses.

Very truly yours,

Stern & Eisenberg, PC

JM/GG
Enclosures

Hughey

REAL ESTATE OUTLINE

ED # 2025 ED 104

DATE RECEIVED 11.12 2025
DOCKET AND INDEX 2024 CV 1250

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	X
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	X
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	X
CHECK FOR $~~1,350.00~~ OR 2,000.00	X

CK# 55601

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

SALE DATE Feb. 4, 2026 TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 14
2ND WEEK Jan. 21
3RD WEEK Jan. 28

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

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Plaintiff v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased Defendants	Civil Action No. : 2024-CV-1250 2025-ED-104 MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: S.S. :
COUNTY OF BUCKS :

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

1. Last-known address is; 134 N 3rd St, Catawissa, PA 17820-1220 and 285 Southdale Road Shickshinny, PA 18655

2. Is over the age of twenty-one; and

3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

STERN & EISENBERG, PC

By: _____

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)
Attorney for Plaintiff

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-4524
Birth Date:
Last Name: HUGHEY
First Name: GEORGE
Middle Name: B
Status As Of: Nov-07-2025
Certificate ID: LPJLL0VY6J5TZQZ

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

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

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

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

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-1811
Birth Date:
Last Name: HUGHEY
First Name: GREG
Middle Name: A
Status As Of: Nov-07-2025
Certificate ID: LD95B9PDC1H2PSS

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

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

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

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

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-1811
Birth Date:
Last Name: HUGHEY
First Name: GREG
Middle Name:
Status As Of: Nov-07-2025
Certificate ID: ZJ350MD45FSYT7R

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

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

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

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

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-9241
Birth Date:
Last Name: HUGHEY
First Name: EARLENE
Middle Name: F
Status As Of: Nov-07-2025
Certificate ID: YHT0S93VVTBFQ6V

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

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

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

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

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-9241
Birth Date:
Last Name: HUGHEY
First Name: EARLENE
Middle Name:
Status As Of: Nov-07-2025
Certificate ID: 77359BWSYG4BBFJ

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

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

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

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024CV1250

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

WEDNESDAY, FEBRUARY 04, 2026
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 DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A MARK IN THE CONCRETE SIDEWALK AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF THIRD STREET AND AN ALLEY;THENCE AIDNG THE SOUTHERLY LINE OF SAID THIRD STREET, NORTH 27
DEGREES 45 MINUTES EAST, 48 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF EUGENE WELLER;
THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF SAID WELLER SOUTH 61 DEGREES 45 MINUTES EAST, 94 FEET TO AN IRON PIN CORNER IN LINE OF OTHER LANDS NOW OR FORMERLY OP THE CATAWISSA-VALLEY NATIONAL BANK;
THENCE ALONG THE LINE OF LAND OF SAD CATAWISSA-VALLEY NATIONAL BANK,SOUTH 27 DEGREES 45 MINUTES WEST, 48 FEET TO AN IRON PIN CORNER IN THE EASTERLY LINE OF THE AFOREMENTIONED ALLEY; THENCE ALONG THE EASTERLY LINE OF SAID ALLEY, NORTH 61 DEGREES 45 MINUTES WEST 94 FEET TO A MARK IN A CONCRETE SIDEWALK* THE PLACE OF BEGINNING.
PARCEL NUMBER(S): 080213801
Property Address: 134 N 3rd Street, Catawissa, PA 17820-1220
Parcel No. 080213801
BEING the same premises which Clair E. Kingston and Vicki A. Kingston by Deed dated December 15, 2006 and recorded in the Office of Recorder of Deeds of Columbia County on December 15, 2006 granted and conveyed unto George B. Hughey.
George B. Hughey having departed this life on May 19, 2024

PROPERTY ADDRESS: 134 N 3RD STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08 021 3801

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED, EARLENE HUGHEY THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED, GREG HUGHEY THE UNKNOWN HEIRS OF GEORGE B HUGHEY, DECEASED 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 failts 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 agiainst 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 conneciton 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

(c) CountySuite Sheriff, Teleosoft, Inc.

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

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Plaintiff v. Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased and The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased Defendants	Civil Action No. : 2024-CV-1250 2025-ED-104 MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
and
Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
and

The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
285 Southdale Road
Shickshinny, PA 18655
And

Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street,Catawissa, PA 17820-1220 and
Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
134 N 3rd Street, Catawissa, PA 17820-1220 and
The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased 134 N 3rd Street, Catawissa, PA 17820-1220 and
Kyle Cosoleto-Miller, Esquire
120 West Main Street, Bloomsburg, PA 17815
Attorney for Estate

Your real estate at 134 N 3rd Street, Catawissa, PA 17820-1220 is scheduled to be sold at the Columbia County Sheriffs Sale on February 4th 2026 at 9:00 AM to enforce the court judgment of $ 106,017.62 obtained by Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. against you. The Sale will be held at **http://bid4assets.com/ColumbiaPASheriffSales**.

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

To prevent this Sheriffs 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 Sheriffs 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

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc.
Plaintiff

v.

Earlene F. Hughey, solely in her capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
and
Greg A. Hughey, solely in his capacity as Co-Executor to the Estate of George B Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
and
The Unknown Heirs of the Estate of George B. Hughey a/k/a George Bruce Hughey a/k/a George Hughey, deceased
Defendant(s)

Civil Action No. : 2024-CV-1250
2025-ED-104
MORTAGE 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 4th day of November, 2025, 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.

1. Article Addressed to:

COMMONWEALTH OF PA
DEPARTMENT OF PUBLIC WELFARE
P.O. BOX 2675
HARRISBURG, PA 17105

9590 9402 9501 5069 5793 63

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3390 58

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) BEN BEAVER C. Date of Delivery NOV 22 2025

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

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

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 Dept. of Revenue
(Bureau of Compliance)
Dept # 281230
Harrisburg, PA 17128-1230

9590 9402 9501 5069 5793 18

9589 0710 5270 3181 3390 65

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery NOV 22 2025

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

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

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:

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

9590 9402 9501 5069 5787 79

9589 0710 5270 3181 3388 39

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11/24/25

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

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

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
660 American Ave #301
King Of Prussia, PA 19406

9590 9402 9501 5069 5792 19

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3391

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11-24-25

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

3. Service Type
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Adult Signature
☐ Adult Signature Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Greg A. Hughey
285 Southdale Rd
Shickshinny, PA
18655

9590 9402 9501 5069 5788 16

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3388 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Earlene F Hughey ☑ Agent ☐ Addressee

B. Received by (Printed Name) EARLENE F Hughey C. Date of Delivery 11/22/25

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Earlene F. Hughey
285 Southdale Rd
Shickshinny, PA
18655

9590 9402 9501 5069 5788 23

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3388 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Earlene F Hughey ☐ Agent ☐ Addressee

B. Received by (Printed Name) EARLENE F Hughey C. Date of Delivery 11/22/25

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Unknown Heirs of George Hughey
285 Southdale Rd
Shickshinny, PA
18655

9590 9402 9501 5069 5788 09

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3388 46

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Earlene F Hughey ☑ Agent ☐ Addressee

B. Received by (Printed Name) EARLENE F Hughey C. Date of Delivery 11/22/25

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of Penna
Inheritance Tax Division
Dept # 280601
Harrisburg, PA 17128

9590 9402 9501 5069 5788 30

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3388 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery NOV 22 2025

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

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

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:

Office of F.A.I.R
P.O. BOX 8016
HARRISBURG, PA 17105

9590 9402 9501 5069 5792 26

2. Article Number (Transfer from service label)

9589 0710 5270 3181 3388 22

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

TD BANK
55-136/312

DATE	CHECK	AMOUNT
11/07/25	55601	$2,000.00

Details on back.
Security Features Included.

PAY Two Thousand and 00/100**********

TO THE ORDER OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

SAFEGUARD SECURE

⑈55601⑈ ⑆031201360⑆ 4347633459⑈