

COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE  
 BUREAU OF INDIVIDUAL TAXES  
 DEPT. 280603  
 HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
 STATEMENT OF VALUE**

**See Reverse for Instructions**

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

NAME <b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>		TELEPHONE NUMBER <b>(215) 627-1322</b>	
STREET ADDRESS <b>111 S. Independence Mall East Suite 500 - The Bourse Building</b>		CITY <b>Philadelphia</b>	STATE <b>PA</b>
		ZIP CODE <b>19106</b>	

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>			DATE OF ACCEPTANCE OF DOCUMENT		
STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>			GRANTEE(S)/LESSEE(S) <b>FEDERAL NATIONAL MORTGAGE ASSOCIATION</b>		
CITY <b>Bloomsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>	STREET ADDRESS <b>1900 MARKET STREET, SUITE 800</b>		
			CITY <b>PHILADELPHIA</b>	STATE <b>PA</b>	ZIP CODE <b>19103</b>

**C. PROPERTY LOCATION**

STREET ADDRESS <b>91 Twin Church Road</b>		CITY, TOWNSHIP, BOROUGH <b>Berwick - Township of Briar Creek</b>			
COUNTY <b>Columbia</b>		SCHOOL DISTRICT		TAX PARCEL NUMBER <b>07-03-053-06</b>	

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION <b>\$1,768.69</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$1,768.69</b>
4. COUNTY ASSESSED VALUE <b>\$36,510.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 2.80</b>	6. FAIR MARKET VALUE <b>= \$ 102228.00</b>

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>
--	--

**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_.
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage **Instrument #200107269**
- Corrective deed. (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) Federal National Mortgage Association is an exempt corporation 12 U.S.C. 1723 A. (C) (2)

**Under penalties of law or ordinance, 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
--	------

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

National City Mort. Co. VS Koch - Kozakiewicz

NO. 151-02 ED NO. 859-02 JD

DATE/TIME OF SALE: 2-26-03 / 1000


BID PRICE (INCLUDES COST) \$ 1734.01

POUNDAGE - 2% OF BID \$ 34.68

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1768.69

PURCHASER(S): 

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 1768.69  
LESS DEPOSIT: \$ 1200.00  
DOWN PAYMENT: \$ \_\_\_\_\_  
TOTAL DUE IN 8 DAYS \$ 568.69

SHERIFF'S SALE COST SHEET

National City Mort. Co. vs. Koch - Kazakiewicz  
 NO. 151-02 ED NO. 859-02 JD DATE/TIME OF SALE 2-26-03/1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>383.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>589.88</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>814.88</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>41.50</u>	
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 <u>03</u>	\$ <u>364.63</u>	
SCHOOL DIST. 20 <u>  </u>	\$ <u>-0-</u>	
DELINQUENT 20 <u>  </u>	\$ <u>10.00</u>	
TOTAL *****		\$ <u>374.63</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>110.00</u>
MISC. <u>                                  </u>	\$ <u>          </u>	
<u>  </u>	\$ <u>          </u>	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1734.01

**GOLDBECK, MCCAFFERTY & MCKEEVER**

**A Professional Corporation  
Suite 500 The Bourse Bldg  
111 S. Independence Mall East  
Philadelphia, PA 19106  
Phone: 215-627-1322  
Fax: 215-627-7734**

March 3, 2003

SHERIFF OF COLUMBIA COUNTY

Harry A. Roadarmel  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: NATIONAL CITY MORTGAGE COMPANY vs. RODNEY R. KOCH and  
CATHY A. KOZAKIEWICZ

Dear Harry A. Roadarmel:

Enclosed are transfer tax Affidavits and Assignments of Bid with regard to the above-caption matter. Please record the deed to the property as follows:


FEDERAL NATIONAL MORTGAGE ASSOCIATION  
1900 MARKET STREET  
SUITE 800  
PHILADELPHIA, PA 19103

Please telephone me on the date the deed is recorded.

Finally, please return the Deed to me in the self-addressed envelope enclosed herewith.

Thank you for your cooperation.

Very truly yours,

  
\_\_\_\_\_  
JOSEPH A. GOLDBECK, JR.

JAG/bap  
Enclosures

NO. 2002-CV-859 – KOCH  
91 Twin Church Road  
Berwick, PA 18603

I, Joseph A. Goldbeck, Jr., Esquire, hereby assign my bid at the Sheriff Sale dated  
February 26, 2003 to

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
1900 MARKET STREET  
SUITE 800  
PHILADELPHIA, PA 19103

Date: March 3, 2003



**JOSEPH A. GOLDBECK, JR.**

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

SUITE 500, BOURSE BUILDING  
111 SOUTH INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106

FIRSTTRUST BANK  
3-7380-2380

3/4/2003

171921

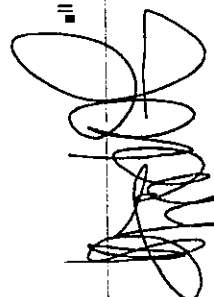
PAY TO THE ORDER OF *Sheriff of Columbia County*

*Five Hundred Sixty-Eight and 69/100\*\*\*\*\**

DOLLARS

\$ \*\*568.69

MORTGAGE DISBURSEMENT ACCOUNT



081064/3-90

MEMO

*Koch*

⑈ 1 7 1 9 2 1 ⑈ ⑈ 2 3 8 0 7 3 8 0 ⑈ ⑈ 7 0 1 1 0 0 0 1 8 ⑈

**GOLDBECK MCCAFFERTY & MCKEEVER**  
*Sheriff of Columbia County*

3/4/2003

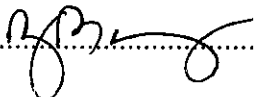
171921  
568.69

*Mortgage Disburse Koch*

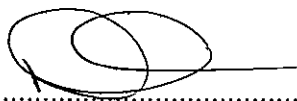
568.69

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Aula J. Barry, Publisher's Assistant, 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 the day of February 5, 12, 19, 2003 exactly as printed and published; that the affiant is one of the owners and publishers 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.

.....  


Sworn and subscribed to before me this 21<sup>st</sup> day of FEBRUARY 2003

.....  


(Notary Public)

My commission expires

Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2003

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.

.....

# JOAN M. ROTHERY BRIAR CREEK TOWNSHIP TAX COLLECTOR

## FACSIMILE COVER SHEET

To: Sheriff's office

Fax: 784-0257

Date: 2-14-03

Pages: (inc. cover) 1

**Tax Notice** 2003 County & Municipality  
BRIARCREEK TWP

**MAKE CHECKS PAYABLE TO:**  
Joan M. Rothery  
122 TWIN CHURCH ROAD  
Berwick PA 18603

**HOURS:** TUES & THURS: 8PM TO 8PM  
WEDNESDAY: 1PM-4PM & 6PM-9PM  
NOV & DEC: WEDNESDAY HOURS ONLY  
**PHONE:** 570-759-2118

FOR: COLUMBIA COUNTY				DATE 03/01/2003	BILL NO. 10961
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	36,510	5.648	202.02	206.14	228.75
SINKING		.845	30.23	30.85	33.94
FIRE		.3	10.73	10.95	12.05
TWP RE		3.4	121.65	124.13	136.54
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	<b>384.83</b>	<b>409.28</b>
			April 30 <small>If paid on or before</small>	June 30 <small>If paid on or before</small>	June 30 <small>If paid after</small>

**TAXES ARE DUE & PAYABLE THROUGH PAYMENT IS REQUIRED**

KOCH RODNEY R  
KOZAKIEWICZ CATHY A  
91 TWIN CHURCH RD  
BERWICK PA 18603

CNTY	TWP	
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 07 -03 -053-06,000		
91 TWIN CHURCH RD		
.77 Acres		
Land		4,193
Buildings		32,317
Total Assessment		36,510

This tax returned to  
courthouse on:  
January 1, 2004

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**



# GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION  
ATTORNEY'S AT LAW

JOSEPH A. GOLDBECK, JR.  
GARY E. MCCAFFERTY\*  
MICHAEL T. MCKEEVER\*

SUITE 500  
THE BOURSE BUILDING  
111 S. INDEPENDENCE MALL EAST  
PHILADELPHIA, PENNSYLVANIA, 19106  
(215) 627-1322  
FAX (215) 627-7734

SENTRY OFFICE PLAZA  
SUITE 420  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-3242  
FAX (856) 858-2997

RENEE M. POZZUOLI-BUECKER\*  
KRISTINA G. MURTHA\*

\*PA & NJ BAR

PLEASE REPLY TO THE  
PHILADELPHIA OFFICE

February 12, 2003

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: No. 2002-CV-859

**RODNEY R. KOCH and CATHY A. KOZAKIEWICZ**

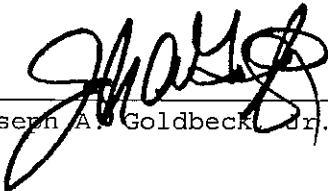
Dear Sir/Madam:

The above case may be sold on February 26, 2003. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.

JAG/bjm

**DEFER: COMPLETE THIS SECTION**

Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. 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, on the front if space permits.

**FEDERAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
LIAM GREEN FEDERAL BUILDING  
ARCH STREET ROOM 3259  
LADELPHIA, PA 19106**

Article Number  
(Transfer from service label)  
70020860000174607994

Domestic Return Receipt

102595-01-M-0381

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. 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, on the front if space permits.

**OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105**

Article Number  
(Transfer from service label)  
70020860000458571818

Domestic Return Receipt

102595-01-M-0381

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* **151-02**

B. Received by (Printed Name) *[Signature]* **151-02**  
Date of Delivery **DEC 13 2002**

C. Date of Delivery **DEC 13 2002**

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

3. Service Type  
 Certified Mail  
 Registered  
 Insured Mail  
 Express Mail  
 Return Receipt for Merchandise  
 C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* **151-02**

B. Received by (Printed Name) *[Signature]* **151-02**  
Date of Delivery **DEC 16**

C. Date of Delivery **DEC 16**

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

3. Service Type  
 Certified Mail  
 Registered  
 Insured Mail  
 Express Mail  
 Return Receipt for Merchandise  
 C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* **151-02**

B. Received by (Printed Name) *[Signature]* **151-02**  
Date of Delivery **DEC 13 2002**

C. Date of Delivery **DEC 13 2002**

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

3. Service Type  
 Certified Mail  
 Registered  
 Insured Mail  
 Express Mail  
 Return Receipt for Merchandise  
 C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. 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, on the front if space permits.

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLAINTS  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230**

Article Number  
(Transfer from service label)  
70020860000458571801

Domestic Return Receipt

102595-01-M-

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* **151-02**

B. Received by (Printed Name) *[Signature]* **151-02**  
Date of Delivery **DEC 13 2002**

C. Date of Delivery **DEC 13 2002**

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

3. Service Type  
 Certified Mail  
 Registered  
 Insured Mail  
 Express Mail  
 Return Receipt for Merchandise  
 C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

GOLDBECK McCAFFERTY & McNEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

NATIONAL CITY MORTGAGE COMPANY  
PO Box 1820  
Dayton, OH 45401-1820

Plaintiff

vs.

RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ  
Mortgagors and Record Owners

91 Twin Church Road  
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-859

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

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- Certified mail by Sheriff's Office.
- Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

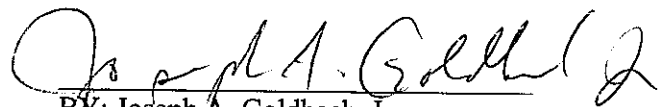
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- Premises was posted by Sheriff's Office/competent adult (copy of return attached).
  - Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
  - Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).
- PER TIM OF SHERIFFS OFFICE 12/12/02*

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

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

Respectfully submitted,

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

7160 3901 9844 1074 5786

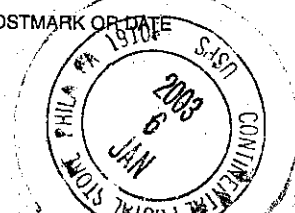
**TO:** KOCH, RODNEY R.  
**RODNEY R. KOCH**  
91 Twin Church Road  
Berwick, PA 18603

**SENDER:** GOLDBECK MCCAFFERTY & MCKEEVER  
November 27, 2002

**REFERENCE:** KOCH, RODNEY R. / NC-0395  
( 2/26/03 ) - Columbia

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service <b>Receipt for Certified Mail</b> No Insurance Coverage Provided Do Not Use for International Mail	POSTMARK OR DATE 
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7160 3901 9844 1074 5793

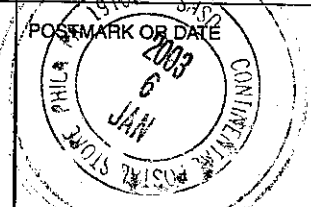
**TO:** KOZAKIEWICZ, CATHY A.  
**CATHY A. KOZAKIEWICZ**  
91 Twin Church Road  
Berwick, PA 18603

**SENDER:** GOLDBECK MCCAFFERTY & MCKEEVER  
November 27, 2002

**REFERENCE:** KOCH, RODNEY R. / NC-0395  
( 2/26/03 ) - Columbia

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service <b>Receipt for Certified Mail</b> No Insurance Coverage Provided Do Not Use for International Mail	POSTMARK OR DATE 
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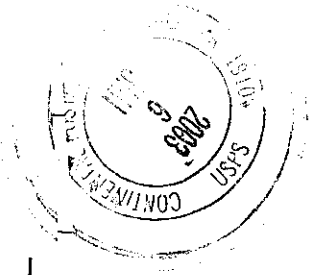
**GOLDBECK McCAFFERTY & McKEEVER**

Suite 500 The Bourse Building  
 111 S. Independence Mall East  
 Philadelphia, Pennsylvania 19106

Check type of mail:  
 Express  
 Registered  
 Insured  
 COD  
 Return Receipt (RR) for Merchandise  
 Certified  
 Intl Rec. Del.  
 Del. Confirmation (DC)

If Registered Mail, Affix stamp here if it is:  
 Insured  
 Not Insured  
 or  
 as certified

**U.S. POSTAGE**  
 PB 2211913 1  
 1032 03-600 JAN 06 03  
 9429 MAILED FROM ZIP CODE  
 2149



Line	Article Number	Address Name, Street, and PO Address	Package	Fee	Handling Charge	Actual Value (If Reg.)	Ins.
1		PA DEPARTMENT OF PUBLIC WELFARE Bureau of Child Support Enforcement Health and Welfare Bldg - Room 452 P.O. Box 2075 Harrisburg, PA 17105-2075					
2		DOMESTIC RELATIONS OF COLUMBIA COUNTY 700 Sawmill Road Suite A Hersheyburg, PA 17815					
3							
4							
5							
6							
7		KOCH, RODNEY R. RODNEY R. KOCH 91 Twin Church Road Berwick, PA 18603					
8							
9							
10							
11		KOZAKIEWICZ, CATHY A. CATHY A. KOZAKIEWICZ 91 Twin Church Road Berwick, PA 18603					
12							
13							
14							
15							
Total Number of Pieces		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)				

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonpostable documents under Express Mail domestic reconstruction insurance is \$50,000 per piece subject to a limit of \$200,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual (DMM) 304, 307, and 322 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (M) and Standard Mail (B) parcels.

PS Form 3877, April 1999

Complete by Typewriter, Ink, or Ball Point Pen

Koch | Kozakiewicz NL-0395

Goldbeck McCafferty & McKerr  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 – The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

NATIONAL CITY MORTGAGE COMPANY  
PO Box 1820  
Dayton, OH 45401-1820

Plaintiff

vs.

RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ  
**Mortgagors and Record Owners**

91 Twin Church Road  
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-859

**AFFIDAVIT PURSUANT TO RULE 3129**

NATIONAL CITY MORTGAGE COMPANY, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

91 Twin Church Road  
Berwick, PA 18603

1. Name and address of Owners or Reputed Owners:

RODNEY R. KOCH  
91 Twin Church Road  
Berwick, PA 18603

CATHY A. KOZAKIEWICZ  
91 Twin Church Road  
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

RODNEY R. KOCH  
91 Twin Church Road  
Berwick, PA 18603

CATHY A. KOZAKIEWICZ  
91 Twin Church Road  
Berwick, PA 18603

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

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

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

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


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

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

(attach separate sheet if more space is needed)

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.

DATED: February 6, 2003

  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

NATIONAL CITY MORTGAGE COMPANY

VS.

RODNEY KOCH  
CATHY KOZAKIEWICZ

WRIT OF EXECUTION #151 OF 2002 ED

POSTING OF PROPERTY

JANUARY 27, 2003      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF RODNEY KOCH AND CATHY KOZAKIEWICZ AT 91 TWIN CHURCH RD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.


SO ANSWERS:

  
\_\_\_\_\_  
DEPUTY SHERIFF

\_\_\_\_\_  
SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 27TH DAY OF JANUARY 2003

  
**NOTARIAL SEAL**  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2005



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

NATIONAL CITY MORTGAGE COMPANY

Docket # 151ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, DECEMBER 12, 2002, AT 10:04 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON RODNEY R.KOCH AT 91 TWIN CHURCH ROAD, BERWICK BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

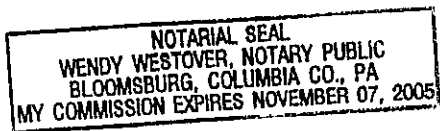
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, DECEMBER 13, 2002

*Harry A. Roadarmel Jr.*

*Wendy Westover*  
\_\_\_\_\_  
NOTARY PUBLIC

X \_\_\_\_\_  
SHERIFF HARRY A. ROADARMEL JR.



X *G. Millard*  
\_\_\_\_\_  
G. MILLARD  
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

NATIONAL CITY MORTGAGE COMPANY

Docket # 151ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

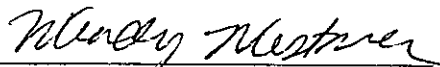
RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ

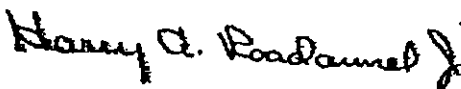
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, DECEMBER 12, 2002, AT 10:04 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON CATHY KOZAKIEWICZ AT 91 TWIN CHURCH ROAD, BERWICK BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, DECEMBER 13, 2002

  
\_\_\_\_\_  
NOTARY PUBLIC

  
X \_\_\_\_\_  
SHERIFF HARRY A. ROADARMEL JR.

NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2005

X   
G. MILLARD  
DEPUTY SHERIFF

**GOLDBECK, MCCAFFERTY & MCKEEVER**  
 A PROFESSIONAL CORPORATION  
 SUITE 500 - THE BOURSE BUILDING  
 111 S. INDEPENDENCE MALL EAST  
 PHILADELPHIA, PA 19106  
 (215) 627-1322 FAX (215) 627-7734

January 2, 2003

**TO: SHERIFF OF COLUMBIA COUNTY FAX # 570-389-5625**

**Please advise if you have assigned Sale Dates to the following:**

Borrower	Docket Number	Property	Sale Date
KOCH, RODNEY R.	2002-CV-859	91 Twin Church Road, Berwick, PA 18603	Feb 26 1000

**PLEASE FAX BACK TO 215 627 7734**  
 OR  
 CONTACT BILL COFFIN AT 215 627 1322 X14

JOAN M. ROTHERY  
BRIAR CREEK TOWNSHIP  
TAX COLLECTOR

FACSIMILE COVER SHEET

To: Sheriff's office

Fax: 784-0257

Date: 12-18-02

Pages: (inc. cover) 1

RE: Rodney Koch - Sheriff Sale

all taxes for 2002 are paid

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/5/2002

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 151ED2002

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY

DEFENDANT RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ

<b>PERSON/CORP TO SERVED</b>
RODNEY R. KOCH
91 TWIN CHURCH ROAD
BERWICK

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Posted

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12/12/02 TIME 1004 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ POE \_\_\_ CCSO \_\_\_  
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
 C. CORPORATION MANAGING AGENT  
 D. REGISTERED AGENT  
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) Posted @ Property

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY M. Howard DATE 12/12/02

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/5/2002

SERVICE# 2 - OF 11 SERVICES  
DOCKET # 151ED2002

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY

DEFENDANT RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ

<b>PERSON/CORP TO SERVED</b>
CATHY A. KOZAKIEWICZ
91 TWIN CHURCH ROAD <i>post</i>
BERWICK

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *Posted*

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE *12/12/02* TIME *1004* MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ POE \_\_\_ CCSO \_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) *Posted at Property*

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

*Milward*

*12/12/02*

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/5/2002

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 151ED2002

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY

DEFENDANT RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ

<b>PERSON/CORP TO SERVED</b>
JOAN ROTHERY - TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Joan Rothery

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 12/12/02 TIME 104 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB  POE \_\_\_ CCSSO \_\_\_  
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA \_\_\_  
 C. CORPORATION MANAGING AGENT \_\_\_  
 D. REGISTERED AGENT \_\_\_  
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_

F. OTHER (SPECIFY) Bear Creek Twp.  
Muni Building

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Ad Navel DATE 12/12/02

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/5/2002

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 151ED2002

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY

DEFENDANT RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Chris E. Kump

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-12-02 TIME 11:34S MILEAGE 3- OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ POE \_\_\_ CCSO \_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. Kump DATE 12-12-02



# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/5/2002

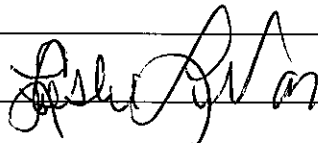
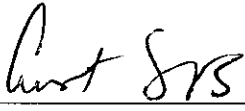
SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 151ED2002

PLAINTIFF NATIONAL CITY MORTGAGE COMPANY

DEFENDANT RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ

<b>PERSON/CORP TO SERVED</b>
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

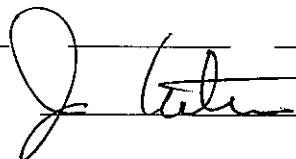
SERVED UPON    
RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-12-2 TIME 1520 MILEAGE 3 OTHER \_\_\_\_\_

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ POE \_\_\_ CCSO \_\_\_  
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
 C. CORPORATION MANAGING AGENT  
 D. REGISTERED AGENT  
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE  
 \_\_\_\_\_  
 F. OTHER (SPECIFY) \_\_\_\_\_  
 \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY  DATE 12-12-2

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

151-02

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 12-5-02

DOCKET AND INDEX 12-11-02

SET FILE FOLDER UP 12-11-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS \_\_\_\_\_

NON-MILITARY AFFIDAVIT \_\_\_\_\_

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

CHECK FOR \$1200.00 CK 166914 for \$1200.00

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE  
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES Feb, 26, 2003 at 1000

POST ALL DATES ON CALANDER Post 1-24-03 Adv 2-5, 12, 19-03

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS \_\_\_\_\_

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES \_\_\_\_\_

SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_

PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS \_\_\_\_\_

\*NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT \_\_\_\_\_

\* DOCKET ALL DATES

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 26, 2003 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 151 OF 2002 ED AND CIVIL WRIT NO. 859 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pipe (found) on the northerly right-of-way of Legislative Route 19097 and common corner with lands now or late of Bruce E. and Mary McGraw; thence along lands now or late of said McGraw, North 4 degrees 10 minutes 07 seconds West, 228.15 feet to an iron pipe (found) in line or lands now or late of Ivan R. and Lovina E. Kindig; thence along lands now or late of said Kindig, North 80 degrees 58 minutes 06 seconds East, 134.58 feet to a rebar (set) on the northerly right-of-way of the aforesaid Legislative Route 19097; thence along the northerly right-of-way of said Legislative Route 19097, South 85 degrees 33 minutes 19 seconds West, 154.00 feet to an iron pin (found), the place of Beginning.

CONTAINING 33,693.28 square feet of land in all.

Being more fully shown as Parcel "A" on a survey draft prepared by Frank E. Beishline, P.L.S. and dated October 13, 1981, as shown in the Columbia County Recorder's Office in Book 304, at Page 568.

BEING the same premises which David A. Calovi and Jacqueline A. Calovi by deed dated July 19, 2001 and recorded July 25, 2001 in instrument #200107268 conveyed unto Rodney R. Koch and Cathy A. Kozakiewicz.

## 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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney  
Joseph A. Goldbeck  
111 South Independence Mall East  
Philadelphia, PA 19106

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

NATIONAL CITY MORTGAGE COMPANY  
PO Box 1820  
Dayton, OH 45401-1820

vs.

RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ  
91 Twin Church Road  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2002-CV-859

*2002 ED-151*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 91 Twin Church Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$92,954.85

Interest From 02/01/2002  
Through 11/27/2002

(Costs to be added)

Dated:

12/5/02

*Tanni B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

*Elizabeth A. Brennan, Dep.*

Term  
No. 2002-CV-859

IN THE COURT OF COMMON PLEAS  
NATIONAL CITY MORTGAGE COMPANY

vs.

RODNEY R. KOCH and  
CATHY A. KOZAKIEWICZ  
Mortgagor(s)  
91 Twin Church Road Berwick, PA 18603

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$92,954.85
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$

Office of Judicial Support  
Judg. Fee  
Cr.  
Sat.

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 500 – The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
(215) 627-1322

Complaint \$ 85.50 pd  
Judgment \$ 14.00 pd  
Dist \$ 23.00 pd  
Satisfy \$ 7.00

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe (found) on the northerly right-of-way of Legislative Route 19097 and common corner with lands now or late of Bruce E. and Mary McGraw; thence along lands now or late of said McGraw, North 4 degrees 10 minutes 07 seconds West, 228.15 feet to an iron pipe (found) in line of lands now or late of Ivan R. and Lovina E. Kindig; thence along lands now or late of said Kindig, North 80 degrees 58 minutes 06 seconds East, 134.58 feet to a rebar (set) common corner with Parcel 'B' as shown on a survey draft prepared by Frank E. Beishline, P.L.S. and dated Oct. 13, 1981; thence along said Parcel "B", South 8 degrees 55 minutes 53 seconds East, 239.65 feet to a rebar (set) on the northerly right-of-way of the aforesaid Legislative Route 19097; thence along the northerly right-of-way of said Legislative Route 19097, South 85 degrees 33 minutes 19 seconds West, 154.00 feet to an iron pin (found), the place of Beginning.

CONTAINING 33,693.28 square feet of land in all.

Being more fully shown as Parcel "A" on a survey draft prepared by Frank E. Beishline, P.L.S. and dated October 13, 1981, as shown in the Columbia County Recorder's Office in Book 304, at Page 568.

BEING the same premises which David A. Calovi and Jacqueline A. Calovi by deed dated July 19, 2001 and recorded July 25, 2001 in Instrument #200107268 conveyed unto Rodney R. Koch and Cathy A. Kozakiewicz.

Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 – The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

NATIONAL CITY MORTGAGE COMPANY  
PO Box 1820  
Dayton, OH 45401-1820

Plaintiff

vs.

RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ  
Mortgagor(s) and Record Owner(s)  
91 Twin Church Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

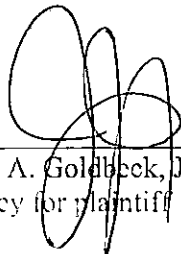
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2002-CV-859

*2002-ED-151*

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.  
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

NATIONAL CITY MORTGAGE COMPANY  
PO Box 1820  
Dayton, OH 45401-1820

Plaintiff

vs.

RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ  
Mortgagor(s) and Record Owner(s)

91 Twin Church Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

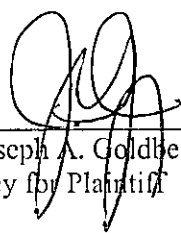
ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-859

*2002-ED 151*

WAIVER OF WATCHMAN

**Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.**

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff



# SHERIFF'S DEPARTMENT

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ <i>National City Mortgage Co.</i>		COURT NUMBER <i>2002-CV-859</i>	
DEFENDANT/S/ <i>Rodney R. Koch &amp; Cathy A. Kozakiewicz</i>		TYPE OF WRIT OR COMPLAINT <i>Execution - Mort Fore.</i>	
SERVE 	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE <i>Rodney R. Koch &amp; Cathy A. Kozakiewicz</i>	
		ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) <i>91 Twin Church Road, Berwick, PA 18603</i>	
AT	SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <i>Post Premises in accordance with the Court Order dated 8/30/02</i>		
SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>		TELEPHONE NUMBER <i>(215) 627-1322</i>	DATE <i>11/26/02</i>
ADDRESS OF ATTORNEY  GOLDBECK McCafferty & McKEEVER Suite 500 - The Bourse Bldg. 111 S. Independence Mall East Philadelphia, PA 19106			

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

NATIONAL CITY MORTGAGE COMPANY  
PO Box 1820  
Dayton, OH 45401-1820  
Plaintiff

vs.

RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ  
Mortgagor(s) and Record Owner(s)

91 Twin Church Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2002-CV-859

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

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: KOZAKIEWICZ, CATHY A.  
**CATHY A. KOZAKIEWICZ**  
91 Twin Church Road  
Berwick, PA 18603

Your house at 91 Twin Church Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$92,954.85 obtained by NATIONAL CITY MORTGAGE COMPANY against you.

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

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

1. The sale will be cancelled if you pay to NATIONAL CITY MORTGAGE COMPANY, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.

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 the Sheriff of Columbia County at 570-389-5624.

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 thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.

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.**

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

**GOLDBECK McCAFFERTY & McKEEVER**

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Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

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Plaintiff

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**RODNEY R. KOCH**  
91 Twin Church Road  
Berwick, PA 18603

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Goldbeck McCafferty & McKee, Jr.  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
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Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

NATIONAL CITY MORTGAGE COMPANY  
PO Box 1820  
Dayton, OH 45401-1820

Plaintiff

vs.

RODNEY R. KOCH  
CATHY A. KOZAKIEWICZ  
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91 Twin Church Road  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-859

*2002-ED-151*

AFFIDAVIT PURSUANT TO RULE 3129

NATIONAL CITY MORTGAGE COMPANY, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

91 Twin Church Road  
Berwick, PA 18603

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

RODNEY R. KOCH  
91 Twin Church Road  
Berwick, PA 18603

CATHY A. KOZAKIEWICZ  
91 Twin Church Road  
Berwick, PA 18603

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

RODNEY R. KOCH  
91 Twin Church Road  
Berwick, PA 18603

CATHY A. KOZAKIEWICZ  
91 Twin Church Road  
Berwick, PA 18603

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432

P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

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

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

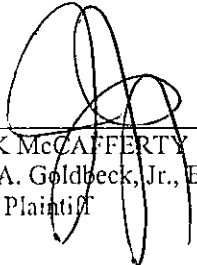
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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

(attach separate sheet if more space is needed)

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.

DATED: November 27, 2002



---

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

BY: JOSEPH A. GOLDBECK, JR.  
ATTORNEY I.D. #16132  
SUITE 500 – THE BOURSE BLDG.  
111 S. INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

NATIONAL CITY MORTGAGE COMPANY  
PO Box 1820  
Dayton, OH 45401-1820

vs.

RODNEY R. KOCH and CATHY A. KOZAKIEWICZ  
Mortgagor(s)  
91 Twin Church Road  
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*Defendant(s)*

IN THE COURT OF COMMON  
PLEAS  
OF Columbia COUNTY

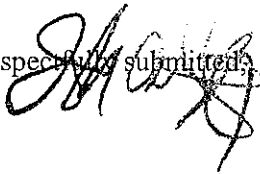
CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2002-CV-859

CERTIFICATE OF SERVICE

JOSEPH A. GOLDBECK, JR. ESQUIRE hereby certifies that on *9/30/02*  
he did serve upon Defendant(s) RODNEY R. KOCH and CATHY A. KOZAKIEWICZ a true and correct  
copy of the above-captioned Complaint by certified and regular mail in accordance with the Court Order  
dated AUGUST 30, 2002. The undersigned understands that the statements herein and subject to the  
penalties provided by 18 P.S. Section 4904.

Respectfully submitted,  


GOLDBECK McCAFFERTY & McKEEVER  
BY: JOSEPH A. GOLDBECK, JR. ESQUIRE

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2002 OCT - 2 A 10: 12

FILED  
PROTHONOTARY

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 – The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

NATIONAL CITY MORTGAGE COMPANY  
PO Box 1820  
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Plaintiff

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Health and Welfare Bldg. - Room 432



P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
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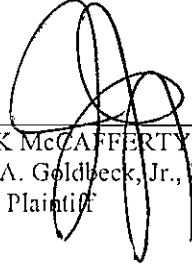
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(attach separate sheet if more space is needed)

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DATED: November 27, 2002



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GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

**GOLDBECK MCCAFFERTY & MCKEEVER**  
**A PROFESSIONAL CORPORATION**  
SUITE 500, BOURSE BUILDING  
111 SOUTH INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106

FIRSTTRUST BANK  
3-7380-2360

166914

12/2/2002

PAY TO THE ORDER OF *Sheriff of Columbia County*

\$ \*\*1,200.00

DOLLARS

*One Thousand Two Hundred and 00/100\*\*\*\*\**

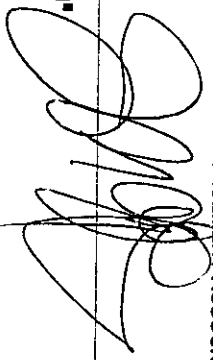
MORTGAGE DISBURSEMENT ACCOUNT

081064/3-90

MEMO

*Koch*

⑈ 166914⑈ ⑆ 23807380⑆ ⑆ 70 1100018⑈



**GOLDBECK MCCAFFERTY & MCKEEVER**  
*Sheriff of Columbia County*

12/2/2002

166914

1,200.00

*Mortgage Disburse Koch*

1,200.00