# SHERIFF'S SALE COST SHEET

RECORDER OF DEEDS  TOTAL ****************  REAL ESTATE TAXES:  BORO, TWP & COUNTY 20	Country and e Home Loans v	18. Kozakiewoz Starzan
DOCKET/RETURN  SERVICE PER DEF.  LEVY (PER PARCEL  MAILING COSTS  ADVERTISING SALE BILLS & COPIES  ADVERTISING SALE BILLS & COPIES  S17.50  ADVERTISING SALE (NEWSPAPER)  MILEAGE  POSTING HANDBILL  S15.00  CRYING/ADJOURN SALE  S10.00  SHERIFF'S DEED  S25.00  SHERIFF'S DEED  TOTAL ************************************	NO. 3-68 ED NO. 1769-67	JD DATE/TIME OF SALE Street
SERVICE PER DEF.  LEVY (PER PARCEL  MALLING COSTS  ADVERTISING SALE BILLS & COPIES  ADVERTISING SALE BILLS & COPIES  ADVERTISING SALE (NEWSPAPER)  MILEAGE  POSTING HANDBILL  S15.00  SHERIFF'S DEED  S25.00  TOTAL **********************************  ****		•
LEVY (PER PARCEL  MALLING COSTS  ADVERTISING SALE BILLS & COPIES  ADVERTISING SALE (NEWSPAPER)  MILEAGE  POSTING HANDBILL  CRYING/ADJOURN SALE  \$15.00  SHERIFF'S DEED  TRANSFER TAX FORM  S25.00  S15.00  SHERIFF'S DEED  TOTAL ************************************		\$ 755.00 \$ 755.00
MAILING COSTS  ADVERTISING SALE BILLS & COPIES  ADVERTISING SALE (NEWSPAPER)  MILEAGE  POSTING HANDBILL  CRYING/ADJOURN SALE  S15.00  SHERIFF'S DEED  TRANSFER TAX FORM  DISTRIBUTION FORM  COPIES  NOTARY  TOTAL ************************************		
ADVERTISING SALE BILLS & COPIES S17.50 ADVERTISING SALE (NEWSPAPER) \$15.00 MILEAGE  POSTING HANDBILL \$15.00 CRYING/ADJOURN SALE \$10.00 SHERIFF'S DEED \$35.00 TRANSFER TAX FORM \$25.00 DISTRIBUTION FORM \$25.00 COPIES \$3.50  NOTARY \$30.00 WEB POSTING \$150.00 PRESS ENTERPRISE INC. \$75.00  WEB POSTING \$150.00 PRESS ENTERPRISE INC. \$75.00 TOTAL ************************************	•	
MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE \$10.00 SHERIFF'S DEED \$35.00 TRANSFER TAX FORM DISTRIBUTION FORM COPIES NOTARY  TOTAL *********************************  WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL **************************  **********	ADVERTISING SALE BILLS & COPIES	
POSTING HANDBILL CRYING/ADJOURN SALE S15.00 SHERIFF'S DEED S35.00 TRANSFER TAX FORM DISTRIBUTION FORM COPIES NOTARY TOTAL ************************************	ADVERTISING SALE (NEWSPAPER)	\$15.00
CRYING/ADJOURN SALE SHERIFF'S DEED S35.70 TRANSFER TAX FORM DISTRIBUTION FORM COPIES NOTARY  TOTAL **************************  **********		\$ <u> 24,00</u>
SHERIFF'S DEED \$35.00 TRANSFER TAX FORM \$25.00 DISTRIBUTION FORM \$25.00 COPIES \$\$.C NOTARY \$20.00  WEB POSTING \$150.00 PRESS ENTERPRISE INC. \$28J, 70 SOLICITOR'S SERVICES \$75.00 TOTAL ************************************		\$15.00
TRANSFER TAX FORM DISTRIBUTION FORM COPIES NOTARY  TOTAL ************************************		\$10.00
DISTRIBUTION FORM  COPIES  NOTARY  TOTAL ************************************		
COPIES NOTARY \$ 30.00  WEB POSTING \$150.00  PRESS ENTERPRISE INC. \$ 283,70  SOLICITOR'S SERVICES \$75.00  PROTHONOTARY (NOTARY) \$10.00  PRECORDER OF DEEDS \$		
NOTARY  TOTAL ************************************		
WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************************		
WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************************	NUTARY	\$ 20.00
PRESS ENTERPRISE INC.  SOLICITOR'S SERVICES  TOTAL ************************************	IOIAL *******	******* \$ <u>-/\ 8,00</u>
PRESS ENTERPRISE INC.  SOLICITOR'S SERVICES  TOTAL ************************************	WER POSTING	\$150.00
SOLICITOR'S SERVICES		
PROTHONOTARY (NOTARY)  RECORDER OF DEEDS  TOTAL *********************************  REAL ESTATE TAXES:  BORO, TWP & COUNTY 20		<del>\$75.00</del>
PROTHONOTARY (NOTARY)  RECORDER OF DEEDS  TOTAL *********************************  REAL ESTATE TAXES:  BORO, TWP & COUNTY 20	TOTAL *******	******** s 432.70
RECORDER OF DEEDS  TOTAL ************************************		10
TOTAL ************************************	PROTHONOTARY (NOTARY)	\$ <del>10.0</del> 0
REAL ESTATE TAXES:  BORO, TWP & COUNTY 20	RECORDER OF DEEDS	\$
BORO, TWP & COUNTY 20	TOTAL *******	*******
BORO, TWP & COUNTY 20	DEAL ECTATE TAYES.	
SCHOOL DIST. 20 \$ 5.00  TOTAL *******************************  MUNICIPAL FEES DUE:  SEWER 20 \$		¢.
DELINQUENT 20 \$ 5.00  TOTAL *********************************  MUNICIPAL FEES DUE:  SEWER 20 \$		Φ
MUNICIPAL FEES DUE:  SEWER  SEWER  20  WATER  20  TOTAL *************************  SURCHARGE FEE (DSTE)  MISC. Mat. Co. She S 33.cc  TOTAL ********************************  TOTAL ************************************		\$ 500
MUNICIPAL FEES DUE:  SEWER  SEWER  20  WATER  20  TOTAL *************************  SURCHARGE FEE (DSTE)  MISC. Mat. Co. She S 33.cc  TOTAL ********************************  TOTAL ************************************	TOTAL *******	********* ¢ ( 00
SEWER  WATER  20	19112	<u> </u>
SURCHARGE FEE (DSTE)  MISC. Mat., Co. She & \$ 33.00  TOTAL ************************************	MUNICIPAL FEES DUE:	
SURCHARGE FEE (DSTE)  MISC. Mat., Co. She & \$ 33.00  TOTAL ************************************	SEWER 20	\$
SURCHARGE FEE (DSTE)  MISC. Mat., Co. She & \$ 33.00  TOTAL ************************************	WATER 20	\$
TOTAL ************ \$ 55.00 /3 00 1	TOTAL *******	******** \$ <u> </u>
TOTAL ************ \$ 55.00 /3 00 1	CLIDCHARCE FEE (DCCE)	4 184 . 4
TOTAL ************ \$ 55.00 /3 00 1	MISC MARGE FEE (DSTE)	\$ <u>/\&amp;O.bO</u>
TOTAL ************ \$ 55.00 /3 00 1	MISC. THAY, CO. SILE T	\$ <u>\$7,c&amp;</u>
——————————————————————————————————————	TOTAL *******	
TOTAL COSTS (OPENING BID) \$\frac{1/08.70}{20.120}	TOTAL	
$\frac{\sqrt{7} \sqrt{477}}{\sqrt{27}}$	TOTAL COSTS (OP	PENING BID) 9 // OR. 10
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1/2 Lind # 07 b) De		Defund # 241,30

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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@fcdphe.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.

Yours truly,

LISA STEINMAN

For PHELAN HALLINAN & SCHMIEG, LLP

Lisa Steinman

\*\*\*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, SHAR CO-EXECUTRIX AND DEVISEE OF TI ESTATE OF PETER STARZAN	RON ST HE	FARZAI	N, CIVIL DIVISION
	JACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN		)	NO. 2007-CV-1769
	AFFIDAVIT OF SERVICE PU	RSUA	NT TO	RULE 3129
	MONWEALTH OF PENNSYLVANIA NTY OF COLUMBIA	)		SS:
	I, DANIEL G. SCHMIEG, ESQUIRE atto	orney fo	or <b>COU</b>	NTRYWIDE HOME
LOAN	S, INC. hereby verify that true and corr	ect cop	oies of t	he Notice of Sheriff's sale
were s	served by certificate of mailing to the reco	orded I	ienhold	ers, and any known
nteres	sted party see Exhibit "A" attached herete	0.		

DANIEL G. SCHMIEG, ESQUIRE Attorney for Plaintiff

DATE: <u>February 15, 2008</u>

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

# SUPPORT TEAM

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per of ed by					:			**	* * * *	Article Number
Total Number of Pieces Received at Post Office	RE:MICHAEL J. KOZAKIEWICZ	INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13 <sup>TH</sup> FL. STE 1300 1001 LIBERTY AVENUE HARRISBURG, PA 15222	DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTN; JOHN MURPHY 6 <sup>TH</sup> FL. STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128	ERI FINANCIAL SERVICES P.O. BOX 3542 BALTIMORE, MD 21214	OMNIUM WORLDWIDE, INC. FOR BANK ONE 7171 MERCY ROAD P.O. BOX 6618, STE 400 OMAHA, NE 68106	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PÁ 17105	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	TENANT/OCCUPANT 337 NORTH MARKET BERWICK, PA 18603	Name of Addressee, Street, and Post Office Address
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				(See						Fee

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

# SUPPORT TEAM

Line Article Name of Addressee, Street, and Post Office Address  Numbe r    Numbe   REWICK AREA JOINT SEWER AUTHORITY	BERWICK AREA JOINT SEWER AUTHO 106 MARKET STREET BERWICK, PA 18603  RE:MICHAEL J. KOZAKIEWICZ  Total Number of Pieces Received at Post Office Receiving Employ
DINT SEWER AUTHOET  S  ZAKIEWICZ  Postmaster, Per (N Receiving Employe	Irect, and Post Office Address  INT SEWER AUTHORITY  ET  3  ZAKIEWICZ PHS #160044.
Office Ad  AUTHO  er, Per (N  g Employ	AUTHORITY  PHS #160044.
Address HORITY HORITY PHS #160044.  (Name of loyee)	Y #160044.
	TEAM 3/LAS

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

Attorney for Plaintiff

v.

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

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 CIVIL DIVISION

NO. 2007-CV-1769

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



PHONE (570) 389-5622

# **SHERIFF OF COLUMBIA COUNTY**

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

FAX: (570) 389-5625

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 ANSWER

DEPUTY SHERIFF

TÍMOTHY T' CHAMBERLAT

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

DAY OF FEBRUARY 2008

Notarial Seal

Wendy Weatover, Notery Public Bromspurg, Columbia Co., PA Naion Expires November 07, 200

B. Received by (Printed Name)  C. Date of Delivery  AN 1 4 2008  Yes	the back of the mailpiece,	Blivery D.	piece,  D. Is delivery address different from item 1? Yes
A. Signature Pa Dept of Kevenue Agent  Addresser	zd 3. Also complete Delivery is desired. see d address on the reverse	B. Received by	Signature Sant
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☐ Registered ☐ Return Re☐ Insured Mail ☐ C.O.D.  Restricted Delivery? (Extra Fee)	Certified Mail	Certified Mall	Certified Mail
o Covice Time	13	11	
	dress different from item delivery address below		om item 1? 🗆 Yes s below: 🗆 No
A. Signature  X  B. Received by ( Printed Name)	A. Signature iter Agent  A gent  A Addresse erse  R. Received by (Printed Name)  C. Date of Delivery	A. Signature  A. Glignature  Agent  Addressee  B. Reckivet by (Printed Name)   A.N. Cl. Direck Planters	Signature d 3
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2292 h50h 2000 OTLO 200	9222 h60h 2000 or20 200	10, h522 h60t 2000 OT20 20	0 6E92 4604 2000 OT2
3. Service Type  2. Certified Mail	3. Service Type  ■ Certified Mail □ Express Mail □ Registered □ Return Receipt for Merchandise □ Insured Mail □ C.O.D.  4. Restricted Delivery? (Extra Fee) □ Yes	3. Service Type  Certified Mail	Service Typo  Certified Mail
D. Is delivery address/different from item 1. If YES, enter delivery address below:	D. Is delivery address different from them 17  Yes  If YES, enter delivery address below: No	Adl WELd I 2 € 2008  D. Is delivery address different from Item 1? □ Yes  If YES, enter delivery address below: □ No	om item
3 /2 / E	1,2)	* Han Melcal & Agent 3	Signature:  Agent  Addressee  Received by (Printed Name)  C. Date of Delivery
COMPLETE THIS SECTION ON DELIVERY	COMPLETE THIS SECTION ON DELIVERY	COMPLETE THIS SECTION ON DELIVERY	MPLETE THIS SECTION, ON DELIVERY

# MONIGOMERY 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

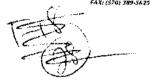


SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

18001082

24 HOUR PHONE

PHONE (570) 389-5622



MORTGAGE FORECLOSURE

COUNTRYSIDE HOME LOANS, INC.

3ED2008

MICHAEL J. KOZAKIEWICZ

VS

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

TIMOTHY T. CHAMBERLAIN SHERIFF COLUMBIA COUNTY, PENNSYLVANJA

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LACTERA DE SERVES	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 NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: Timothy T. Chamberlain, Sheriffeer: dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED	1/0/2009		SERVICE# 15		ERVICES
DATE RECEIVED	1/9/2008		DOCKET # 3E	.D2008	
PLAINTIFF		COUNTRYSID	E HOME LOAN	S, INC.	
DEFENDANT		MICHAEL J. K ESTATE OF PE EXECUTRIX A STARZAN	ETER STARZAN	I, SHARON S OF THE ESTA	STARZAN, CO- ATE OF PETER
ATTORNEY FIRM		PHELAN HALI	LINAN AND SC	HMIEG	
PERSON/CORP TO COLUMBIA COUNT	) SERVE	)	PAPERS TO S		
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PO BOX 380 BLOOMSBURG					
BLOOMSBURG			]		
SERVED UPON	Del	2			
RELATIONSHIP		-··	IDENTIFIC.	ATION	
DATE /-25-08 T					
Race Sex	Height	Weight 1	Eyes Hair	Age	_ Military
TYPE OF SERVICE:	B. HO C. CO D. REG E. NO	USEHOLD MEN RPORATION M GISTERED AGE T FOUND AT P	MBER: 18+ YEA ANAGING AGE ENT LACE OF ATTE	ARS OF AGE	RVICE
	<b>F</b> . <b>O</b> T	HER (SPECIFY)			
ATTEMPTS DATE	TIME	OF	FICER	REMAR	KS
DEPUTY	7		DATE _	. <u>.</u>	

#### TIMOTHY T. CHAMBERLAIN



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

CONTROL OF CENTER VIVANIA

States November (87, 2009)

SO ANSWERS,

SHERIFF TIMOTHY T. CHAMBERLAIN

P. D'ANGELO DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

	OFFICER: T. CHAMBER DATE RECEIVED 1/9/2008	RLAIN	SERVICE# 1 - DOCKET#3ED	OF - 18 SERVICES 2008	
	PLAINTIFF	COUNTRYSID	E HOME LOANS	, INC.	
?54-4 ATHT	DEFENDANT 3 2 3 ATTORNEY FIRM	DVDCHTDIVA	TER STARZAN,	SHARON STARZA THE ESTATE OF	
STARZ	ATTORNEY FIRM	PHELAN HALI	JNAN AND SCH	MIEG 2	10 458
	PERSON/CORP TO SERVED MICHAEL KOZAKIEWICZ 337 NORTH MARKET STREE BERWICK SERVED UPON MICHAE RELATIONSHIP	D	PAPERS TO SE	ERVED	MACANT
L	DERWICK		137 3		<i>iy K</i> • •
	SERVED UPON MICHAS	L KOSAN	18W10Z	57	NET
	RELATIONSHIP		IDENTIFICA	TION	_
	DATE 01-15-08 TIME	SIS MILEA	AGE	OTHER	<del>-</del>
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		57,	<del></del>		
	ATTEMPTS DATE TIME	OF	FICER	REMARKS	
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			<del></del>		
	DEPUTY	in	DATE	01.15.08	

5

MAKE CHECKS PAYBLE TO:
Connie C Gingher
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

COUNTY
FOR: COLUMBIA COUNTY

ASSESSMENT
GENERAL
12,996
SINKING
LIGHT
FIRE
BORO RE
BORO RE
The discount & penalty
have been calculated

FOR: COLUMBIA COUNTY

ASSESSMENT
FIRE
BORO RE
CLOSED FRIDAY AFTER DISCOUNT
The discount & penalty
have been calculated

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envelope with your payment						IS REQUESTED	for your convenience	The discount & penalty		BORO RE	FIRE	LIGHT	SINKING	GENERAL	DESCRIPTION	FOR: COLUMBIA COUNTY	
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Total Assessment	Buildings	Land	ST	R-04 -142-0		⊱ . ⊱				10.6	1.25	<del>_</del> .	1.345	6.146	MILLS		
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9996	.0,4 <b>9</b> 6	2,500	<u> </u>	<u>5</u>	8 27.73	<u>}</u> <del>⊒</del>	June 30 Af paid on or before	264.36		137.76	16.25	13.00	17.48	79.87	AX AMOUNT DUE		
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クレク	FILE COPY	}	Che Bang	January 1, 2008	courthouse on:	This tax returned to	June 30 If paid after	282.45		144.65	17.06	13.65	19.23	87.86	INCL PENALTY	Ψ.	5

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT

337 MARKET STREET BERWICK PA 18603

MICHAEL J KOZAKIEWICZ

STARZAN PETER

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AFTER	OR BEFORE	m 7	THIS	payment is requested. e returned with	now and payable. Prompt payment is requested.  This tax notice must be returned with		
687.62	625.11	612.61	PAY	penalty have been ence. Taxes are due	The 2% discount and 10% penalty have been computed for your convenience. Taxes are due PAY	- mon, rue, mon, 9:30am-4:00pm	į
	<i>.</i>					A MAN TO THE PARTY OF THE PARTY	#I
						BERWICK, PA 18603	BER
		•••				1615 LINCOLN AVENUE	161
687.62	625.11	612.61	12996 48.100	12996	REAL ESTATE	CONNIE C. GINGHER	CON
10% PENALTY	FACE AMOUNT 10% PENALT	2% DISC	RATE	ASSESSMENT	DESCRIPTION	BERWICK BOROUGH	
Original		віш# 003821	07/01/2007	ESTATE DATE	2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 00	BERWICK AREA SCHOOL DISTRICT	BER

337 MARKET STREET BERWICK PA 18603

337 MARKET ST

20060-5299

0.06 ACRES

MAKE SEPARATE CHECKS FOR 8/3//077

PARCEL 04B04 14200000

PROPERTY DESCRIPTION

ACCT ACCT

5531

SCHOOL PENALTY 10%

COURTHOUSE DEC 15

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Course

# 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 SERVE	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	
SERVED UPON MAURIEU	The Colz
RELATIONSHIP ( 957cm 1/2	Street Land IDENTIFICATION
DATE / <u>Δ1-</u> & TIME <u>10</u> Σ	O MILEAGE OTHER
Race Sex Height	Weight Eyes Hair Age Military
B. HO C. CO D. REG E. NO	RSONAL SERVICE AT POA POBC POE CCSO USEHOLD MEMBER: 18+ YEARS OF AGE AT POA RPORATION MANAGING AGENT GISTERED AGENT T FOUND AT PLACE OF ATTEMPTED SERVICE HER (SPECIFY)
ATTEMPTS DATE TIME	OFFICER REMARKS
DEPUTY Cata	DATE 2-11-8



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 # 1769.JD2007

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

Phone: (570) 752-8477 • Fax: (570) 752-8479

# **COLUMBIA COUNTY SHERIFF'S OFFICE** PROCESS SERVICE ORDER

OFFICER: T. CH DATE RECEIVED	HAMBERLAIN 1/9/2008	SERVICE# 10 - OF - 18 SERVICES DOCKET # 3ED2008	
PLAINTIFF	COUNTRYSID	DE HOME LOANS, INC.	
DEFENDANT	ESTATE OF PE	KOZAKIEWICZ ETER STARZAN, SHARON STARZAN, C AND DEVISEE OF THE ESTATE OF PETI	O- ER
ATTORNEY FIRM	PHELAN HALI	LINAN AND SCHMIEG	
PERSON/CORP TO	SERVED	PAPERS TO SERVED	
BERWICK SEWER		MORTGAGE FORECLOSURE	
1108 FREAS AVE.		1	
BERWICK	<u> </u>	1	
SERVED UPON	KRISTIE	Romi6	
RELATIONSHIP		IDENTIFICATION	
DATE Of 10.08 TI	ME /6/5 MILE	AGE OTHER	
Race Sex F	Height Weight ]	Eyes Hair Age Military	
TYPE OF SERVICE:	B. HOUSEHOLD MEN C. CORPORATION M D. REGISTERED AGE E. NOT FOUND AT P	ENT PLACE OF ATTEMPTED SERVICE	_
	F. OTHER (SPECIFY)	)	<del></del> .
ATTEMPTS DATE	TIME OF	FFICER REMARKS	
DEPUTY	The The	DATE 01-10.08	

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

DATE RECEIVED 1/9/2008			DOCKET # 3ED2008	
PLAINTIFF	COUNTRYSIDE HOME LOANS, INC.			
ESTATE OF P		RIX AND DEVISEI	KOZAKIEWICZ ETER STARZAN, SHARON STARZAN, CO- AND DEVISEE OF THE ESTATE OF PETER	
ATTORNEY FIRM PHELAN HAL		HALLINAN AND	SCHMIEG	
PERSON/CORP TO SERVED		PAPERS TO	PAPERS TO SERVED	
CONNIE GINGHER-TAX COLLECTOR		MORTGAG	MORTGAGE FORECLOSURE	
1615 LINCOLN AVE	<u> </u>			
BERWICK				
SERVED UPON	20572	D		
RELATIONSHIP	IDENTIFICATION			
DATE C/- /D-OF TI	ME <u>1625</u> N	MILEAGE	OTHER	
Race Sex I	Height Weight	Eyes Hair	r Age Military	
TYPE OF SERVICE:	B. HOUSEHOLD C. CORPORATIO D. REGISTERED E. NOT FOUND	MEMBER: 18+ Y ON MANAGING A O AGENT AT PLACE OF AT	TEMPTED SERVICE	
	r. Other (SPEC	ZIF 1)		
ATTEMPTS DATE	TIME	OFFICER	REMARKS	
DEPUTY	1 then	Mb DAT	E 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.

: COLUMBIA COUNTY

VS.

: COURT OF COMMON PLEAS

MICHAEL J. KOZAKIEWICZ 337 NORTH MARKET STREET

: CIVIL DIVISION

BERWICK, PA 18603

: NO. 2007-CV-1769

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

## 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. KOZAIEWICZ 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 40% 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#<u>3-08</u>

DATE RECEIVED $1-9-08$ DOCKET AND INDEX $1-9-08$	8
CHECK FOR PROPER 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**IF ANY OF ABOVE IS MISSING	CK# 656 763
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	Mar 26, 28 TIME 2900  Feb. 20, 08  1 <sup>ST</sup> WEEK 14  2 <sup>ND</sup> WEEK 14  3 <sup>RD</sup> 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 Suscette 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.

IMPORT ANT 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

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

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Plaintiff's Attorney Daniel G. Schmieg 1617 John F. Kennedy Blvd Philadelphia, PA 19103 Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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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.

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

2008 ED-3

No. 2007-CV-1769 Term 200

WRIT OF EXECUTION (Mortgage Foreclosure)

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 follow-(specifically described property below):

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

> Amount Due Additional Fees and Costs Interest from 01/08/08 to Sale at \$9.23per diem

\$56,147.74 \$1,980.50

\$ and costs.

(Clerk) Office of the Prothy Support, Corea, of Columbia County, Penna.

Dated 1-9-208

PHS#160044

## **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:

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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

Fax Parcel #04B-04-142-00,000

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

COLUMBIA COUNTY

7105 CORPORATE DRIVE PLANO, TX 75024

COUNTRYWIDE HOME LOANS, INC.

COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

MICHAEL J. KOZAKIEWICZ

337 NORTH MARKET STREET BERWICK, PA 18603

NO. 2007-CV-1769 2008.ED-3

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

4095 EUREKA STREET VINELAND, NJ 08361

 $\mathbf{v}_{\cdot}$ 

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

Defendant(s).

## **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 Defendant(s) in the judgment:

> NAME LAST KNOWN ADDRESS (if address cannot be

> > reasonably ascertained, please so indicate.)

SAME AS ABOVE

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

OMNIUM WORLDWIDE, INC. 7171 MERCY ROAD

FOR BANK ONE P.O. BOX 6618

P.O. BOX 3542 ERI FINANCIAL SERVICES

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

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

> 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.) 6<sup>TH</sup> FL. STRAWBERRY SQUARE

COMMONWEALTH OF

PENNSYLVANIA BUREAU OF DEPT. 280601

INDIVIDUAL TAX INHERITANCE HARRISBURG, PA 17128

TAX DIVISION

ATTN: JOHN MURPHY

DEPARTMENT OF PUBLIC

P.O. BOX 8486 WILLOW OAK BUILDING WELFARE TPL CASUALTY UNIT HARRISBURG, PA 17105

ESTATE RECOVERY PROGRAM

13<sup>TII</sup> FL. STE 1300 INTERNAL REVENUE SERVICE

FEDERATED INVESTORS TOWER 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 COURTHOUSE** P.O. BOX 380 COLUMBIA COUNTY

**BLOOMSBURG, PA 17815** 

# COMMONWEALTH OF PFNNSYLVANIA DEPARTMENT OF WELF. E

P.O. BOX 2675 HARRISBURG, 1 17105

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.

<u>January 7, 2008</u>

Date

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

v.

Attorney for Plaintiff

: COLUMBIA COUNTY

COURT OF COMMON PLEAS

. 2008.ED 3

CIVIL DIVISION

NO. 2007-CV-1769

: · NO 200

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

ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE FNI ATE OF PETER STARZAN 4095 LUREKA STREET VINES AND, NJ 08361

Plaintiff,

JAMES NE STARZAN MAKOID CONTRINIAND DEVISEE OF THE ESTATE OF PETER STARZAN 410 WINGATE DRIVE COLLEGEVILLE, PA 19426

Defendant(s).

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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, COVINELAND, NJ 08361

EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) SAME AS ABOVE Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3. NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) OMNITUM WORLDWIDE, INC. 7171 MERCY ROAD FOR BANK ONE P.O. BOX 6618 FUI FINANCIAL SERVICES P.O. BOX 3542 BALTIMORE, MD 21214 Name and address of the last recorded holder of every mortgage of record: 4. 5 NATE: LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) SOME 5. address of every other person who has any record lien on the property: LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) . Address of every other person who has any record interest in the property and whose interest may be 6. he Sale: LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) COMMONWEALTH OF 6<sup>TH</sup> FL. STRAWBERRY SQUARE AND VANIA BUREAU OF DEPT. 280601 AL TAX INHERITANCE HARRISBURG, PA 17128 VASION CASCIENT MURPHY P.O. BOX 8486 A PAREMENT OF PUBLIC WILLOW OAK BUILDING HALLS ARE TPL CASUALTY UNIT HARRISBURG, PA 17105 199 A I P. RECOVERY PROGRAM MATTERNAL REVENUE SERVICE 13<sup>TH</sup> FL. STE 1300 SHAPE ATED INVESTORS TOWER 1001 LIBERTY AVENUE HARRISBURG, PA 15222 See and address of every other person whom the Plaintiff has knowledge who has any interest in the property 7. has o may be affected by the Sale: LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) → NAN I/OCCUPANT 337 NORTH MARKET BERWICK, PA 18603 A TOTAL STIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE \*\* \* MBIA COUNTY P.O. BOX 380 **BLOOMSBURG, PA 17815** 

2.

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

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELF E

P.O. BOX 2675 HARRISBURG,

17105

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

# Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire Identification No. 62205 Attorney for Plaintiff One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 Attorney for Plaintiff (215)563-7000COUNTRYWIDE HOME LOANS, INC. COLUMBIA COUNTY 7105 CORPORATE DRIVE FLANO, TX 75024 COURT OF COMMON PLEAS Plaintiff, CIVIL DIVISION ٧. NO. 2007-CV-1769 MICHAEL J. KOZAKIEWICZ 200 8 ED 3 337 NORTH MARKET STREET BERWICK, PA 18603 ESTATE OF PETER STARZAN, SHARON NTARZAN, CO-EXECUTRIX AND DEVISEE OF HIE 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). 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 (X)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 dentification No. 62205 One Penn Center at Suburban Station 617 John F. Kennedy Boulevard Guite 1400 Philadelphia, PA 19103-1814 Attorney for Plaintiff	Attorney for Plaintiff
215)563-7000 COUNTRYWIDE HOME LOANS, INC.	: COLUMBIA COUNTY
105 CORPORATE DRIVE PLANO, TX 75024	COURT OF COMMON BY FIAG
LANO, 1A /5024	: COURT OF COMMON PLEAS
Plaintiff,	: CIVIL DIVISION
v.	: NO. 2007-CV-1769
AICHAEL J. KOZAKIEWICZ	2008 ED-3
37 NORTH MARKET STREET ERWICK, PA 18603	
STATE OF PETER STARZAN, SHARON TARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN 095 EUREKA STREET TINELAND, NJ 08361 ACQUELINE STARZAN MAKOID TO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN 10 WINGATE DRIVE OLLEGEVILLE, PA 19426	
Defendant(s).	
CERTIFICAT	TION
Daniel G. Schmieg, Esquire hereby ver atter and that the premises is not subject to the prov	ifies that he is the attorney for the Plaintiff in the above-captioned isions of Act 91 because it is:
( ) an FHA Mortgage	
( ) non-owner occupied	
( ) vacant	
(X ) Act 91 procedures have	been fulfilled
This Certification is made subject to thauthorities.	be penalties of 18 Pa. C.S. '4904 relating to unsworn falsification

Daniel G. Schmieg, Esquire
Attorney for Plaintiff

### Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire Identification No. 62205 Attorney for Plaintiff One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Imiladelphia, PA 19103-1814 Attorney for Plaintiff (215)563-7000COUNTRYWIDE HOME LOANS, INC. COLUMBIA COUNTY 7105 CORPORATE DRIVE PLANO, TX 75024 COURT OF COMMON PLEAS Plaintiff, ٧. MICHAEL J. KOZAKIEWICZ CIVIL DIVISION

FSTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF TETER STARZAN
4095 EUREKA STREET

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

337 NORTH MARKET STREET

**EERWICK, PA 18603** 

VINELAND, NJ 08361

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

NO. 2007-CV-1769

2008ED-3

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

Picase 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 estat	e) at 337 NORTH MARKE	ET, 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 Cour	t Judgment of \$56,147.74 obtained by
OUNTRYWIDE HOME LOANS, I	INC., (the Mortgagee) again	st you. In the event the sale is continued, an
mnouncement will be made at said sa	ale 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:

- The Sale will be cancelled if you y to the Mortgagee, COUNTRYWID! OME 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.
- 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.
- 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.
- 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 5<sup>TH</sup> STREET
BLOOMSBURG, PA 17815
(570) 784-8760

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 appartenant 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:

ISEING 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 Columbia County, Pennsylvania on 9/8/06.

Premises being: 337 NORTH MARKET, BERWICK, PA 18603

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:

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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

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.

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Premises being: 337 NORTH MARKET, BERWICK, PA 18603 Fax Parcel #04B-04-142-00.000

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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.

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

WAINER 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, determine to any loss,

		, 20
, the Sheriff is hereby execution by insurance, AL)	HARRY A. ROADARMEL  Columbia County, Pa.	Sheriff
the Sheri ned execution (SEAL)		Sir: — There will be placed in your hands
vithin named within named (SF	for service a Writ of EXECUTION	N (REAL ESTATE), styled as
(Attorney for Plaintiff(s) , 2 property described in the within (Attorney for Plaintiff(s)	and ESTATE OF PETER STARZ DEVISEE OF THE ESTATE OF	IE LOANS, INC. vs MICHAEL J. KOZAKIEWICZ AN, SHARON STARZAN, CO-EXECUTRIX AND PETER STARZAN AND JACQUELINE STARZAN D DEVISEE OF THE ESTATE OF PETER STARZAI
(AWAIVER OF INSURANCE – Now, released from all liability to protect the property which insurance is hereby waived.	If Writ of Execution, state chattels shall be seized and be levie	7 NORTH MARKET STREET, BERWICK, PA 1860.  95 EUREKA STREET, VINELAND, NJ 08361  70 WINGATE DRIVE, COLLEGEVILLE, PA 19426  Liminal Attorney for Plaintiff  below where defendants will be found, what foods and ed upon. If real estate, attach five double spaced typed shall appear on the new deed together with Street and

# HERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.	ntiff	IN THE COURT OF COMMON PLEAS
vs.	*****	OF COLUMBIA COUNTY
MICHAEL J. KOZAKIEWICZ		No. 2007-CV-1769 CD Term, 200
ESTATE OF PETER STARZAN, SHARON STARZ AND DEVISEE OF THE ESTATE OF PETER STA		WRIT
JACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN		ISSUED
De	Fendants	
NOW,20I,		High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of	Сош	nty, 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
		D.,
		By
		- FWI) 5.18-11
	FFIDAVIT OF SERVI	
Now,200, a	ıt ı	O'Clock m., served the within
	upon	
at		· · · · · · · · · · · · · · · · · · ·
by hand	ing to	
a true and correct copy of the original No	tice of Sale and made ki	nown to
he contents thereof.		
Sworn and Subscribed before me	So Ar	nswers,
his		
lay of	20	
	DV.	
Notary Public	Bi: _	Sheriff
		Sicili
· · · · · · · · · · · · · · · · · · ·	20,	, See return endorsed hereon by Sheriff of
		County, Pennsylvania, and made a part of this
		County, Femisylvama, and made a part of this
etyrn		
	So An	swers,
	<u> </u>	Sheriff
		SHOTH

Deputy Sheriff

# SHERIFF'S DEPARTMENTS

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETUR				
Planteri		Expiratio	···	
COUNTRYWIDE HOME LOANS, INC.		Court Number 2007-CV-1769		
Defendant MtCHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZ STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTA STARZAN & JACQUELINE STARZAN MAKOID, CO-EXEC OF THE ESTATE OF PETER STARZAN	DEVISEE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE		
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO MICHAEL J. KOZAKIEWICZ		RIPTION OF I	PROPERTY TO BE LE	VIED, ATTACHED OR SALI:.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State at 4095 EUREKA STREET, VINELAND, NJ 0830	61		<del></del> .	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	T IN EXPEDITING	SERVICE.	<del> </del>	
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW, , 200 , I, Sheriff of COLUMBIA Coun	ity, PA do hereby de	eputize the St	neriff of	
ounty, to execute the within and make return thereof according to law.				
	Sheriff of 0	COLUMBIA	County, Penna.	
property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain sheriff's sale thereof.  Sea sure of Attorney or other Originator requesting service on behalf of XX Pla L  LECTRESS One Penn Center at Suburban Station, 1617 John F. Kennedy Bould Philadelphia, PA 19103-1814	intiff herein for any lo	Telephone (215)563	n or removal of any s Number	rson of levy or uch property before  Date
SPACE BELOW FOR USE OF SHERI	FF ONLY —	DO NOT	WRITE BEL	OW THIS LINE
TA NTIFF			Court Number	
ETURNED:				
AFF RMED and subscribed to before me thisday	SO ANSWERS Signature of Dep	o. Sheriff		Date
	Signature of She	riff		Date
	Sheriff of			

# SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RE	TURN		of all copies. I	type or print legibly, insuring to not detach any copies.
Caruff OUNTRYWIDE HOME LOANS, INC.		Lispitatio	Court Number 2007-CV-1769	
Glendant GLCHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZA GLARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE GLARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTE THE ESTATE OF PETER STARZAN	E OF PETER		Type or Writ of Co	
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S JACQUELINE STARZAN MAKOID, CO-EXECT OF THE ESTATE OF PETER STARZAN	UTRIX AND	CRIPTION OF DEVISEE	PROPERTY TO BE LE	VIED, ATTACHED OR SALE.
ATT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 4095 EUREKA STREET, VINELAND, NJ 08361	Zip Code)			
PECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	IN EXPEDITING	SERVICE.		
ERVE DEFENDANT WITH THE NOTICE OF SALE.  OW, 200_, I, Sheriff of COLUMBIA County, to execute the within and make return thereof according to law.	, PA do hereby o	leputize the SI	neriff of	
	Sheriff of	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	whomever is fou	nd in possessi	on, after potifying pe	rson of levy or
guature of Attorney or other Originator requesting service on behalf of XX Plaint  Def FRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	fendant	Telephone (215)563		Date
SPACE BELOW FOR USE OF SHERIF	F ONLY	DO NOT		OW THIS LINE
ANTIFF			Court Number	
ETURNED:				
FIR MED and subscribed to before me this day	SO ANSWERS Signature of De			Date
20	Signature of Sh	eriff		Date
	Sheriff of			

# SHERIFF'S DEPARTMENT

SHERIFF SERVICE					pe or print legibly, insuring		
			readability of all copies. Do not detach any copies.				
'airaif		<u></u> -	Expiratio				
COUNTRYWIDE HOME LOANS, INC.				Court Number 2007-CV-1769			
sa'e idant				Type or Writ of Complaint			
MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, SHARON				EXECUTION/NOTICE OF SALE			
STARZAN, CO-EXECUTRIX AND DEVISEE OF THE	ESTA	TE OF PETER	>5:::				
STARZAN & JACQUELINE STARZAN MAKOID, CO OF THE ESTATE OF PETER STARZAN	-EXE(	UTRIX AND I	DEVISEE				
ERYE / NAME OF INDIVIDUAL, COMPANY, CORPORATION,	ETC., TO	O SERVICE OR DESC	RIPTION OF	PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.		
ESTATE OF PETER STARZAN, SHARO ESTATE OF PETER STARZAN			XECUTR.	X AND DEVISE	OF THE		
ATT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp 4095 EUREKA STREET, VINELAND, N	s., State at NJ 0830	nd Zip Code) 61	· · · · · ·				
GOCIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL	ASSIS	T IN EXPEDITING	SERVICE.				
SERVE DEFENDANT WITH THE NOTICE OF SAL	Tr						
50V, , , , , , , , , , , , , , , , , , ,	IA Cour	nty PA do hereby d	enutize the S	heriff of			
ounty, to execute the within and make return thereof according to law.		.,,111 av 1101003 a	oparize inc 5		<u> </u>		
		Sheriff of	COLUMBIA	County, Penna.	<del></del>		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B.	W/ A TV/ICI	D OF WATCHMAN	d American	other also and CC Lorenza and an arrange			
p operty under within writ may leave same without a watchman, in	custody.	of whomever is four	nd in possess	ion, after notitiving perso	on of levy or		
attachment without liability on the part of such deputy or sheriff to a sheriff's sale thereof.	my plain	tiff herein for any le	ss, destruction	n or removal of any suc	ch property before		
gauture of Attorney or other Originator requesting service on behalf of			Telephone	Number	Date		
DDRESS: One Penn Center at Suburban Station, 1617 John F. Kenner Philadelphia, PA 19103-1814	dy Boule	Defendant evard, Suite 1400	(215)56	3-7000			
SPACE BELOW FOR USE OF SI	HERI	FF ONLY —	DO NOT	WRITE BELO	W THIS LINE		
· A NTIFF				Court Number			
ETURNED:							
FF RMED and subscribed to before me this	day	SO ANSWERS			Date		
		Signature of De	p. Sheriff				
<u> </u>	20						
		Signature of She	eriff		Date		
		Sheriff of					
		]					
					<del></del>		

# SHERIFF'S DEPARTMEN '

SHERIFF SERVICE	INS	TRUCTIONS: Please t	ype or print legibly, insuring		
PROCESS RECEIPT and AFFIDAVIT OF RE	TURN read	readability of all copies. Do not detach any copies.			
Pluniff	Ex <sub>I</sub>	piration date			
COUNTRYWIDE HOME LOANS, INC.		Court Number 2007-CV-1769			
Defendant MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZA STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTAT. STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECU OF THE ESTATE OF PETER STARZAN	E OF PETER		iplaint IOTICE OF SALE		
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRIPT	ION OF PROPERTY TO BE LEV	IED, ATTACHED OR SALE.		
ATT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 337 NORTH MARKET, BERWICK, PA 18603	Zip Code)				
SPI CIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	N EXPEDITING SER	VICE.			
PLEASE POST THE PREMISES WITH THE SHERIFF'S HA	ANDDILOFE	TV			
NOW, 200 _, I, Sheriff of COLUMBIA County	, PA do hereby deputi	ze the Sheriff of	<u> </u>		
County, to execute the within and make return thereof according to law.					
	Sheriff of COL	JMBIA County, Penna.			
property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.  Signature of Attorney or other Originator requesting service on behalf of XX Plaint Def ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	f herein for any loss, de iff Te endant	estruction or removal of any su lephone Number	Ch property before  Date		
SPACE BELOW FOR USE OF SHERIFI	FONLY — DO	NOT WRITE BELO	DW THIS LINE		
SAINTHE		Court Number			
RETURNED: AFFIRMED and subscribed to before me this					
	SO ANSWERS Signature of Dep. She	riff	Date		
20	Oliman San				
	Signature of Sherill		Date		
	Sheriff of				

01/07/2008 DATE PHILADELPHIA, PA 19148 COMMERCE BANK ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS PHELAN HALLINAN & SCHMIEG LLP ATTORNEY ESCROW ACCOUNT ONE PENN CENTER, SUITE 1400 PHILADELPHIA, PA 19103-1814

Sheriff of Columbia County

To The Order

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Pay

35 W Main Street Bloomsburg, PA 17815

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Void after 180 days

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CHECK NO

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AMOUNT

Framin S. Hellen

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