COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

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NO. 1769-27	JD	
0900		
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\$		
\$		
ASE	s_2805.16_	
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nt for Phel	lan Hallingn	& SCHMIE!
	s_2803,/5	
	\$ 1350,00	
	\$	
DAYS	<u>\$ 1453.16</u>	
	NO. 1769-07 0900 \$ 2748, 30 \$ 54,96 \$ \$ \$	\$ 54,96 \$ 54,96 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$

SHERIFF'S SALE COST SHEET

Country who have long	vs Machael	Krzakiansez etc.
NO. 79-08 ED NO. 11670/	JD DATE/TIM	E OF SALECAT, OS OTO
•		
DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$ ≥85 ∞</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ 5 7.50	
ADVERTISING SALE BILLS & COPIE		
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>0900</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	\$ 10.50	
NOTARY	\$ 30,00	per of the services
TOTAL *******	*****	\$ <u>1.68)50</u>
WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ 830,00	
COLICIPODIO CEDITICEO	075.00	
TOTAL ******	*****	\$ 1055,10
PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	~ / * O
TOTAL *******	*****	\$ <u></u>
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	·
DELINQUENT 20	\$ 5,00	A
TOTAL ******	****	\$ 3 200
MUNICIPAL FEES DUE:	yen .	
SEWER 20	\$ 5000	
WATER 20	\$	and the second of the
SEWER 20 WATER 20 TOTAL ********	****	\$ 0800 (A)
		* 200,00
SURCHARGE FEE (DSTE)	_	\$ 200,000
MISC	\$	
TOTAL ******	\$	A
TOTAL *******	********	\$_~_ <u>~</u>
TOTAL COSTS (OPENING BID)	s 3748,20

HELAN HALLINAN & SCHMIEG LLP ITTORNEY ESCROW ACCOUNT THE PENN CENTER, SUITE 1400 HILADELPHIA, PA 19703-1814 ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPHINTED BORDES COMMERCE BANK PHILADELPHIA, PA. 19148

ONE THOUSAND FOUR HUNDRED EIFTY THREE AND 16/100 DOLLARS

3-180/360

CHECK NO 736787

AMOUNT

******1,453,16

10/02/2008

Vold after 180 days

To The Order Of

35 W Main Street

Bloomsburg, PA 17815

Sheriff of Columbia County

#736787W #036001808#36 150**1**66

THIS, DOCUMENT, CONTAINS HEAT SENSITIVE INK. TOUCH OF PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
Operator Assisted 215-563-7000, Ext 1477
Automated Assisted 320-0007-Ext, 1477
Fax: 215-563-7009
nora.ferrer@fedphe-pa.com

Nora Ferrer Legal Assistant, ext.1477 Representing Lenders in Pennsylvania and New Jersey

October 2, 2008

Office of the Sheriff Columbia County Courthouse 5 West Main Street Bloomsburg, PA 17815

Re: Michael J. Kozakiewicz Estate of Peter Starzan, Sharon Starzan, Co-Executrix and Devisee of the Estate of Peter Starzan and Jacquline Starzan Makoid Co-Executrix and Devisee of the Estate of Peter Starzan and Catherine Ann Starzan, Heir of The Estate of Peter Starzan

337 North Market Berwick, PA 18603 No. 2007-CV-1769

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to FEDERAL HOME LOAN MORTGAGE CORPORATION, 5000 Plano Parkway, Carrollton, TX 75010.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

Nora Ferrer

Enclosure

cc: Countrywide Home Loans, Inc. Account No. 160044

PS: PLEASE FAX COST SHEET TO MY ATTENTION @ 215-567-0072 (Recurs)

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

RECORDER'S REFUSAL TO RECORD THE DEED

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid	·· ·	
Book Number	_	 -
Page Number	·	 -
Date Recorded		

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consider

Philadelphia PA 19	(2) public	unty casement, at more space is he	of value is not required if the transfer is eded, attach additional sheet(s).	
Daniel G. Schmieg, Esquire Suite 1400	CORRESPONDEN	– All inquiries may	be directed to the foll	owing person:
City State City State City Philadelphia PA 19	G. Schmieg, Esquire	uite 1400		
One Penn Center at Suburban Station 1617 JFK Blvd. B TRANSFER DATA Grantor(s)/Lessor(s) Timothy T. Chamberlain - Sheriff Columbia County Courthouse Street Address P.O. Box 380, 35 W. Main St. Gry State Zip Code Bloomsburg PA 17815 Carrollton TX 75010 C PROPERTY LOCATION Street Address 337 North Market , Berwick, PA 18603 Grough of Berwick COLUMBia Borough of Berwick D VALUATION DATA 1. Actual Cash Consideration S22,748.20 4. County Assessed Value S24,748.20 4. County Assessed Value S25,748.20 5. Common Level Ratio Factor 4. County Assessed Value S26,000 C EXEMPTION DATA 1a. Amount of Exemption Claimed Will or intestate succession (Name of Decedant) (Name of Decedant) Transfer to Industrial Development Agency. Transfer between principal and agent, (Attach complete copy of fagency/straw party agreement.) Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200802106, Page Number 1 Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation, attach complete copy of frept deed being corrected or confirmed.) Other (Please explain exemption claimed, if other than listed above. Transfer to FEDERAL HOME LONA MO				
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	RPORATION "This Tran	for is an around thomas	tansier to FEDERAL HOP	ME LUNA MURIGAC
CORPORATION "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) an Sect. 1723a (c) (2)	17220 (a) (2)	ter is an exempt transac	tion based on /2 P.S. Sect.	8102-C.3.(2) and 12 U.
Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my nowledge and belief, it is true, correct and complete	and holief it is true correct and a	camined this Statement, including	ng accompanying information, and to	o the best of my
Signature of Correspondent or Responsible Porty	of Correspondent or Responsible Party	mpiece	7 /	
DANIEL C SCHOOLS EGOVED 1		Don: OG	. XC	Date /0 2 68

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103-1814 Automated Attendant # 215-320-0007 Operated Assisted # 215-563-7000 Fax # 215-563-7009

September 9, 2008

Office of the Sheriff COLUMBIA County Courthouse

RE: 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 AND CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN

COLUMBIA- No. 2007-CV-1769
Action in Mortgage Foreclosure
Premises: 337 NORTH MARKET, BERWICK, PA 18603

Please find attached a copy of the original Affidavits, which has been sent for filing with the **COLUMBIA** Prothonotary's Office as of the date of this letter.

Yours truly,

Lisa Steinman for Phelan Hallinan & Schmieg, LLP

PROPERTY IS LISTED FOR THE 10/1/08 SHERIFF'S SALE.

	UNTRYWIDE HOME LOANS, INC.		COLUMBIA Country	
			COLUMBIA County No 2007-CV-1769	
Defendant(s):	MICHAEL J. KOZAKIEWICZ			
	ESTATE OF PETER STARZAN, SHA STARZAN, CO-EXECUTRIX AND DE	RON	Our File#160044	
_	THE ESTATE OF PETER STARZAN	VISEE OF	Type of Action - Notice of Sheriff's Sale	
. <u>]</u> /	JACQUELINE STARZAN MAKOID		- Notice of Sheriff 8 Sale	
11 ⁵	CO-EXECUTRIX AND DEVISEE OF	THE	Sale Date: 7/30/08	
. (ESTATE OF PETER STARZAN AND ANN STARZAN, HEIR OF THE ESTA	D CATHERINE		
	STARZAN	TE OF TETER		
Serve:	JACQUELINE STARZAN MAKOID			
20.70	CO-EXECUTRIX AND DEVISEE OF	THE		
	ESTATE OF PETER STARZAN	1112		
Address: 4170	WINGATE DRIVE			
	LEGEVILLE PA 19426			
**PLEASE AT	TEMPT SERVICE AT LEAST 3 TIME	on the		
Comrad and ma	de known to JACQUELIME M	SERVED	(6	
Served and ma	de known to JACQUELIME M	A Loin, Defen	dant, on the D day	of JVLY,
200) , at <u>7t</u>	S, o'clock P.m., at AS ABOL	£	_, Commonwealth of /	A in the
manner descrit	ped below			
Defen	dant personally served.			
Adult	family member with whom Defendant(s) re	side(s). Relations	hip is	
Mana	in charge of Defendant(s)'s residence who ger/Clerk of place of lodging in which Defe	refused to give nai	me or relationship.	
Agent	or person in charge of Defendant(s)'s office	e ar negal alson of	business.	
7/21	an officer of said Def	endant(s)'s compa	ny.	
Description:	an officer of said Def Age 40's Height 56' Wei	7 /70 Poor	1.75 6 01	
0	Tieigne wei	gm <u>750</u> Race	Sex F Other	
I	a competent adult,	being duly sworn a	according to law, depose and s	tate that I personally hande
the address ind	creopy of the Notice of Shellit's Sale in th	e manner as set fo	rth herein, issued in the caption	ned case on the date and at
and accepted that	wated above.			
Swern to and so		_		
before me this	4 O_ day	1 Neil	/	
Notary:	4, 200 0 By:	1 / per		
	OMMONWEALTH OF PENNSYLVANIA NO	TSERVED		
	EXOCADIAL SEA!			
On the	THOMAS OF THE MENT AND THE PORT OF THE	o`clock _	m., Defendant NOT FOUN	ID because:
Moved	City of Falastinia, Phila County My Commission Explica Seberano 4A 20 Her	Vacan	t	
			ı	
Other:	$\frac{1^{ST} ATTEMPT}{2}$	ATTEMPT	3 RD AT	ГЕМРТ
Sworn to and st				
before me this				
of Notary:			•	
Attorney for P.	By: laintiff			
Daniel G. Schn	nieg, Esquire - I.D. No. 62205			
One Penn Cent	er at Suburban Station-Suite 1400			
Philadelphia, P (215) 563-7000	A 19103			
\ / - m/ / 000				

	OF SERVICE			
Plaintiff: COI	UNTRYWIDE HOME LOANS,	INC.	COLUMBIA C No 2007-CV-17	•
Defendant(s):	MICHAEL J. KOZAKIEWICZ ESTATE OF PETER STARZA STARZAN, CO-EXECUTRIX THE ESTATE OF PETER STA JACQUELINE STARZAN M. CO-EXECUTRIX AND DEVI ESTATE OF PETER STARZ ANN STARZAN, HEIR OF TH STARZAN	N, SHARON AND DEVISEE OF ARZAN AKOID SEE OF THE AN AND CATHERINE	Our File#16004 Type of Action - Notice of Sher Sale Date: 7/30/	4 iff's Sale
Serve:	JACQUELINE STARZAN M. CO-EXECUTRIX AND DEVI ESTATE OF PETER STARZA	SEE OF THE		
	NORTH MARKET STREET WICK PA 18603			
PLEASE AT	FTEMPT SERVICE AT LEAST	3 TIMES		
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served and ma	and known to open we have	AREAN THA ROLD, DE	rendant, on the	th day of Tuly, hof PENNA, in the
200 % , at 1177	24, o'clock <u>H</u> .m., at <u>410 Wir</u>	GATE DRIVE, COLLE	GEO (C. Commonwealt	h of FENNA , in the
manner descri	bed below:			
AdultAdultMansAgen	ndant personally served. I family member with whom Defer t in charge of Defendant(s)'s residence. I ger/Clerk of place of lodging in we ten person in charge of Defendant. an officer of the control of	ence who refused to give hich Defendant(s) reside (s)'s office or usual plac f said Defendant(s)'s cor	name or relationship (s). c of business. ppany.	p.
	Age Height			
a true and corr the address inc Sworn to and s before me this of Suly Notary.	subscribed CURPENTLY 5 day 2008 By:	Sale in the manner as so VACAN7. INVI I RESIDES @	t forth herein, issued ESTIGATION 1	depose and state that I personally handed in the captioned case on the date and at DISCLUSED THAT DEFENDANT DRIVE, COLLEGEVILLE, PA
On the	THEODORE J. HARRIS	200, at o*clo	ockm., Defendan	t NOT FOUND because:
Moved	STATE OF NEW JERSEY OMMISSION EXPIRES 10/25/201	y swer Va	icant	
Other:	I ST ATTEMPT	2 ND ATTEMPT		3 RD ATTEMPT
	day , 200 By:			

Philadelphia, PA 19103 (215) 563-7000

A S P E C	Ref	7			Peg			
ENDER: COMPLETE THIS SECTION Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	5 Return Receipt 102595-02-M-1540	9045 4604 2000 OTLO	## Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes	COMPLETE THIS SECTION ON DELIVERY 3. Agent Appended by (Printed Name) C. Date of Delivery D. Is delivery address different from Item 17 Yes If YES, enter delivery address below: No	Return Receipt 102595-02-M	3. Service Type 2 Certified Mail □ Express Mail □ Registered □ Return Receipt for Merchandige □ Insured Mail □ C.O.D. 4. Restricted Delivery? (Extra Fee) □ Yes □ □ 71.□ □ □ □ □ □ ↓ □ ↓ □ ↓ □ ↓	B. Received by (Printed Name A) C. Date of Delivery 12 2006 D. Is delivery address different from item 1?	COMPLETE THIS SECTION ON DELIVERY A. Signature 3. / Agent Address
COMPLETE THIS SECTION ON DELIVERY A. Signature A. Signature B. Received by (Printed Name) B. Received by (Printed Name) C. Date of Delivery Addressee C. Date of Delivery Addressee D. Is delivery address different from Item 17 12 Yes	и-1540 Receipt 102595-02-м-1540 celpt	45ES 4604 2000 OTLO	Provided Mail □ Express Mail Profise □ Registered □ Return Receipt for Merchandise □ Insured Mail □ C.O.D. Restricted Delivery? (Extra Fee) □ Yes		102595-02-M-1540 Receipt	Service Type ■ Certified Mail □ Express Mail □ Registered □ Return Receipt for Merchandise □ Insured Mail □ C.O.D. 1. Restricted Delivery? (Extra Fee) □ Yes □ 7 1 □ □ □ □ □ 4 □ □ 4 □ 5 4 □ □	ivery 3. Received by (Printed Name) C. Date of Delivery MAY 2 2001 3. Is delivery address different from item 7: 1788 If YES, enter delivery address below: 11 No ALE	20 NORDLETE THIS SECTION ON DELIVERY 79 1 Signature 19
SENDER: COMPLETE THIS SECTION Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	celpt 102595-02-M-1540	92ES h60h 2000 0T2	A Certified Mail Registered Restricted Mail Receipt for Merchandise C.O.D. Restricted Delivery? (Extra Fee)	ighature in a part of Delivery in the interview of the part of Delivery address below:	Receipt 102595-02-M-1540 ttic Return Receipt	Service Type FCertified Mall	C. Date of Delivery AY 1 2 2008 Imitem 1? □ Yes below: □ No	Sprature 1,2 Gagent 79
A. Signifier A.	102695-07-4	161	3. Service Type 3. Service Type Certified Mail Express Mail Registered Return Receipt for Merchal I Insured Mail C.O.D.		c Return Receipt 1025954	3. Service Type B Certified Mail	D. Is delivery address different from item 17 🗆 No. If YES, enter delivery address below: 🗆 No.	COMPLETE THIS SECTION ON DELIVERY A. Signature A. Signature

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1526
Operated Assisted # 215-563-7000 ext 1526
Fax # 215-563-7009
James.ford@fedphe.com

August 25, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: COUNTYRWIDE HOME LOANS, INC.

v. MICHAEL J. KOZAKIEWICZ

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 AND CATHERINE ANN STARZAN, HEIR 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

James Ford

For PHELAN HALLINAN & SCHMIEG, LLP

PROPERTY IS LISTED FOR THE 10/1/08 SHERIFF'S SALE.

COUNTYRWIDE HOME LOANS, INC.	: COLUMBIA COUNTY : COURT OF COMMON PLEAS : CIVIL DIVISION
vs.	: : NO. 2007-CV-1769
MICHAEL J. KOZAKIEWICZ ESTATE OF PETER STARZAN, SHARON STA THE ESTATE OF PETER STARZAN AND EXECUTRIX AND DEVISEE OF T CATHERINE ANN STARZAN, HEIR OF THE E	ARZAN, CO-EXECUTRIX AND DEVISEE OF D JACQUELINE STARZAN MAKOID CO- THE ESTATE OF PETER STARZAN AND
AFFIDAVIT OF SERVICE P	URSUANT TO RULE 3129
COMMONWEALTH OF PENNSYLVANIA COUNTY OF COLUMBIA)) SS:
I, DANIEL G. SCHMIEG, ESQUIRE attor	mey for COUNTYRWIDE 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, a	and any known interested party see Exhibit "A"
attached hereto.	
DATE: <u>August 25, 2008</u>	DANIEL G. SCHMIEG, ESQUIRE Attorney for Plaintiff

Name and Address of Sender

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

	TENANT/OCCUPANT TENANT/OCCUPANT TENANT/OCCUPANT BERWICK, PA 18603 BERWICK, PA 18603 BERWICK, PA 18603 DOMARKET STREET BERWICK, PA 18603 OMARKET STREET BERWICK, PA 18603 OMARKA, NE 68106 P.O. BOX 6618 P.O. BOX 6618 P.O. BOX 3542 P.O. BOX 3542 BALTIMORE, MD 21214 DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 P.O. BOX 380 BLOOMSBURG, PA 17815 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105 COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION A TIN: JOHN MURPHY O'THEL STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17108 BEYT. 280601 HARRISBURG, PA 17108 BEYT. 280601 HARRISBURG, PA 17108 RE:MICHAEL J. KOZAKLEWICZ PIS #160044 TEAM 3/LAS TOAL Number of Picces POSUMASIVE, POF (Name of Received at Post Office Received at Post Office Receiving Employee)	BERWICK, PA 18693 BERWICK, PA 18693 BERWICK, PA 18693 BERWICK, PA 18693 BOMMIN WORLDWIDE, INC. FOR BANK ONE PLO BOX 6418 PLO BOX 6418 PLO BOX 542 BALTIMORE, ND 21214 BOMMINA, NE 65106 ENI FINANCIAL SERVICES P.O. BOX 3542 BALTIMORE, ND 21214 DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBI	TENANT/OCCUPANT TENANT/OCCUPANT BERWICK, PA 18603 BERWICK, PA 18603 BERWICK, PA 18603 OMNUM WORLDWIDE, INC. FOR BANK ONE 1/11 MERCY ROAD P.O. BOX 6618 OMAHA, NE 68106 OMAHA, NE 68106 OMAHA, NE 68106 OMAHA, NE 68106 P.O. BOX 3542 BALITIMORE, MD 21214 BOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE P.O. BOX 354 BALITIMORE, MD 21214 BOMSSTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105 COMMONWEALTH OF PEINSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATIN: JOHN MURPHY 6TH AL STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128 DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY BEASWILLOW OAK BUILDING, HARRISBURG, PA 17105 BASWILLOW OAK BUILDING, HARRISBURG, PA 17105 BASWILLOW OAK BUILDING, HARRISBURG, PA 160044. TOTAL Number of Pieces TOTAL Number of Pieces TOTAL Number of PIECE POSITIMATE, PA 17004 TEAM JILAS TEAM JILAS TEAM JILAS TEAM JILAS Received at Post Office Received at Post Office RECEIVED AT POSITION TO THE STATE RECOVERY POSITIMATE, PA 17105 RECEIVED AT POSITION TO THE STATE RECOVERY POSITIMATE, PA 17105 RECEIVED AT POSITION TO THE STATE RECOVERY POSITIMATE, PA 17105 RECEIVED AT POSITION TO THE STATE RECOVERY POSITIMATE, PA 17105 RECEIVED AT POSITION TO THE STATE RECOVERY POSITIMATE, PA 17105 RECEIVED AT POSITION TO THE STATE RECOVERY POSITIMATE, PA 17105 RECEIVED AT POSITION TO THE STATE RECOVERY POSITIMATE, PA 17105 RECEIVED AT POSITION TO THE STATE RECOVERY POSITIMATE, PA 17105 RECEIVED AT POSITION TO THE STATE RECOVERY POSITIMATE AND THE STATE RECOVERY POSIT	Total Number of Pieces Listed by Sender		9	00				7	6				^	_	4			ن **	<u> </u>	2 **		
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PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103-1814 Automated Attendant # 215-320-0007 Operated Assisted # 215-563-7000 Fax # 215-563-7009

July 31, 2008

Office of the Sheriff COLUMBIA County Courthouse

RE: COUNTRYWIDE HOME LOANS, INC. vs. MICHAEL J. KOZAKIEWICZ 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 AND CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN

COLUMBIA- No. 2007-CV-1769
Action in Mortgage Foreclosure
Premises: 337 NORTH MARKET, BERWICK, PA 18603

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

Lisa Steinman for

Phelan Hallinan & Schmieg, LLP

PROPERTY IS LISTED FOR THE 10/1/08 SHERIFF'S SALE.

AFFIDAVIT OF SERVICE Plaintiff: COUNTRYWIDE HOME LOANS, INC.	COLUMBIA County
Defendant(s): MICHAEL J. KOZAKIEWICZ	No 2007-CV-1769
ESTATE OF PETER STARZAN, SHARON	Our File#160044
STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN	Type of Action - Notice of Sheriff's Sale
JACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE	Sale Date: 7/30/08
ESTATE OF PETER STARZAN AND CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN	Said Date: 7750/05
Serve: JACQUELINE STARZAN MAKOID	
CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN	
Address: 4170 WINGA'TE DRIVE, COLLEGEVILLE, PA 19426	
PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES	
Served and made known to SACQUELINE MIKOID, Defendant 330 o'clock P.m., at AS ABOVE	durat and the 21 is a 114 m
200 8 at 330 o'clock P.m., at AS ABOLE	Commonwealth of A in the
manner described below:	, sommonwealth (n
Defendant personally served.	
Adult family member with whom Defendant(s) reside(s). Relations	Ship is
Manager/Clerk of place of lodging in which Defendant(s) reside(s).	ine or relationship.
Agent or person in charge of Defendant(s)'s office or usual place of an officer of said Defendant(s)'s compa	f business.
Δ1	e La Sex F Other GUSSES
I, R. J. JELL , a competent adult, being duly sworn	according to law denote and state that I now well have a
a true and correct copy of the Notice of Sheriff's Sale in the manner as set fo the address indicated above.	orth herein, issued in the captioned case on the date and at
Sworn to and subscribed	
before me this 2/ day of July, 200,8	(d
Notary: A By:	,
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL	
City of Philogophylic Goodback	m., Defendant NOT FOUND because:
Moved Urkn My Commission САРКИ Региану 4, 2010 Vacan	at .
Other: 1 ST ATTEMPT 2 ND ATTEMPT	3 RD ATTEMPT
Sworn to and subscribed before me this day	
of, 200	
Notary: By: Attorney for Plaintiff	
Daniel G. Schmieg, Esquire - I.D. No. 62205 One Penn Center at Suburban Station-Suite 1400	
Philadelphia, PA 19103	
(215) 563-7000	

AFFIDAVIT OF SERVICE Plaintiff: COUNTRYWIDE HOME LOANS, INC. **COLUMBIA County** No 2007-CV-1769 Defendant(s): MICHAEL J. KOZAKIEWICZ ESTATE OF PETER STARZAN, SHARON Our File#160044 STARZAN, CO-EXECUTRIX AND DEVISEE OF Type of Action THE ESTATE OF PETER STARZAN - Notice of Sheriff's Sale JACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE Sale Date: 7/30/08 ESTATE OF PETER STARZAN AND CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN Serve: ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER **STARZAN** Address: 4095 EUREKA STREET VINELAND NJ 08361 **PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES** Served and made known to Sharon Stavan, Defendant, on the 33 Rd day of July 2008, at 11:130'clock A.m., at 4095 Eure KaSt - Vin., Commonwealth of Vincland - No., in the manner described below: Defendant personally served. __Adult family member with whom Defendant(s) reside(s). Relationship is Adult in charge of Defendant(s)'s residence who refused to give name or relationship. Manager/Clerk of place of lodging in which Defendant(s) reside(s). Agent or person in charge of Defendant(s)'s office or usual place of business. an officer of said Defendant(s)'s company. Other: Age 50+ Height 5-3" Weight 160 Race W Sex F Other Description: ____, a competent adult, being duly sworn according to lay/depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. Sworn to and substrabed THE SERVED : 200ublicat o'clock __.m., Defendant NOT FOUND because: City of Fig. 4.1 My Conknown Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed

before me this ____ day

of _____, 200_.

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205 One Penn Center at Suburban Station-Suite 1400 Philadelphia, PA 19103

(215) 563-7000

Fax Server 7/29/2008 10:06:54 AM PAGE 1/001 Fax Server

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

Representing Lenders in Pennsylvania and New Jersey

Foreclosure Manager

July 29, 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 Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 30, 2008 due to the following: Service Of Nos.

The Property is to be relisted for the October 1, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

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

2009 JUL 22 A 9: 45

CLERA OF COURTS OFFICE COUNTY OF COLUMBIA. PA

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

COUNTRYWIDE HOME LOANS, INC. : Court of Common Pleas

Plaintiff

Civil Division

vs. :

COLUMBIA County

MICHAEL J. KOZAKIEWICZ

SHARON STARZAN

No. 2007-CV-1769

JACQUELINE STARZAN MAKOID CATHERINE ANN STARZAN

Defendants

AND NOW, this day of July, 2008 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

ORDER

Principal Balance	\$51,697.76
Interest Through July 30, 2008	\$4,725.24
Per Diem \$9.74	
Late Charges	\$51.48
Legal fees	\$1,750.00
Cost of Suit and Title	\$1,560.00
Sheriff's Sale Costs	\$1,108.70
Property Inspections/ Property Preservation	\$282.50
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,666.98

TOTAL \$62,842.66

Plus interest from July 30, 2008 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

160044

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 9, 16, 23, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this	25t day of 50 2008
Мус	COMMON Western Debtin's YLVANIA Notarial Seal Scott Twp., Columbia County My Commission Expires July 3, 2011 Member, Pennsylvania Association of Notaries
And now,, 20	, I hereby certify that the advertising and
publication charges amounting to \$	for publishing the foregoing notice, and the
fee for this affidavit have been paid in full.	

MONTGOMERY COUNTY SHERIFF'S OFFICE

10000

JOHN P. DURANTE, SHERIFF

MONTGOMERY COUNTY COURTHOUSE ŚWEDE AND AIRY STREETS, BOX 311 NORRISTOWN, PA 19401 (610) 278-3331

YOUR PAPERWORK IS BEING RETURNED TO YOU FOR THE FOLLOWING REASON(S):

o	EXACT COSTS - MUST CALL AHEAD, NO REFUNDS, MAKE CHECK PAYABLE TO SHERIFF OF MONTGOMERY COUNTY
0	CALL OTHER COUNTY(S) FOR COSTS, INCLUDE SEPARATE CHECK(S)
o	A COMPLETE ADDRESS IS NEEDED INCLUDING STREET NAME AND NUMBER, WE DO NOT SERVE P.O. BOXES
o	A DEPARTMENT, SUITE, APT AND/OR BUILDING LOCATION IS NEEDED FOR EACH DEFENDANT
o	A MONTGOMERY COUNTY SHERIFF'S ORDER FOR SERVICE FORM IS NEEDED, NO HOME-MADE FORMS ACCEPTED, FIND THEM ON THE WEB AT: www.montcopa.org
0	WE NEED ADDITIONAL COMPLAINTS/ SUMMONS
o	THREE (3) RAISED SEAL WRITS FOR POSSSESSION/ SEIZURE PER DEFENDANT
o	MUST BE DEPUTIZED BY YOUR SHERIFF'S DEPARTMENT
o	YOUR CHECK NEEDS TO BE SIGNED
ò	WE MUST HAVE (10) TEN DAYS TO SERVE
o	WE MUST HAVE A REINSTATED DATE FROM YOUR PROTHONOTARY'S OFFICE
	STAMPED ON THE PAPERS TO BE SERVED
o	A SHERIFF'S ORDER FOR SERVICE IS NEEDED FOR EACH DEFENDANT
o	SEND A LEGAL SIZE ENVELOPE FOR EACH DEFENDANT BEING SERVED FOR YOUR
	RETURN(S) OF SERVICE
o	WRONG COUNTY
0	OTHER Wif out
	OTHER

TIMOTHY T. CHAMBERLAIN



2HONE (570) 349-3622 24 HOUR PHONE (570) 784-6360

COUNTRYWIDE HOME LOANS, INC.

79ED2008

VS

MORTGAGE FORECLOSURE

MICHALE J. KOZAKIEWICZ
ESTATE OF PETER STARZAN, SHARON
STARZAN, CO-EXECUTRIX AND DEVISEE
OF THE ESTATE OF PETER STARZAN
JAQUELINE STARZAN MAKOID COEXECUTRIX AND DEVISEE OF THE
ESTATE OF PETER STARZAN
CATHERINE STARZAN, HEIR OF THE
ESTATE OF PETER STAR

NOW, THURSDAY, MAY 08, 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, JACQUELINE STARZAN MAKOID, AT 4170 WINGATE DRIVE, COLLEGEVILLE, PA

TIMOTHY T. CHAMBERLAIN

SHERIFF

COLUMBIA COUNTY, PENNSYLVANIA

Timothy T. Chambalain

PERSON CERVED
RELATION / POSHESM
PLACE OF SESSIONE
TWE OF SLAVER
DATE OF SHRIPPIN
NUMBER OF A CHARGES
DEFUTY
DEPUTY
LAST DAY OF SERVICE 6-7-08

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER **STARZAN** Commonwealth of Pennsylvania:

County of Columbia

COLUMBIA COUNTY, PENNSYEN AND

No. 2007-CV-1769 Term 200

IN THE COURT OF COMMON PLANS AND

2008-ED-79

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 following (specifically described property below):

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

> Amount Due Additional Fees and Costs Interest from 05/05/08 to Sale At \$9.42 per diem

<u>\$57,322.27</u> \$3,373.50

\$ and

of Columbia Councy 113

DESCRIPTION

ALL "at certain piece or parcel of land lying being situate in the Borough of Berwick, anty of Columbia and State of 'ennsylvania, 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; hence 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 Hizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a listance of Twenty-live (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of linety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of wenty-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 ppurtenant thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Coexecutrices 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 Coexecutrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, ennsylvania on 9/8/06.

remises being: 337 NORTH MARKET, BERWICK, PA 18603

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

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

WRIT OF EXECUTION #79 OF 2008 ED

POSTING OF PROPERTY

June 25, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF MICHAEL KOZAKIEWICZ ET AL AT 337 NORTH MARKET ST. BERWICK COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHÄMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF JUNE 2008 Lami B. Klene

> Proth & Clerk of Sev. Courts My Com. Ex. 1" Monday in 2012

OFFICER: DATE RECEIVED 5/7/200	SERVICE# 14 - OF - 20 SERVICES DOCKET # 79ED2008
PLAINTIFF	COUNTRYWIDE HOME LOANS, INC.
DEFENDANT	MICHALE J. KOZAKIEWICZ ESTATE OF PETER STARZAN, SHARON STARZAN, CO- EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN JAQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN CATHERINE STARZAN, HEIR OF THE ESTATE OF PETER STAR
ATTORNEY FIRM	PHELAN HALLINAN AND SCHMIEG
PERSON/CORP TO SERV DOMESTIC RELATIONS	ED PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	
SERVED UPON MAURE	EN 6/5
RELATIONSHIP COSTON	R SERVICE IDENTIFICATION
DATE 5-12-E TIME O	840 MILEAGEOTHER
Racc Sex Height	Weight Eyes Hair Age Military
B. H C. C D. R	ERSONAL SERVICE AT POA POB _X_ POE CCSO IOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA CORPORATION MANAGING AGENT LEGISTERED AGENT IOT FOUND AT PLACE OF ATTEMPTED SERVICE
F. O	THER (SPECIFY)
ATTEMPTS DATE TIME	OFFICER REMARKS
DEPUTY (ula	DATE 5-12-8

	THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT	If you desire a recent send a self-additional state.	BEC.WECZ FA 18603	337 MARKET STREET	MICHAEL J KOZAKIEWICZ		MAXASS ARE DUE & PAYABLE DPROMPT PAYMENT STREETURS 1970		CIRC:370-732-744Z	PHONE: 570 750 740	CLOSED WEDNESDAY & HOLIDAYS.	4 PM				Connie C Gingher	•	REPWICK ROPO
	DR PAYMENT		.c	<u> </u>	י			for your convenience		The discount & penalty			777	CINKING	GENERAL	SIFTICIN	00	
	Total Assessment	Buildings		PARCEL: 04B-04 -142-00,000 337 MARKET ST	Penalty 10 %	o` _	CNTV		PAY THIS AMOUNT		10.6	1.75	1.25	1.345	12,996 6.146	ASSESSMENT MILLS	NTY	
		_1	Land 2500C		5% V 300	2%	in paid on or before I if paid on or before	-	(268.61)		135.00				78.27	LESS DISCOUNT AX AMO	03/01/2008	DATE
,	Continue	FILE COPY	F	COMO CO	January 1. 2846	This tax returned to	_	June 30 June 30	274.10 292.68			22.74 23.88		17.48 19.33	79.87	AX AMOUNT DUE! INCL PENAITY	6119	BIII NO

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COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 05/13/2008 Fee: \$5.00 Cert. NO: 4609

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 05/13/2008

YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

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



May 9, 2008

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

COUNTRYWIDE HOME LOANS, INC.

VS.

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

DOCKET # 79ED2008

JD # 1769JD2007

Dear Timothy:

The amount due on sewer account #126340 for the property located at 337 Market Street Berwick, Pa through September 30, 2008 is \$868.10. This amount includes \$150.00 to satisfy a lien placed on this property.

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

Sincercly,

Kelly Greer Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

OFFICER: T. DATE RECEIVED		SERVICE# 4 - DOCKET # 791		'ICES	
PLAINTIFF	COUNTRYW	IDE HOME LOAN	√S, INC.		
DEFENDANT	ESTATE OF EXECUTRIX STARZAN JAQUELINE DEVISEE OF	KOZAKIEWICZ PETER STARZAN AND DEVISEE O STARZAN MAKO THE ESTATE OF STARZAN, HEIR	OF THE ESTAT OID CO-EXECU PETER STAR	E OF PETER JTRIX AND ZAN	
ATTORNEY FIRM	I PHELAN HA	LLINAN AND SCI	HMIEG		
PERSON/CORP T		PAPERS TO S			
CATHERINE STA		MORTGAGE F		Е	,
337 NORTH MAR	KET STREET			237 W	FK
BERWICK				0	
	MICHAEL K				
RELATIONSHIP_	BROTHER	IDENTIFICA	ATION		
DATE <u>05.09 of</u>	TIME CY45 MIL	EAGE	_ OTHER		
Race Sex	Height Weight	Eyes Hair	Age N	Military	
TYPE OF SERVICE	E: A. PERSONAL SERVE B. HOUSEHOLD M. C. CORPORATION D. REGISTERED ACE. NOT FOUND AT	EMBER: 18+ YEA MANAGING AGE SENT PLACE OF ATTE	ARS OF AGE A INT MPTED SERV	T POA	· (1
ATTEMPTS DATE	TIME C	PFFICER	REMARKS	3	
DEPUTY	The Hel	DATE	05 09 0		

OFFICER: T. C DATE RECEIVED			VICE# 10 KET # 79E		ERVICES
PLAINTIFF	COUN	NTRYWIDE HO	ME LOAN:	S, INC.	
DEFENDANT	ESTA EXEC STAR JAQU DEVI	CUTRIX AND DI ZAN ELINE STARZA SEE OF THE ES IERINE STARZA	STARZAN, EVISEE OF AN MAKOI TATE OF I	THE EST. D CO-EXE PETER ST.	STARZAN, CO- ATE OF PETER ECUTRIX AND ARZAN STATE OF PETER
ATTORNEY FIRM		AN HALLINAN	AND SCH	MIEG	
PERSON/CORP TO	SERVED	PAPI	ERS TO SE		
TENANT(S)			TGAGE FO	DRECLOSU	JRE
337 NORTH MARKI	ET STREET				
BERWICK					
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RELATIONSHIP		ID	ENTIFICA	TION	
DATE OS OF CF T	IME OVSS	MILEAGE _		OTHER	
Race Sex	Height We	ight Eyes _	Hair	_ Age	_ Military
TYPE OF SERVICE:	B. HOUSEHO C. CORPORA D. REGISTEI	OLD MEMBER: ATION MANAG	18+ YEAI ING AGEN	RS OF AGE VT	E AT POA
	F. OTHER (S	PECIFY)			
ATTEMPTS DATE	TIME	OFFICER		REMAR	.KS
DEPUTY	Tan	DZĘ		05.0	9.6L

OFFICER: T. CHAMBE DATE RECEIVED 5/7/2008		SERVICE# 42 DOCKET # 79		ERVICES
PLAINTIFF	COUNTRYWII	DE HOME LOA	NS, INC.	
DEFENDANT	ESTATE OF PIEXECUTRIX ASTARZAN JAQUELINE S'DEVISEE OF T	AND DEVISEE (TARZAN MAK THE ESTATE O	OF THE EST OID CO-EXE F PETER ST.	STARZAN, CO- ATE OF PETER ECUTRIX AND ARZAN STATE OF PETER
ATTORNEY FIRM		LINAN AND SC	CHMIEG	
PERSON/CORP TO SERVE	ED	PAPERS TO	SERVED	
CONNIE GINGHER-TAX CO	LLECTOR	MORTGAGE	FORECLOST	JRE
1615 LINCOLN AVE.		•		
BERWICK				
SERVED UPON	Postqu	2	· · · · · · · · · · · · · · · · · · ·	
RELATIONSHIP	····	IDENTIFIC	ATION	
DATE OF 69 CF TIME C	925 MILE	AGE	OTHER	
Race Sex Height _	Weight	Eyes Hair _	Age	Military
C. CO D. RI	RSONAL SERVI DUSEHOLD MEI DRPORATION M EGISTERED AGE DT FOUND AT P	MBER: 18+ YE. [ANAGING AG] ENT	ARS OF AGE ENT	E AT POA
F. O	THER (SPECIFY)			
ATTEMPTS DATE TIME	OF	FICER	REMAR	:KS
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DATE RECEIVED		021	VICE# 13 CKET # 79E		ERVICES
PLAINTIFF	сот	JNTRYWIDE HO	OME LOAN	IS, INC.	
DEFENDANT	EST EXE STA JAQ DEV CAT	CUTRIX AND D RZAN UELINE STARZ VISEE OF THE E THERINE STARZ	STARZAN, DEVISEE O AN MAKO STATE OF	F THE EST ID CO-EXI PETER ST.	STARZAN, CO- TATE OF PETER ECUTRIX AND ARZAN STATE OF PETER
ATTORNEY FIRM	STA		J AND COL	IMIEC	
PERSON/CORP To	O SERVED	PAP	ERS TO SI	IMIEG FDVFD	
BERWICK SEWER	O OEK LE	MOI	RTGAGE F		בוסו
1108 FREAS AVE.			CT OFFICE I	OICECEO5(OKL
BERWICK					
SERVED UPON _	KELL	1 GREER		 <u></u> .	
RELATIONSHIP	CLERK		DENTIFICA	TION	
DATE 05 09 06	TIME <u>093</u> 5	MILEAGE	<u>.</u>	OTHER	
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TYPE OF SERVICE	B. HOUSEI C. CORPOI D. REGIST	AL SERVICE AT HOLD MEMBER RATION MANAGERED AGENT UND AT PLACE	: 18+ YEA GING AGEI	RS OF AGI NT	E AT POA
	F. OTHER	(SPECIFY)			
ATTEMPTS DATE	TIME	OFFICER	<u> </u>	REMAR	ZKS
		- /2 :			
DEPUTY	1-10ul	Kli	DATE	05-09	. 01

OFFICER: T. CH DATE RECEIVED 5	AMBERLAIN /7/2008	SERVICE# DOCKET#7	1 - OF - 20 SERVICES 79ED2008	
PLAINTIFF	COUNTRYW	/IDE HOME LO.	ANS, INC.	
DEFENDANT	ESTATE OF EXECUTRIX STARZAN JAQUELINE DEVISEE OF	AND DEVISEE STARZAN MAI THE ESTATE (Z AN, SHARON STARZAN, (OF THE ESTATE OF PET KOID CO-EXECUTRIX AN OF PETER STARZAN IR OF THE ESTATE OF PI	ER VD
ATTORNEY FIRM			CHMIEG	
PERSON/CORP TO			•	
MICHAEL KOZAKIE		MORTGAGI	E FORECLOSURE	
337 NORTH MARKET	r street		027	W FRONT
BERWICK			231	
SERVED UPON	MICHAEL	K02AE18	wrz	
RELATIONSHIP		IDENTIF	CATION	
DATE OS 69 CV TII	ME <u>& \$ 45</u> MIL	EAGE	OTHER	
Race Sex H	leight Weight	_ Eyes Hair	Age Military	
TYPE OF SERVICE:	B. HOUSEHOLD MC. CORPORATIOND. REGISTERED A	EMBER: 18+ Y MANAGING AG GENT	POB POE CCSC EARS OF AGE AT POA GENT FEMPTED SERVICE)
(F. OTHER (SPECIF	Y) _ 237	W FRUNT APT	E)
ATTEMPTS DATE	TIME C	OFFICER	REMARKS	
DEDITY	The H	DATE	100.08 n/	, -

OFFICER; DATE RECEIVED	5/7/2008	SERVICE# 17 - OF - 20 SERVICES DOCKET # 79ED2008				
PLAINTIFF		COUNTRYWIDE HOME LOANS, INC.				
DEFENDANT MICHALE J. KOZAKIEWICZ ESTATE OF PETER STARZAN, SHARON STARZAN, COEXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN JAQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN CATHERINE STARZAN, HEIR OF THE ESTATE OF PETER STAR ATTORNEY FIRM MICHALE J. KOZAKIEWICZ ESTARZAN, OCCUPATION OF THE ESTATE OF PETER STARZAN, HEIR OF THE ESTATE OF PETER STAR ATTORNEY FIRM MICHALE J. KOZAKIEWICZ ESTARZAN, SHARON STARZAN, COEXECUTRIX AND STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN, HEIR OF THE ESTATE OF PETER STAR						
PERSON/CORP TO	CEDVEI	PRELAN HALLINAN AND SCHMIEG				
PERSON/CORP TO COLUMBIA COUNT	VTAYO	D PAPERS TO SERVED CLAIM MORTGAGE FORECLOSURE				
PO BOX 380						
BLOOMSBURG						
SERVED UPON 🚬	EB.	Hillsa				
		IDENTIFICATION				
DATE 5-8-8 T	IME 🍻	MILEAGEOTHER				
Race Sex	Height	Weight Eyes Hair Age Military _				
TYPE OF SERVICE:	B. HO C. CO D. RE	RSONAL SERVICE AT POA POB \ POE CCS DUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA DRPORATION MANAGING AGENT GISTERED AGENT OT FOUND AT PLACE OF ATTEMPTED SERVICE	0			
	F. OT	HER (SPECIFY)				
ATTEMPTS DATE	TIME	OFFICER REMARKS				
\sim						
DEPUTY (ul	DATE 5-8-8	_			

REAL ESTATE OUTLINE

ED#<u>79.08</u>

DATE RECEIVED DOCKET AND INDEX	
CHECK FOR PROPER WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR	INFO. CK# 691926
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	1 ST WEEK 2 ND WEEK 2 ND WEEK 2 ND WEEK 2 ND WEEK 3 RD WEEK

SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 79 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 Suscite 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

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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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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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

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN
Commonwealth of Pennsylvania:

County of Columbia

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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 following property (specifically described property below):

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

Amount Due Additional Fees and Costs Interest from 05/05/08 to Sale At \$9.42 per diem \$57,322.27 \$3,373.50

\$____and costs.

(Clerk) Office of the Prothy Support. Commerc. Finas Counts of Columbia County, Penna.

Dated May 7, 2008

DESCRIPTION

'L that certain piece or parcel of land lying ance being situate in the Borough of Berwick, County of Columbia and State of ennsylvania, 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; ence 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 lizabeth Ent Myerley and Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a stance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of incty-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of wenty-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 purtenant thereto.

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

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

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

emises being: 337 NORTH MARKET, BERWICK, PA 18603

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

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN Commonwealth of Pennsylvania:

County of Columbia

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1769 Term 200

2008-120-19 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 following property (specifically described property below):

PREMISES: 337 NORTH MARKET, BERWICK, PA 18603

(See Legal Description attached)

Amount Due Additional Fees and Costs Interest from 05/05/08 to Sale At \$9.42 per diem

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emises being: 337 NORTH MARKET, BERWICK, PA 18603

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

FEDERMAN AND PHELAN, I

By: Lawrence T. Phelan, Esq., Id. 50, 32227

Francis S. Hallinan, Esq., Id. No. 62695 Daniel G. Schmieg, Esq., Id. No. 62205

Thomas M. Federman, Esq., Id. No. 64068

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

MICHAEL KOZAKIEWICZ

ESTATE OF PETER STARZAN

(215) 563-7000

COUNTRYWIDE HOME LOANS, INC.

Plaintiff.

, Vs.

: COURT OF COMMON PLEAS

2018-ED-74

FILE CGPY

ATTORNEY FOR . LAINTIFF

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

NO. 2007-CV-1769

DEVISEE OF THE ESTATE OF PETER STARZAN

JACQUELINE STARZAN MAKOID, CO-

SHARON STARZAN, CO-EXECUTRIX AND

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN

Defendants

TO: CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN

337 WEST FRONT STREET, APT. B

BERWICK, PA 18603

DATE OF NOTICE: DECEMBER 18, 2007

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY NOTICE TO DEFEND: NORTH PENN LEGAL SERVICES 168 EAST 5TH STREET BLOOMSBURG, PA 17815 570-784-8760 PENNSYLVANIA LAWYER REFERRAL SERVICE PENNSYLVANIA BAR ASSOCIATION 100 SOUTH STREET P.O. BOX 186 HARRISBURG, PA 17108

RRISBURG, PA 17109 1-800-692**-7**375

FRANCIS S. HALLINAN, ESQ. Attorneys for Plaintiff

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FEDERMAN AND PHELAN, L'

By: Lawrence T. Phelan, Esq., Id. 5. 32227

Francis S. Hallinan, Esq., Id. No. 62695 Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

MICHAEL KOZAKIEWICZ

(215) 563-7000

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

Vs.

: COURT OF COMMON PLEAS

ATTORNEY FOR AINTIFF

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN

Defendants

TO: JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN 4170 WINGATE DRIVE

COLLEGEVILLE, PA 19426

DATE OF NOTICE: DECEMBER 18, 2007

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COLUMBIA COUNTY
NOTICE TO DEFEND:
NORTH PENN LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
570-784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE PENNSYLVANIA BAR ASSOCIATION 100 SOUTH STREET P.O. BOX 186 HARRISBURG, PA 17108 1-800-692-7375

FRANCIS S. HALLINAN, ESQUI

MEDON

FEDERMAN AND PHELAN, LIP

By: Lawrence T. Phelan, Esq., Id., 3, 32227 Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62695

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

Vs.

: COURT OF COMMON PLEAS

ATTORNEY FOR AINTIFY

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

2008-ED-79

MICHAEL 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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN Defendants

TO: ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECTIVATION OF THE STARZAN CO-EXECUTIVE AND ADDRESS OF THE STARZAN CO-EXECUTIVE ADDRESS OF THE STARZAN CO-EXECUTIVE AND ADDRESS OF THE STARZAN CO-EXECUTIVE AND ADDRESS OF THE STARZAN CO-EXECUTIVE ADDRESS OF THE STARZAN CO-EXECUTIVE AND ADDRESS OF THE STARZAN CO-EXECUTIVE ADDRESS OF TH

ESTATE OF PETER STARZAN

4170 WINGATE DRIVE COLLEGEVILLE, PA 19426

DATE OF NOTICE: DECEMBER 18, 2007

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COLUMBIA COUNTY
NOTICE TO DEFEND:
NORTH PENN LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
570-784-8760

PENNSYLVANIA LAWYER RESULTANIA SERVICE
PENNSYLVANIA BAR ASSOCIATION

PENNSYLVANIA BAR ASSOCI

P.O. BOX 113

HARRISBURG, FAR AND S

1-800/692-73.13

TRANCIS FOLLOWS

Atternacy and Miller L.

FEDERMAN AND PHELAN, I

By: Lawrence T. Phelan, Esq., Id. 700, 32227 Francis S. Hallinan, Esq., Id. No. 62695 Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

Vs.

: COURT OF COMMON PLEAS.

ATTORNEY FOR LLAINTIFF

: CIVIL DIVISION

: COLUMBIA COUNTY

; NO. 2007-CV-1769

2008-ED-79

Marie Wall

MICHAEL 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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN Defendants

TO: MICHAEL KOZAKIEWICZ

337 WEST FRONT STREET, APT. B

BERWICK, PA 18603

DATE OF NOTICE: DECEMBER 18, 2007

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COLUMBIA COUNTY
NOTICE TO DEFEND:
NORTH PENN LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
570-784-8760

PENNSYLVANIA LAWYER REFERENCE
SERVICE
PENNSYLVANIA BAR ASSOCIATION OF THE PROPERTY OF THE PROP

FRANCISCO CONTRACTOR

Phelan Hallinan & Schmieg, LLP By: Daniel G. Schmieg, Esquire Identification No. 62205 One Penn Center Plaza 1617 JFK Boulevard, Stc.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

2008-ED-79

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

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 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.
- (e) that defendant CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN is over 18 years of age, and resides at 337 NORTH MARKET STREET, BERWICK, PA 18603.

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

Daniel G. Schmicg, Esquire

(Rule of Civil Procedure No. 236) - Revised

COUNTRYWIDE HOME LOANS, INC.

: COLUMBIA COUNTY

vs.

COURT OF COMMON PLEAS

: CIVIL DIVISION

MICHAEL J. KOZAKIEWICZ 337 NORTH MARKET STREET 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

2068-ED-79

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

Notice is given that a Judgment in the above captioned matter has been entered

If you have any questions concerning this matter please contact:

Daniel G. Schmieg, Esquire Attorney or Party Filing

1617 JFK Boulevard, Ste. 1400

Philadelphia, PA 19103

(215) 563-7000

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

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

COURT OF COMMON PLEAS

MICHAEL J. KOZAKIEWICZ 337 NORTH MARKET STREET

BERWICK, PA 18603

: CIVIL DIVISION

: 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

CATHERINE ANN STARZAN. HEIR OF THE ESTATE OF PETER STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

> PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO ANSWER AND ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against MICHAEL J. KOZAIEWICZ and ESTATE OF PETER STARZAN, SHARON STRAZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN AND JACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN, AND CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN

Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint \$ 55,466.71 Interest - 10/31/07 TO 05/05/08 \$ 1,855.56 TOTAL \$ 57,322,27

I hereby certify that (1) the addresses of the Defendant(s) are as shown above, and (2) that notice has been given in accordance with Rule 237.1, copy attached.

> Daniel G. Schmieg, Esquire Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE:	

PRO PROTHY

PHS# 160044

FEDERMAN AND PHELAN, ! >

By: Lawrence T. Phelan, Esq., Ia. 140, 32227 Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

Thomas M. Federman, Esq., Id. No. 64068

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

: COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

: CIVIL DIVISION

, Vs.

: COLUMBIA COUNTY

: NO. 2007-CV-1769

2018-ED-79

FILE COPY

MICHAEL 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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN Defendants

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN TO: 337 WEST FRONT STREET, APT. B BERWICK, PA 18603

DATE OF NOTICE: DECEMBER 18, 2007

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COLUMBIA COUNTY NOTICE TO DEFEND: NORTH PENN LEGAL SERVICES 168 EAST 5TH STREET BLOOMSBURG, PA 17815 570-784-8760

é

PENNSYLVANIA LAWYER REFERRAL SERVICE PENNSYLVANIA BAR ASSOCIATION 100 SOUTH STREET P.O. BOX 186 HARRISBURG, PA 17108

1-800-692-7375

FRANCIS S. HALLINAN, ESQUIRE

FEDERMAN AND PHELAN, I

By: Lawrence T. Phelan, Esq., Ia. 10, 32227 Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103 (215) 563-7000

MICHAEL KOZAKIEWICZ

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

Vs.

: COURT OF COMMON PLEAS

ATTORNEY FOR . LAINTIFF

: CIVIL DIVISION

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

110. 2001-CV-1707

2008-ED-79

FILECOM

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN

Defendants

TO: JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN 4170 WINGATE DRIVE

COLLEGEVILLE, PA 19426

DATE OF NOTICE: DECEMBER 18, 2007

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

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YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY NOTICE TO DEFEND: NORTH PENN LEGAL SERVICES 168 EAST 5TH STREET BLOOMSBURG, PA 17815 570-784-8760 PENNSYLVANIA LAWYER REFERRAL SERVICE PENNSYLVANIA BAR ASSOCIATION 100 SOUTH STREET P.O. BOX 186 HARRISBURG, PA 17108

1-800-692-7375

FRANCIS S. HALLINAN, ESQUIRE

FEDERMAN AND PHELAN, 1 10

By: Lawrence T. Phelan, Esq., L. o. 32227 Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

MICHAEL KOZAKIEWICZ

ESTATE OF PETER STARZAN

(215) 563-7000

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

Vs.

SHARON STARZAN, CO-EXECUTRIX AND

DEVISEE OF THE ESTATE OF PETER STARZAN

: COURT OF COMMON PLEAS

ATTORNEY FOR LAINTIFF

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

2008 D 79

FILECOM

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN Defendants

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

4170 WINGATE DRIVE COLLEGEVILLE, PA 19426

DATE OF NOTICE: DECEMBER 18, 2007

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PENNSYLVANIA LAWYER REFERRAL SERVICE

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P.O. BOX 186

HARRISBURG, PA 17108

1-800-692-7375

FRANCIS S. HALLBNAN, ESQUIRE

FEDERMAN AND PHELAN, I"

By: Lawrence T. Phelan, Esq., Id. 7. o. 32227 Francis S. Hallinan, Esq., Id. No. 62695 Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

Vs.

: COURT OF COMMON PLEAS

ATTORNEY FOR LAINTIFF

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

21008-ED 74

MICHAEL 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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN Defendants

TO: MICHAEL KOZAKIEWICZ 337 WEST FRONT STREET, APT. B BERWICK, PA 18603

DATE OF NOTICE: DECEMBER 18, 2007

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSEJIF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

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COLUMBIA COUNTY NOTICE TO DEFEND: NORTH PENN LEGAL SERVICES 168 EAST 5TH STREET **BLOOMSBURG, PA 17815** 570-784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE PENNSYLVANIA BAR ASSOCIATION 100 SOUTH STREET P.O. BOX 186 HARRISBURG, PA 17108 1-800-692-7375

FRANCIS S. HAULINAN, ESQUIRE

FILECOPY

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 2008-10-79

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

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 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.
- (c) that defendant CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN is over 18 years of age, and resides at 337 NORTH MARKET STREET, BERWICK, PA 18603.

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

(Rule of Civil Procedure No. 236) - Revised

COUNTRYWIDE HOME LOANS, INC.

: COLUMBIA COUNTY

COURT OF COMMON PLEAS

VS.

CIVIL DIVISION

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

: NO. 2007-CV-1769

BERWICK, PA 18003

2018/ED 79

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

Notice is given that a Judgment in the above captioned matter has been entered inst you on ________, 2008.

If you have any questions concerning this matter please contact:

Daniel G. Schmieg, Esquire Attorney or Party Filing

Rolani B. KliniDEPUTY

1617 JFK Boulevard, Ste. 1400

Philadelphia, PA 19103

(215) 563-7000

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

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

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN IN THE COURT OF COMMON PLANTS OF COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1769 Term 200

2008-BD-79

PRAECIPE FOR WRIT OF EXECUTION (Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due Additional Fees and Costs Interest from 05/05/08 to Sale At \$9.42 per diem

\$57,322.27 \$3,373.50

and costs.

Note: Please attach description of Property.

PHS#160044

DESCRIPTION

ALL that certain piece or parcel of land lyin, d being situate in the Borough of Berwick ounty of Columbia and State of consylvania, 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; hence 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 listance of Twenty-five (25) Feet to a corner; thence along the same, parallel with Bowman Street, in a Northerly direction a listance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of linety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of linety-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.

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

3EING THE SAME PREMISES VESTED IN Peter Starzan and Michael J. Kozakiewicz, as tenants in common, by Deed from Sevin Byrne and Sean LaValle, dated 05/26/2006, recorded 05/30/2006, in Deed Mortgage Inst# 200605299.

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

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

DESCRIPTION

ALL that certain piece or parcel of land lyin—ad being situate in the Borough of Berwic.—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; hence 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 listance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of linety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of liventy-five (25) Feet to the place of beginning.

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Premises being: 337 NORTH MARKET, BERWICK, PA 18603

Γax Parcel #04B-04-142-00,000

'helan Hallinan & Schmieg, LLP 3v: Daniel G. Schmieg, Esquire dentification No. 62205 Attorney for Plaintiff One Penn Center at Suburban Station 617 John F. Kennedy Boulevard **Juite 1400** 'hiladelphia, PA 19103-1814 Attorney for Plaintiff 215)563-7000 COUNTRYWIDE HOME LOANS, INC. **COLUMBIA COUNTY** 4105 CORPORATE DRIVE 2LANO, TX 75024 COURT OF COMMON PLEAS Plaintiff, CIVIL DIVISION v. NO. 2007-CV-1769 MICHAEL J. KOZAKIEWICZ 2008-ED-79 337 NORTH MARKET STREET 3ERWICK, PA 18603 ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN 1095 EUREKA STREET /INELAND, NJ 08361 ACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN 110 WINGATE DRIVE OLLEGEVILLE, PA 19426 CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF 'ETER STARZAN 37 NORTH MARKET STREET BERWICK, PA 18603 Defendant(s). CERTIFICATION Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned natter 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 o authorities.

Daniel G. Schmieg, Esquire

helan Hallinan & Schmieg, LLP y: Daniel G. Schmieg, Esquire lentification No. 62205 Attorney for Plaintiff me Penn Center at Suburban Station 617 John F. Kennedy Boulevard uite 1400 hiladelphia, PA 19103-1814 ttorney for Plaintiff. 215)563-7000 OUNTRYWIDE HOME LOANS, INC. **COLUMBIA COUNTY** 105 CORPORATE DRIVE LANO, TX 75024 COURT OF COMMON PLEAS Plaintiff. CIVIL DIVISION ٧. NO. 2007-CV-1769 TICHAEL J. KOZAKIEWICZ 2008-ED-79 37 NORTH MARKET STREET ERWICK, PA 18603 STATE OF PETER STARZAN, SHARON STARZAN, O-EXECUTRIX AND DEVISEE OF THE ESTATE OF ETER STARZAN 095 EUREKA STREET TNELAND, NJ 08361 ACQUELINE STARZAN MAKOTO O-EXECUTRIX AND DEVISEE OF HE ESTATE OF PETER STARZAN 10 WINGATE DRIVE OLLEGEVILLE, PA 19426 ATHERINE ANN STARZAN, HEIR OF THE ESTATE OF ETER STARZAN 37 NORTH MARKET STREET ERWICK, PA 18603 Defendant(s). CERTIFICATION Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned atter 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

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Daniel G. Schmieg, Esquire

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

Attorney for Plaintiff

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-CV-1769

2008-ED-79

Plaintiff.

v.

PLANO, TX 75024

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

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 Praccipe 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

CATHERINE ANN STARZAN HEIR OF THE ESTATE OF PF 'R STARZAN BERWICK, PA 18603

337 NORTH MARKET STREET

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 3. sold:

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

7171 MERCY ROAD OMNIUM WORLDWIDE, INC.

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

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

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

6TH FL. STRAWBERRY SQUARE **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

13TH 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

COLUMBIA COUNTY P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675

DEPARTMENT OF WELFARE 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.

May 5, 2008 Date

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,

٧.

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

Defendant(s).

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

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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

COLUMBIA COUNTY

Attorney for Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-CV-1769

2008-ED-79

CATHERINE ANN STARZAN HEIR OF THE ESTATE OF PF R STARZAN BERWICK, PA 18603

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.

7171 MERCY ROAD

FOR BANK ONE

P.O. BOX 6618

Omany Nº 68106

ERI FINANCIAL SERVICES

P.O. BOX 3542

BALTIMORE, MD 21214

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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

6TH FL. STRAWBERRY SQUARE

PENNSYLVANIA BUREAU OF

DEPT, 280601

INDIVIDUAL TAX INHERITANCE

HARRISBURG, PA 17128

TAX DIVISION

ATTN: JOHN MURPHY

P.O. BOX 8486

DEPARTMENT OF PUBLIC
WELFARE TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM

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.

May 5, 2008

Date

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

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-CV-1769

2008-ED-79

Plaintiff.

ν.

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

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

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.

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

CATHERINE ANN STARZAN HEIR OF THE ESTATE OF PF R STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

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. 7171 MERCY ROAD

FOR BANK ONE 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:

may be affected by the Sale.

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

COMMONWEALTH OF 6TH FL. STRAWBERRY SQUARE

PENNSYLVANIA BUREAU OF DEPT. 280601

INDIVIDUAL TAX INHERITANCE HARRISBURG, PA 17128

TAX DIVISION

ATTN: JOHN MURPHY

DEPARTMENT OF PUBLIC P.O. BOX 8486

WELFARE TPL CASUALTY UNIT

WILLOW OAK BUILDING
HADDISHUPC BA 17105

ESTATE RECOVERY PROGRAM

HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE 13TH 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 COURTHOUSE

COLUMBIA COUNTY P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675

DEPARTMENT OF WELFARE HARRISBURG, PA 17105

BERWICK AREA JOINT SEWER 106 MARKET STREET AUTHORITY 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.

May 5, 2008

Date

Daniel G. Schmieg, Esquir

'helan Hallinan & Schmieg, LLP

sy: Daniel G. Schmieg, Esquire dentification No. 62205 One Penn Center at Suburban Station 617 John F. Kennedy Boulevard Juite 1400

Attorney for Plaintiff

'hiladelphia, PA 19103-1814

Attorney for Plaintiff

215)563-7000

COUNTRYWIDE HOME LOANS, INC. 105 CORPORATE DRIVE

'LANO, TX 75024

: COLUMBIA COUNTY

:

:

:

COURT OF COMMON PLEAS

v. 41CHAEL J. KOZAKIEWICZ 37 NORTH MARKET STREET

IERWICK, PA 18603

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

Plaintiff.

'ETER STARZAN 095 EUREKA STREET 'INELAND, NJ 08361 NO. 2007-CV-1769

CIVIL DIVISION

2008-ED-79

ACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF HE ESTATE OF PETER STARZAN 10 WINGATE DRIVE COLLEGEVILLE, PA 19426

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF TETER STARZAN 37 NORTH MARKET STREET SERWICK, PA 18603

Defendant(s). NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MI

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 CATHERINE ANN STARZAN HEIR OF THE ESTATE OF PETER STARZAN 337 NORTH MARKET STREET BERWICK, PA 18603

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 attemption 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	e Court Judgment of \$57,322.27 obtained by COUNTRYWIDE
IOME LOANS, INC., (the M	Mortgagee) against yo	u. In the event the sale is continued, an announcement will be made

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 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.
- 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.
 - 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 ave 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.

- 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.
 - 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.
 - 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.

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.

You may also have other rights and defenses or ways of getting your home back if you act immediately after the

U SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD E, 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 'ennsylvania, 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; hence 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 listance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of linety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of wenty-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 ppurtenant thereto.

ITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Coexecutrices 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 Cevin 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 Coexecutrices of his Estate to whom Letters of Testamentary were duly granted by the Register of Wills Columbia County, ennsylvania on 9/8/06.

'remiscs being: 337 NORTH MARKET, BERWICK, PA 18603

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

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any

out 38s,		eby rance,		HARRY A. ROADARMEL	Sheriff
nt, without or any loss,	(SEAL)	the Shcriff is hereby xecution by insurand		Columbia County, Pa.	Shellit
in custouy tachment, ' erein for a thereof.)	the She	(SEAL)		Sir: — There will be placed in your hands
mman, y or att intiff b 's sale 1		20 in named	(SE	for service a Writ of EXECUTIO	N (REAL ESTATE), styled as
property under within writ may leave same without a watchman, in custory or with 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.	(Attorney for Plaintiff(s)	WAIVER OF INSURANCE – Now	(Attorney for Plaintiff(s)	and ESTATE OF PETER STAR DEVISEE OF THE ESTATE OF MAKOID CO-EXECUTRIX AN	ME LOANS, INC. vs MICHAEL J. KOZAKIEWICZ ZAN, SHARON STARZAN, CO-EXECUTRIX AND F PETER STARZAN AND JACQUELINE STARZAN ID DEVISEE OF THE ESTATE OF PETER STARZAN IZAN, HEIR OF THESTATE OF PETER STARZAN
c within writ may leave ssion, after notifying su part of such deputy or removal of any such pi		NCE – Now, y to protect the prope by waived.		<u>4</u> 4	37 NORTH MARKET STREET, BERWICK, PA 1860 1095 EUREKA STREET, VINELAND, NJ 08361 1770 WINGATE DRIVE, COLLEGEVILLE, PA 19420 7 NORTH MARKET STREET, BERWICK, PA 1860
property under within wr found in possession, after liability on the part of suc destruction or removal of	i	WAIVER OF INSURANCE – Ne released from all liability to proter which insurance is hereby waived			UCC Salving Attorney for Plaintiff
property under found in posses liability on the destruction or		WAIVER released fi		chattels shall be seized and be le written copies of description as i	te below where defendants will be found, what foods ar vied upon. If real estate, attach five double spaced type t shall appear on the new deed together with Street and e do not furnish us with the old deed or mortgage.
				See attached legal description	

, 20 ____

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

2. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any

<u>.</u>					, 20
ody of whoeve nt, without or any loss,	SEAL)	riff is hereby a by insurance,		HARRY A. ROADARMEL Columbia County, Pa.	Sheriff
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.	(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.	(Attorney for Plaintiff(s)	for service a Writ of EXECUTION follows: COUNTRYWIDE HO and ESTATE OF PETER STARE DEVISEE OF THE ESTATE OF MAKOID CO-EXECUTRIX AT AND CATHERINE ANN STAIN The defendant(s) will be found at 3 If Writ of Execution, statchattels shall be seized and be le	Sir: — There will be placed in your hands ON (REAL ESTATE), styled as ME LOANS, INC. vs MICHAEL J. KOZAKIEWICZ ZAN, SHARON STARZAN, CO-EXECUTRIX AND F PETER STARZAN AND JACQUELINE STARZAN ND DEVISEE OF THE ESTATE OF PETER STARZAN RZAN, HEIR OF TH ESTATE OF PETER STARZAN R37 NORTH MARKET STREET, BERWICK, PA 1861 1995 EUREKA STREET, VINELAND, NJ 08361 1970 WINGATE DRIVE, COLLEGEVILLE, PA 19426 1970 NORTH MARKET STREET, BERWICK, PA 1860 Attorney for Plaintiff te below where defendants will be found, what foods ar vied upon. If real estate, attach five double spaced type
					t shall appear on the new deed together with Street and e do not furnish us with the old deed or mortgage.

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

remises being: 337 NORTH MARKET, BERWICK, PA 18603

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

HERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

VS.

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Term, 200

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 ISSUED

No. 2007-CV-1769 CD

CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN.

- NAME		
NOW,	20 I,	High Sheriff of Columbia County, Pennsylvania,
made at the request and risk of the Plaintiff.		County, Pennsylvania, to execute this Writ. This deputation be
		, , , , , , , , , , , , , , , , , , ,
		Sheriff, Columbia County, Pennsylvania
		By
		Deputy Sheriff
	AFFIDAVIT	OF SERVICE
Now,	200 <u>,</u> at	O'Clock m., served the within
	upoi	n
		and made known to
the contents thereof.	e original inotice of Sale	and made known to
the contents mercor.		
Sworn and Subscribed before me		So Answers,
		·
this		
day of	20	
•		
Notary Public	- u	
rotary r done		Sheriff
		20,, See return endorsed hereon by Sheriff of
	- 44	County, Pennsylvania, and made a part of this
return		•
		So Answers,
		50 1 His w (45)
		Sheriff
		Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	3/101.153.1	INSTRUC	CTIONS: Please type or print legibly, insuring	
PROCESS RECEIPT and AFFIDAVIT OF RE	ETURN	readability of all copies. Do not detach any copies. Expiration date		
Plaintiff		Ехрігацо	n date Court Number	
COUNTRY WIDE HOME LOANS, INC.			2007-CV-1769	2008-ED-79
Defendant MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZ, STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTAT STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTE THE ESTATE OF PETER STARZAN & CATHERINE AND ESTATE OF PETER STARZAN	TE OF PETER UTRIX AND	e DEVISEE	Type or Writ of Comp EXECUTION/No	olaint OTICE OF SALE
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO MICHAEL J. KOZAKIEWICZ	SERVICE OR DES	CRIPTION OF	PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 4095 EUREKA STREET, VINELAND, NJ 0836	<u> 1</u>			· · · · · · · · · · · · · · · · · · ·
PECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE.		··-
OW	y, PA do hereby o	deputize the SI	neriff of	
	Sheriff of	COLUMBIA	County, Penna.	-··
DDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev	of whomever is fou iff herein for any 1 ntiff efendant	ind in possessi	on, after notifying person n or removal of any suc Number	m of levy or
Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIF	EF ONL V	DO NOT	WRITE BELO	W THE LINE
LAINTIFF	T ONL)	TON OU	Court Number	WIRISLINE
ETURNED:				
FFIRMED and subscribed to before me this day	SO ANSWERS			Date
	Signature of De	p. Sheriff		
20	Signature of Sh	eriff		Date
	Sheriff of	F177/2-0	4	
	t		1812.	

SHERIFF'S DEPARTMEN.

SHERIFF SERVICE		INSTRUC	TIONS: Please t	ype or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF F	RETURN	readability of all copies. Do not detach any copies.		
		Expiratio		<u> </u>
Plaintiff COUNTRYWIDE HOME LOANS, INC.			Court Number 2007-CV-1769	2008 ED 79
MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STAR STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTA STARZAN & JACQUELINE STARZAN MAKOID, CO-EXE OF THE ESTATE OF PETER STARZAN& CATHERINE AN ESTATE OF PETER STARZAN	ATE OF PETER CUTRIX AND	DEVISEE	Type or Writ of Con EXECUTION/N	iplaint FOΓICE OF SALE
AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO JACQUELINE STARZAN MAKOID, CO-EXI OF THE ESTATE OF PETER STARZAN ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State 4005, ELIPERA ADDREST NO.)	ECUTRIX AND and Zip Code)	CRIPTION OF I	PROPERTY TO BE LEV	TED, ATTACHED OR SALE.
4095 EUREKA STREET, VINELAND, NJ 083	-10			
PECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSE	ST IN EXPEDITING	SERVICE,		·
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW, 200_, I, Sheriff of COLUMBIA Country, to execute the within and make return thereof according to law.	anty, PA do hereby o	eputize the Sl	eriff of	
·	Sheriff of	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVE 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 plai sheriff's sale thereof. ignature of Attorney or other Originator requesting service on behalf of XX PI	of whomever is fou intiff herein for any h	nd in possessi	on, after notifying person or removal of any su	on of leave or
DDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bou Philadelphia, PA 19103-1814	Defendant levard, Suite 1400	(215)563	-7000	
SPACE BELOW FOR USE OF SHER	IFF ONLY —	DO NOT	WRITE BELO	OW THIS LINE
LAINTIFF			Court Number	· · · · · · ·
STURNED.				
ETURNED: 1FIRMED and subscribed to before me this	Loo Daweno	· · · · · ·		~~~
	SO ANSWERS Signature of De	o. SheritT		Date
20	Signature of Sho	riff		Date
	Sheriff of			

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU	
Plaintiff	Expiration date
COUNTRYWIDE HOME LOANS, INC.	2007-CV-1769 2008-CD-79
Defendant MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF	Type or Writ of Complaint SHARON EXECUTION/NOTICE OF SALE
STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTR	IX AND DEVISEE
OF THE ESTATE OF PETER STARZAN & CATHERINE ANN STA ESTATE OF PETER STARZAN	RZAN, HEIR OF THE
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERV ESTATE OF PETER STARZAN, SHARON STARZAN ESTATE OF PETER STARZAN	ICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. AN, CO-EXECUTRIX AND DEVISEE OF THE
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip C 4095 EUREKA STREET, VINELAND, NJ 08361	nde)
PECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN E	KPEDITING SERVICE.
SERVE DEFENDANT WITH THE NOTICE OF SALE.	
NOW, 200_, I. Sheriff of COLUMBIA County, PA county, to execute the within and make return thereof according to law.	do hereby deputize the Sheriff of
	Sheriff of COLUMBIA County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF V property under within writ may leave same without a watchman, in custody of who attachment without liability on the part of such deputy or sheriff to any plaintiff her sheriff's sale thereof.	never is found in possession, after notifying person of leav or
ignature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defende	Telephone Number Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S Philadelphia, PA 19103-1814	
SPACE BELOW FOR USE OF SHERIFF O	NLY — DO NOT WRITE BELOW THIS LINE
1./AUNTIEF	Court Number
FFIRMED and subscribed to before me this day SO	DAVING O
· <i>,</i>	ANSWERS Date nature of Dep. Sheriff
	nature of Sheriff Date
She	riff of

SHERIFF'S DEPARTMENT

	SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RE	TURN	INSTRUCTIONS: Please type or print legibly, i readability of all copies. Do not detach any copie Expiration date		
ilaintiiT COUNTR	YWIDE HOME LOANS, INC.			Court Number 2007-CV-1769	2008-ED-79
STARZAN STARZAN OF THE I	. J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTAT N & JACQUELINE STARZAN MAKOID, CO-EXECU ESTATE OF PETER STARZAN & CATHERINE ANN F PETER STARZAN	TE OF PETER	R DEVISEE	Type or Writ of Comp EXECUTION/N	<u> </u>
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO CATHERINE ANN STARZAN, HEIR OF THE ES				ED, ATTACHED OR SALE.
AT	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 337 NORTH MARKET, BERWICK, PA 18603	ł Zip Code)			
PECIAL IN	STRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	G SERVICE.		
SERVE D	EFENDANT WITH THE NOTICE OF SALE.				
NOW, County, to ex	, 200_, I, Sheriff of COLUMBIA Count secute the within and make return thereof according to law.	y, PA do hereby	deputize the S	neriff of	
		Sheriff o	f COLUMBIA	County, Penna.	
property attachm sheriff's	ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER y under within writ may leave same without a watchman, in custody of tent without liability on the part of such deputy or sheriff to any plaints is sale thereof. Attorney or other Originator requesting service on behalf of XX Plain	f whomever is fo iff herein for any	und in possess	ion, after notifying pers on or removal of any suc	on of levy or
•		efendant	(215)56		Date
	SPACE BELOW FOR USE OF SHERIF	F ONLY -	- DO NOT		W THIS LINE
PLAINTIFF				Court Number	
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RETURNE	ED.				
	and subscribed to before me this day	SO ANSWER Signature of D			Date
f <u></u>		Signature of S	heriff	,	Date
		Sheriff of			
		1			

SHERIFF'S DEPARTMEN.

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RE	INSTRU	CTIONS: Please type or print legibly, insuring	
TROCESS RECEIFT and AFFIDAVII OF RE		y of all copies. Do not detach any copies.	
PlaintifT COUNTRYWIDE HOME LOANS, INC.	Expiration	Court Number 2007-CV-1769 2008-ED-79	
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 & CATHERINE ANN ESTATE OF PETER STARZAN	TE OF PETER UTRIX AND DEVISEE	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.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 337 NORTH MARKET, BERWICK, PA 18603	l Zip Code)		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST			
PLEASE POST THE PREMISES WITH THE SHERIFF'S H NOW, 200_, I, Sheriff of COLUMBIA Count County, to execute the within and make return thereof according to law.	ANDBILL OF SALE. by, PA do hereby deputize the !	Sheriff of	
	Sheriff of COLUMBIA	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 plaintis sheriff's sale thereof. Signature of Attorney or other Originator requesting service on behalf of XX Plain De ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleve Philadelphia, PA 19103-1814	atiff Telephone	on or removal of any such property before Number Date	
SPACE BELOW FOR USE OF SHERIF	FONLY — DO NO?	WRITE BELOW THIS LINE	
PLAINTIFF		Court Number	
RETURNED:			
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep. Shcriff	Date	
of 20	Signature of Shcriff	Date	
	Sheriff of		

AFFIDAVIT OF SERVICE Plaintiff: COUNTRYWIDE HOME LOA . INC. COLUMBIA C No 2007-CV-1769 Defendant(s): MICHAEL J. KOZAKIEWICZ ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF Type of Action THE ESTATE OF PETER STARZAN - Notice of Sheriff's Sale JACQUELINE STARZAN MAKOID CO-EXECUTRIX AND DEVISEE OF THE Sale Date: 3/26/08 ESTATE OF PETER STARZAN AND CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN Serve: MICHAEL J. KOZAKIEWICZ Address: 4095 EUREKA STREET VINELAND, NJ 08361 **PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES** SERVED Served and made known to _______, Defendant, on the ______ day of ______, 200_, at _____, o'clock __.m., at _______, Commonwealth of ______, in the manner described below: Defendant personally served. ____Adult family member with whom Defendant(s) reside(s). Relationship is _____ Adult in charge of Defendant(s)'s residence who refused to give name or relationship. ____Manager/Clerk of place of lodging in which Defendant(s) reside(s). Agent or person in charge of Defendant(s)'s office or usual place of business. ____ an officer of said Defendant(s)'s company. Other: Age ____ Height ___ Weight ___ Race ___ Sex ___ Other Description: _____, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. Sworn to and subscribed before me this ____ day of ______, 200_. Notary: By: NOT SERVED On the _____ day of _____, 200_, at ____ o'clock __.m., Defendant NOT FOUND because: ____ Moved ____ Unknown ____ No Answer ____ Vacant 1ST ATTEMPT 2ND ATTEMPT Other: 3RD ATTEMPT

Sworn to and subscribed

before me this _____ day of _____, 200_.

Notary:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205 One Penn Center at Suburban Station-Suite 1400 Philadelphia, PA 19103 (215) 563-7000

By:

ALL that certain piece or parcel of land lyir — id being situate in the Borough of Berwic.—ounty 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; hence 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 listance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of linety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of liventy-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.

<u>TITLE TO SAID PREMISES IS VESTED IN Michael J. Kozakiewicz and Sharon Starzan and Jacqueline Starzan Makoid Co-</u>
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Premises being: 337 NORTH MARKET, BERWICK, PA 18603

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

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3-180/360 05/05/2008 DATE COMMERCE BANK PHILADELPHIA, PA 19148 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

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Void after 180 days

******1,350.00

AMOUNT

CHECK NO

691926

Frami S. Helle.

Sheriff of Columbia County

To The Order

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Рау

35 W Main Street Bloomsburg, PA 17815 #691926# #6036001808#35 150866 6#

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