

SHERIFF'S SALE COST SHEET

Countrywide Home Loans vs. Kozakiewicz - Starzgin
 NO. 3-08 ED NO. 1769-07 JD DATE/TIME OF SALE Starzgin

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>63.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>8.50</u>
NOTARY	\$ <u>20.00</u>
TOTAL ***** \$ <u>458.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>282.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>432.70</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>
MISC. <u>Mat. Co. Sheriff</u>	\$ <u>33.00</u>
TOTAL ***** \$ <u>33.00</u>	

TOTAL COSTS (OPENING BID) \$ 1108.10

Refund \$ 246.30

Dep.

**Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009**

Stephen Ames, Ext.1244
Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

March 5, 2008

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: COUNTRYWIDE HOME LOANS, INC. v.
MICHAEL J. KOZAKIEWICZ, SHARON STARZAN, JACQUELINE STARZAN
MAKOID, CATHERINE ANN STARZAN and PETER STARZAN
337 NORTH MARKET STREET BERWICK, PA 18603
Court No. 2007-CV-1769

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for March 26, 2008 due to the following: Other.

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible..

Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

February 15, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: COUNTRYWIDE HOME LOANS, INC.v. MICHAEL J. KOZAKIEWICZ and
ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND
DEVISEE OF THE ESTATE OF PETER STARZAN and JACQUELINE
STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF
PETER STARZAN
COLUMBIA COUNTY, NO. 2007-CV-1769

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

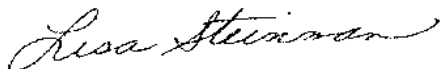
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 3/26/08 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: COUNTRYWIDE HOME LOANS, INC.

) CIVIL ACTION

vs.

MICHAEL J. KOZAKIEWICZ

ESTATE OF PETER STARZAN, SHARON STARZAN,
CO-EXECUTRIX AND DEVISEE OF THE
ESTATE OF PETER STARZAN

) CIVIL DIVISION

JACQUELINE STARZAN MAKOID
CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN

) NO. 2007-CV-1769


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **COUNTRYWIDE HOME
LOANS, INC.** hereby verify that true and correct copies of the Notice of Sheriff's sale
were served by certificate of mailing to the recorded lienholders, and any known
interested party see Exhibit "A" attached hereto.

DATE: February 15, 2008


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender

PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 337 NORTH MARKET BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		OMNIUM WORLDWIDE, INC. FOR BANK ONE 7171 MERCY ROAD P.O. BOX 6618, STE 400 OMAHA, NE 68106		
5		ERI FINANCIAL SERVICES P.O. BOX 3542 BALTIMORE, MD 21214		
6		COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTN: JOHN MURPHY 6TH FL. STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128		
7		DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105		
8		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FL. STE 1300 1001 LIBERTY AVENUE HARRISBURG, PA 15222		
15		RE:MICHAEL J. KOZAKIEWICZ PHS #160044 TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



UNITED STATES POSTAGE
02 1M
0004218010
MAILED FROM ZIP CODE 19103
FEB 15 2008
\$ 02.80



Name and Address of Sender
PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	Fee
1	*****	BERWICK AREA JOINT SEWER AUTHORITY 106 MARKET STREET BERWICK, PA 18603			
2	*****				
3					
4					
5					
6					
7					
8					
		RE:MICHAEL J. KOZAKIEWICZ PHS #160044. TEAM 3/LAS			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		



Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

MICHAEL J. KOZAKIEWICZ
337 NORTH MARKET STREET
BERWICK, PA 18603

ESTATE OF PETER STARZAN, SHARON
STARZAN, CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
4095 EUREKA STREET
VINELAND, NJ 08361

JACQUELINE STARZAN MAKOID
CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
410 WINGATE DRIVE
COLLEGEVILLE, PA 19426

Defendant(s).

AMENDED AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, 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 **337 NORTH MARKET, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

MICHAEL J. KOZAKIEWICZ

337 NORTH MARKET STREET
BERWICK, PA 18603

ESTATE OF PETER STARZAN,
SHARON STARZAN, CO-
EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN

4095 EUREKA STREET
VINELAND, NJ 08361

JACQUELINE STARZAN MAKOID
CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN

4170 WINGATE DRIVE
COLLEGEVILLE, PA 19426

2. Name and address of Defendants in the judgment:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|----------------------|---|
| SAME AS ABOVE | |
3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|---|
| OMNIUM WORLDWIDE, INC.
FOR BANK ONE | 7171 MERCY ROAD
P.O. BOX 6618 |
| ERI FINANCIAL SERVICES | P.O. BOX 3542
BALTIMORE, MD 21214 |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| NONE | |
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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| COMMONWEALTH OF
PENNSYLVANIA BUREAU OF
INDIVIDUAL TAX INHERITANCE
TAX DIVISION
ATTN: JOHN MURPHY | 6TH FL. STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128 |
| DEPARTMENT OF PUBLIC
WELFARE TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM | P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105 |
| INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER | 13TH FL. STE 1300
1001 LIBERTY AVENUE
HARRISBURG, PA 15222 |

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

337 NORTH MARKET
BERWICK, PA 18603

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

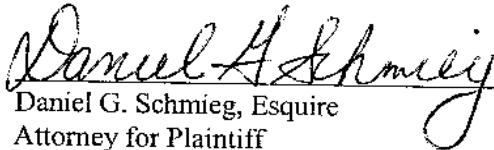
P.O. BOX 2675
HARRISBURG, PA 17105

BERWICK AREA JOINT SEWER
AUTHORITY

106 MARKET STREET
BERWICK, PA 18603

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

February 15, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



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.

COUNTRYWIDE HOME LOANS, INC.

VS.

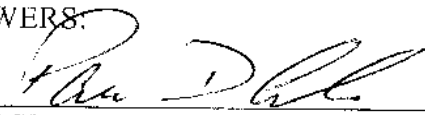
MICHAEL KOZAKIEWICZ, ESTATE OF
PETER STARZAN

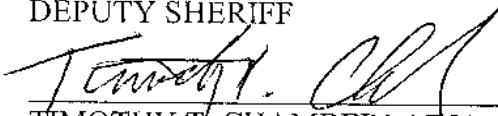
WRIT OF EXECUTION #3 OF 2008 ED

POSTING OF PROPERTY

February 20, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MICHAEL KOZAKIEWICZ, ESTATE OF PETER STARZAN AT 337 NORTH MARKET
STREET BERWICK COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.


SO ANSWERS:

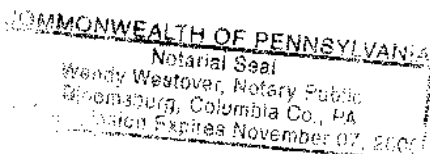

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF FEBRUARY 2008





COMPLETE THIS SECTION ON DELIVERY

A. Signature	<i>[Signature]</i>
B. Received by (Printed Name)	<i>[Signature]</i>
C. Date	<i>THE 14 JUL 71</i>

D. Is delivery address different from item 17? ☐ YES ☐ NO

If YES, enter delivery address below: ☐

3. Service Type	<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for <input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	

Return Receipt 102

COMPLETE THE ORDER FORM

A. Signature	
X	
B. Received by (<i>Printed Name</i>)	C. D
JAN 1	
D. Is delivery address different from item 1?	
If YES, enter delivery address below:	

3. Service Type	<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt <input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	

77007 0710 0002 4094 774

COMPLETE THIS SECTION ON THE WEB

A. Signature Pa Dept of Revenue X		<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) JAN 14 2008		C. Date of Delivien JAN 14 2008



MONTGOMERY COUNTY SHERIFF'S DEPARTMENT

Sheriff John P. Durante
Montgomery County Court House
P.O. Box 311
Norristown, PA 19404-0311

Phone: 610-278-3331 Fax: 610-278-3832 <http://sheriff.montcopa.org>

Attorney's or Plaintiff's Name and Address:
Francis Hallinan and Schmiegg, LLP
1617 J.F.K. Boulevard 1400
Philadelphia, PA 19103
Phone: 215-563-7000

Date: 2/4/2008
Prothonotary No: 08-ED3
Sheriff's No: 08001082

RETURN OF SERVICE

Civil Action: Notice of Mortgage Foreclosure
Columbia County Court of Common Pleas - 26th Judicial District

PLAINTIFF

Countryside Home Loans, Inc.

Vs.

DEFENDANT

Jaqueline Starzan-Makoid

SHERIFF'S RETURN

PERSON SERVED: Jaqueline Starzan-Makoid
SERVICE TYPE: Personal
PLACE OF SERVICE: 4170 Wingate Drive
COLLEGEVILLE, PA 19426
DATE OF SERVICE: 2/2/2008
TIME OF SERVICE: 9:05 AM
DEPUTY: Paul Zappala

NOTES

TIMOTHY T. CHAMBERLAIN



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) 784-6388

08001082

[Handwritten signature]

1-23
6

COUNTRYSIDE HOME LOANS, INC.

3ED2008

VS

MORTGAGE FORECLOSURE

MICHAEL J. KOZAKIEWICZ
ESTATE OF PETER STARZAN, SHARON
STARZAN, CO-EXECUTRIX AND DEVISEE
OF THE ESTATE OF PETER STARZAN

NOW, THURSDAY, JANUARY 10, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONTGOMERY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, JAQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE, AT 4170 WINGATE DRIVE, COLLEGEVILLE, PA

SKIPP 40K turn.
04 113

RECEIVED
MONTGOMERY COUNTY
SHERIFFS DEPT.
08 JAN 17 AM 11:58

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

PERSON TO SERVE Jaqueline Starzan
DEPUTY SHERIFF PS
ADDRESS as given
CITY 0905
DATE 2-2-08
NUMBER OF ATTEMPTS 2
DEPUTY Zappala
DEPUTY —
LAST DAY OF SERVICE 2-8-08

1-30 0830 PZ

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/28/2008

Fee: \$5.00

Cert. NO: 4137

STARZAN PETER
MICHAEL J KOZAKIEWICZ
337 MARKET STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20060 -5299
Location: 337 MARKET ST P L 10
Parcel Id:04B-04 -142-00,000

Assessment: 12,996
Balances as of 01/28/2008

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/9/2008

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 3ED2008

PLAINTIFF COUNTRYSIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. KOZAKIEWICZ
ESTATE OF PETER STARZAN, SHARON STARZAN, CO-
EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER
STARZAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-25-08 TIME 1530 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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

TC

DATE _____

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (370) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

COUNTRYSIDE HOME LOANS, INC.

Docket # 3ED2008

VS

MORTGAGE FORECLOSURE

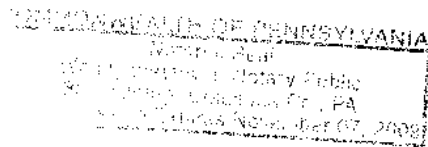
MICHAEL J. KOZAKIEWICZ
ESTATE OF PETER STARZAN, SHARON
STARZAN, CO-EXECUTRIX AND DEVISEE
OF THE ESTATE OF PETER STARZAN

AFFIDAVIT OF SERVICE

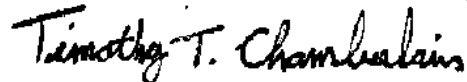
NOW, THIS TUESDAY, JANUARY 15, 2008, AT 3:15 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MICHAEL KOZAKIEWICZ AT 237B WEST FRONT STREET, BERWICK BY HANDING TO MICHAEL KOZAKIEWICZ, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JANUARY 16, 2008


NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/9/2008

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 3ED2008

PLAINTIFF COUNTRYSIDE HOME LOANS, INC.

DEFENDANT

MICHAEL J. KOZAKIEWICZ
ESTATE OF PETER STARZAN, SHARON STARZAN, CO-
EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER
STARZAN

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
MICHAEL KOZAKIEWICZ
337 NORTH MARKET STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

HOUSE

VALANT

CHK. P.O.

NET - ✓

SERVED UPON MICHAEL KOZAKIEWICZ

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-15-08 TIME 1515 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ 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) 237 B WEST FRONT ST.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 01.15.08

3

Tax Notice 2007 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE
 03/01/2007

BILL NO.
 6113

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	12.996	6.146	78.27	79.87	87.86
SINKING		1.345	17.13	17.48	19.23
LIGHT		1	12.74	13.00	13.65
FIRE		1.25	15.92	16.25	17.06
BORO RE		10.6	135.00	137.76	144.65

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

259.06
 April 30
 If paid on or before

264.36
 June 30
 If paid on or before

282.45
 June 30
 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STARZAN PETER
 MICHAEL J KOZAKIEWICZ
 337 MARKET STREET
 BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Discount 2% 2% 2%
 Penalty 10% 5%
 PARCEL: 04B-04 -142-00,000
 337 MARKET ST
 .0551 Acres Land
 Buildings
 Total Assessment
 2,500
 10,469
 12,996
 259.06
 264.36
 282.45
 This tax returned to
 courthouse on:
 January 1, 2008
 3-14
 FILE COPY
 3-14

BERWICK AREA SCHOOL DISTRICT 2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 003821 Original

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	12996	48.100	612.61	625.11	687.62
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE					
PAY THIS AMOUNT			612.61	625.11	687.62
IF PAID ON OR BEFORE			Aug 31		
IF PAID ON OR BEFORE			Oct 31		
IF PAID AFTER			Nov 1		

NO REFUNDS UNDER \$5.00

STARZAN PETER
 MICHAEL J KOZAKIEWICZ
 337 MARKET STREET
 BERWICK PA 18603

PARCEL 04B04 14200000	PROPERTY DESCRIPTION	ACCT. 5531
337 MARKET ST	2500.00	SCHOOL PENALTY 10%
20060-5299	1058.00	DELINQUENT TAX TO
0.06 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

8/31/07

2007 taxes paid in full by Courthouse
 (Done)

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/9/2008

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 3ED2008

PLAINTIFF COUNTRYSIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. KOZAKIEWICZ
ESTATE OF PETER STARZAN, SHARON STARZAN, CO-
EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER
STARZAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 1-11-8 TIME 1020 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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Cole

DATE 1-11-8



January 11, 2008

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

COUNTRYWIDE HOME LOANS

VS.

**MICHAEL J. KOZAKIEWICZ
ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX
AND DEVISEE OF THE ESTATE OF PETER STARZAN**

DOCKET # 3ED2008

JD # 1769JD2007

Dear Timothy:

The balance due on sewer account #126340 for the property located at 337
Market Street Berwick, Pa through March 2008 is \$526.12.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/9/2008

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 3ED2008

PLAINTIFF COUNTRYSIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. KOZAKIEWICZ
ESTATE OF PETER STARZAN, SHARON STARZAN, CO-
EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER
STARZAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KRISTIE ROMIG

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-10-08 TIME 1615 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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Pat Dill

DATE 01-10-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/9/2008

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 3ED2008

PLAINTIFF COUNTRYSIDE HOME LOANS, INC.

DEFENDANT MICHAEL J. KOZAKIEWICZ
ESTATE OF PETER STARZAN, SHARON STARZAN, CO-
EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER
STARZAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE.	
BERWICK	

SERVED UPON 205520

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-10-08 TIME 1625 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

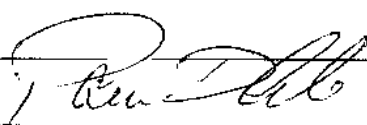
F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY  DATE 01-10-08

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

vs.

**MICHAEL J. KOZAKIEWICZ
337 NORTH MARKET STREET
BERWICK, PA 18603**

**ESTATE OF PETER STARZAN, SHARON
STARZAN, CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
4095 EUREKA STREET
VINELAND, NJ 08361**

**JACQUELINE STARZAN MAKOID
CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
410 WINGATE DRIVE
COLLEGEVILLE, PA 19426**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007-CV-1769**
:
:

VERIFICATION OF NON-MILITARY SERVICE

Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

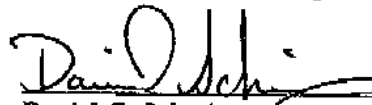
(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant **MICHAEL J. KOZAKIEWICZ** is over 18 years of age and resides at **337 NORTH MARKET STREET, BERWICK, PA 18603**.

(c) that defendant **ESTATE OF PETER STARZAN, SHARON STRAZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN** is over 18 years of age, and resides at **4095 EUREKA STREET, VINELAND, NJ 08361**.

(d) that defendant **JACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN** is over 18 years of age, and resides at **410 WINGATE DRIVE, COLLEGEVILLE, PA 19426**.

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 3-08

DATE RECEIVED 1-9-08
DOCKET AND INDEX 1-9-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 656763
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Mar 26, 08 TIME 0900
POSTING DATE Feb. 20, 08
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov 5
2ND WEEK 12
3RD WEEK 19, 08

SHERIFF'S SALE

WEDNESDAY MARCH 26, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 OF 2008 ED AND CIVIL WRIT NO. 1769 OF 2007 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'S 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 lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following: BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603 Tax Parcel #04B-04-142-00,000

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY MARCH 26, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 OF 2008 ED AND CIVIL WRIT NO. 1769 OF 2007 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'S 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 lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following: BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603 Tax Parcel #04B-04-142-00,000

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY MARCH 26, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 3 OF 2008 ED AND CIVIL WRIT NO. 1769 OF 2007 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'S 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 lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following: BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603 Tax Parcel #04B-04-142-00,000

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

MICHAEL J. KOZAKIEWICZ

ESTATE OF PETER STARZAN,
SHARON STARZAN, CO-
EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN

JACQUELINE STARZAN MAKOID
CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
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
(specifically described property below):

PREMISES: 337 NORTH MARKET, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	<u>\$56,147.74</u>
Additional Fees and Costs	<u>\$1,980.50</u>
Interest from 01/08/08 to Sale	\$_____ and costs.
at \$9.23 per diem	

Dated 1-9-2008
(SEAL)

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1769 Term 2008

2008 ED-3

WRIT OF EXECUTION
(Mortgage Foreclosure)

Tammi B. Klein
(Clerk) Office of the Prothonotary, County
of Columbia County, Penna.

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

Attorney for Plaintiff

2008.ED.3

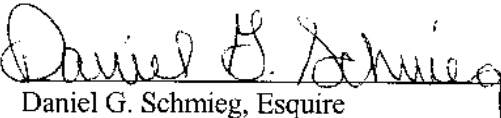
**4170 WINGATE DRIVE
COLLEGEVILLE, PA 19426**

2. Name and address of Defendant(s) in the judgment:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|----------------------|---|
| SAME AS ABOVE | |
3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|---|
| OMNIUM WORLDWIDE, INC.
FOR BANK ONE | 7171 MERCY ROAD
P.O. BOX 6618 |
| ERI FINANCIAL SERVICES | P.O. BOX 3542
BALTIMORE, MD 21214 |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| NONE | |
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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| COMMONWEALTH OF
PENNSYLVANIA BUREAU OF
INDIVIDUAL TAX INHERITANCE
TAX DIVISION
ATTN: JOHN MURPHY | 6 TH FL. STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128 |
| DEPARTMENT OF PUBLIC
WELFARE TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM | P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105 |
| INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER | 13 TH FL. STE 1300
1001 LIBERTY AVENUE
HARRISBURG, PA 15222 |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|---|
| TENANT/OCCUPANT | 337 NORTH MARKET
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |

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

January 7, 2008

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

2008 ED 3

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
SAME AS ABOVE	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
DOMINUM WORLDWIDE, INC.	7171 MERCY ROAD
FOR BANK ONE	P.O. BOX 6618
FRI FINANCIAL SERVICES	P.O. BOX 3542
	BALTIMORE, MD 21214

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
NONE	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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:

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
COMMONWEALTH OF PENNSYLVANIA BUREAU OF REVENUE TAX INHERITANCE DIVISION	6 TH FL. STRAWBERRY SQUARE
ATTN: JOHN MURPHY	DEPT. 280601
	HARRISBURG, PA 17128
DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT STATE RECOVERY PROGRAM	P.O. BOX 8486
	WILLOW OAK BUILDING
	HARRISBURG, PA 17105
INTERNAL REVENUE SERVICE OPERATED INVESTORS TOWER	13 TH FL. STE 1300
	1001 LIBERTY AVENUE
	HARRISBURG, PA 15222

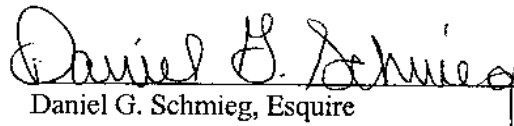
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
TENANT/OCCUPANT	337 NORTH MARKET
	BERWICK, PA 18603
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE
	P.O. BOX 380
	BLOOMSBURG, PA 17815

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

January 7, 2008

Date

A handwritten signature in cursive script, reading "Daniel G. Schmieg". The signature is written in dark ink and is positioned above the printed name and title.

Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

MICHAEL J. KOZAKIEWICZ
337 NORTH MARKET STREET
BERWICK, PA 18603

ESTATE OF PETER STARZAN, SHARON
STARZAN, CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
4095 EUREKA STREET
VINELAND, NJ 08361

JACQUELINE STARZAN MAKOID
CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
410 WINGATE DRIVE
COLLEGEVILLE, PA 19426

Defendant(s).

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2007-CV-1769

2008 ED-3

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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

Daniel G. Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

MICHAEL J. KOZAKIEWICZ
337 NORTH MARKET STREET
BERWICK, PA 18603

ESTATE OF PETER STARZAN, SHARON
STARZAN, CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
4095 EUREKA STREET
VINELAND, NJ 08361

JACQUELINE STARZAN MAKOID
CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
410 WINGATE DRIVE
COLLEGEVILLE, PA 19426

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-1769

2008 ED-3

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

COUNTRYWIDE HOME LOANS, INC.

7105 CORPORATE DRIVE

PLANO, TX 75024

Plaintiff,

v.

MICHAEL J. KOZAKIEWICZ

337 NORTH MARKET STREET

BERWICK, PA 18603

ESTATE OF PETER STARZAN, SHARON STARZAN,

CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF

PETER STARZAN

4095 EUREKA STREET

VINELAND, NJ 08361

JACQUELINE STARZAN MAKOID

CO-EXECUTRIX AND DEVISEE OF

THE ESTATE OF PETER STARZAN

410 WINGATE DRIVE

COLLEGEVILLE, PA 19426

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: MICHAEL J. KOZAKIEWICZ
337 NORTH MARKET STREET
BERWICK, PA 18603**

**ESTATE OF PETER STARZAN,
SHARON STARZAN, CO-EXECUTRIX AND
DEVISEE OF THE ESTATE OF PETER STARZAN
4095 EUREKA STREET
VINELAND, NJ 08361**

**JACQUELINE STARZAN MAKOID
CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN
4170 WINGATE DRIVE
COLLEGEVILLE, PA 19426**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **337 NORTH MARKET, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$56,147.74** obtained by **COUNTRYWIDE HOME LOANS, INC.**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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 the Mortgagee, COUNTRYWIDE HOME LOANS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
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 better chance you will have of stopping the Sale. (See the 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 TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
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 (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason 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 home 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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

DESCRIPTION

ALL that certain picce or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Market Street at the corner of lot now or late of the Estate of J. W. Mather; thence along the same in a Westerly direction, a distance of Ninety-six (96) Feet to a corner in line of lands now or late of Mary Elizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northcrly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

THIS description is intended to cover and this Deed to convey the Southerly portion of a double house and the land appurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of the Estate of Peter Starzan, Deceased by reason of the following:

BEING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Kevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

AND THE SAID Peter Starzan did nominate, constitute and appoint Sharon Starzan and Jacqueline Starzan Makoid Co-Executrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603
Tax Parcel #04B-04-142-00,000

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.

..... (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now,, 20, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Columbia County, Pa.

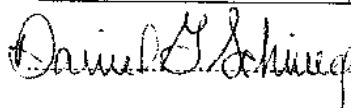
Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: COUNTRYWIDE HOME LOANS, INC. vs MICHAEL J. KOZAKIEWICZ and ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN AND JACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN

The defendant(s) will be found at 337 NORTH MARKET STREET, BERWICK, PA 18601
4095 EUREKA STREET, VINELAND, NJ 08361
4170 WINGATE DRIVE, COLLEGEVILLE, PA 19426

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

.....

.....

SHERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

vs.

Plaintiff

MICHAEL J. KOZAKIEWICZ

ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX
AND DEVISEE OF THE ESTATE OF PETER STARZAN

JACQUELINE STARZAN MAKOID
CO-EXECUTRIX AND DEVISEE OF
THE ESTATE OF PETER STARZAN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-1769 CD Term, 200__

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within
_____ upon _____

at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

_____, 20__, See return endorsed hercon by Sheriff of
County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date _____

Plaintiff
COUNTRYWIDE HOME LOANS, INC.

Court Number
2007-CV-1769

Defendant
MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE AT { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE:
MICHAEL J. KOZAKIEWICZ
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
4095 EUREKA STREET, VINELAND, NJ 08361

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

Now, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date _____

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

Plaintiff _____ Court Number _____

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____, 20__

SO ANSWERS
Signature of Dep. Sheriff

Date _____

Signature of Sheriff

Date _____

Sheriff of _____

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date _____

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2007-CV-1769

Defendant

MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE
OF THE ESTATE OF PETER STARZAN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

4095 EUREKA STREET, VINELAND, NJ 08361

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE: ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN --- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date _____

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2007-CV-1769

Defendant

MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE
ESTATE OF PETER STARZAN

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
4095 EUREKA STREET, VINELAND, NJ 08361

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

Now, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

(215)563-7000

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

20

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.


Expiration date

Plaintiff
COUNTRYWIDE HOME LOANS, INC.

Court Number
2007-CV-1769

Defendant
MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
337 NORTH MARKET, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
_____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

SO ANSWERS

Date

Signature of Dep. Sheriff

of _____ 20

Signature of Sheriff

Date

Sheriff of

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
656763

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The Sheriff of Columbia County
Order 35 W Main Street
Of Bloomsburg, PA 17815

DATE	AMOUNT
01/07/2008	*****1,350.00

Valid after 180 days

Travis S. Hallinan

⑈656763⑈ ⑆036001808⑆36 150866 6⑈