

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Countywide Home Loans VS Michael Blackwood et al.

NO. 79-08 ED NO. 1769-07 JD

DATE/TIME OF SALE: Oct. 1, 08 0900

BID PRICE (INCLUDES COST) \$ 2748.00

POUNDAGE - 2% OF BID \$ 54.96

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2805.16

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallingn & Schmieg
Terry J. Mull

TOTAL DUE: \$ 2805.16

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1453.16

SHERIFF'S SALE COST SHEET

Countywide Home Loans vs. Michael Rozakiewicz, etc.
 NO. 79-08 ED NO. 716907 JD DATE/TIME OF SALE 01/08/08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>57.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>14.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>30.00</u>	
TOTAL *****		\$ <u>568.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>836.10</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1055.10</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>7.50</u>	
TOTAL *****		\$ <u>17.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>852.10</u>	
WATER 20	\$	
TOTAL *****		\$ <u>852.10</u>

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2748.20

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
736787

P ONE THOUSAND FOUR HUNDRED FIFTY THREE AND 16/100 DOLLARS

DATE	AMOUNT
10/02/2008	*****1,453.16

DNB 10022008

Void after 180 days

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

Travis S. Hallinan

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

736787 036001808136 150866 5

SECURE
MP

Security Features Instructions

Details on back

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 Jacqueline 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~~ (Record)

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Telephone Number:		
Daniel G. Schmieg, Esquire	Suite 1400	Area Code (215) 563-7000	
Street Address	City	State	Zip Code
One Penn Center at Suburban Station 1617 JFK Blvd.	Philadelphia	PA	19103

B TRANSFER DATA

Date of Acceptance of Document	
Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	FEDERAL HOME LOAN MORTGAGE CORPORATION
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	5000 Plano Parkway
City	City
Bloomsburg	Carrollton
State	State
PA	TX
Zip Code	Zip Code
17815	75010

C PROPERTY LOCATION

Street Address	City, Township, Borough	
337 North Market , Berwick, PA 18603	Borough of Berwick	
County	School District	Tax Parcel Number
COLUMBIA	Borough of Berwick	04B-04-142-00,000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$52,748.20	+ -0-	= \$52,748.20
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$12,996.00	x 3.76	= \$ 48,864.96

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedant)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200802106 , Page Number 2

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FEDERAL HOME LONA MORTGAGE CORPORATION "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete

Signature of Correspondent or Responsible Party
DANIEL G. SCHMIEG, ESQUIRE

Daniel G. Schmieg

Date: 7/2/08

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

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.*****

Plaintiff: COUNTRYWIDE HOME LOANS, INC.

Sale Date: 7/30/08

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

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

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

* TWO(2) ATTEMPTS!

AFFIDAVIT OF SERVICE

Plaintiff: COUNTRYWIDE HOME LOANS, INC.

COLUMBIA County
No 2007-CV-1769

Defendant(s): 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 AND CATHERINE
ANN STARZAN, HEIR OF THE ESTATE OF PETER
STARZAN

Our File#160044
Type of Action
- Notice of Sheriff's Sale

Sale Date: 7/30/08

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

Address: 337 NORTH MARKET STREET
BERWICK PA 18603

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

Served and made known to JACQUELINE STARZAN MAKOID, Defendant, on the 5th day of JULY,
2008, at 11:24 o'clock A.m., at 410 WINGATE DRIVE, COLLEGEVILLE, Commonwealth of PENNA, 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: _____

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, Ronald Mall, 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.

* S.A. IS VACANT. INVESTIGATION DISCLOSED THAT DEFENDANT
CURRENTLY RESIDES @ 410 WINGATE DRIVE, COLLEGEVILLE, PA

Sworn to and subscribed
before me this 5 day
of July, 2008
Notary: [Signature]

By: Ronald Mall
NOT SERVED

On the THEODORE J. HARRIS, 2008, at _____ o'clock _____m., Defendant NOT FOUND because:
NOTARY PUBLIC

_____STATE OF NEW JERSEY Moved _____ Unknown _____ No Answer _____ Vacant

MY COMMISSION EXPIRES 10/25/2012

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2008.

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

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] 3. ☐ Agent ☒ Addressee

B. Received by (Printed Name) Lee Shinn C. Date of Delivery MAY 12 2008

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

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) Lee Shinn C. Date of Delivery MAY 12 2008

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt 102595-02-M-1540 Receipt 102595-02-M-1540

Return Receipt 102595-02-M-1540 Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] 3. ☐ Agent ☒ Addressee

B. Received by (Printed Name) Alan M Payne C. Date of Delivery MAY 12 2008

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

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) Alan M Payne C. Date of Delivery MAY 12 2008

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt 102595-02-M-1540 Receipt 102595-02-M-1540

Return Receipt 102595-02-M-1540 Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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.

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) Alan M Payne C. Date of Delivery MAY 12 2008

D. Is delivery address different from item 1? ☐ Yes ☒ No

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.

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) Alan M Payne C. Date of Delivery MAY 12 2008

D. Is delivery address different from item 1? ☐ Yes ☒ No

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
DEWISEE OF THE ESTATE OF PETER STARZAN AND JACQUELINE STARZAN
MAKOID CO-EXECUTRIX AND DEWISEE 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:

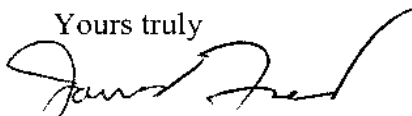
Enclosed please find the following:

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.

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

Yours truly



James Ford

For PHELAN HALLINAN & SCHMIEG, LLP

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

COUNTYRWIDTH HOME LOANS, INC.

vs.

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

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

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

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

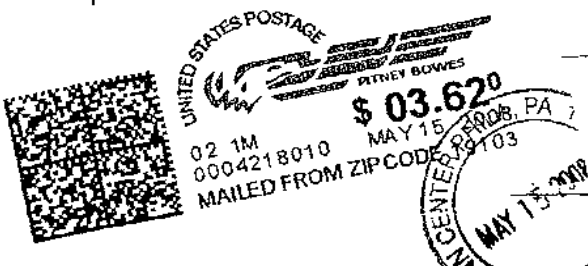
DATE: August 25, 2008


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender **ONE PENN CENTER, PLAZA, SUITE 1400 PHILADELPHIA, PA 19103-1814**

PHELAN HALLINAN & SCHMIEG LLC

1		TENANT/OCCUPANT 337 NORTH MARKET BERWICK, PA 18603			
2	*****	BERWICK AREA JOINT SEWER AUTHORITY 106 MARKET STREET BERWICK, PA 18603			
3	*****	OMNITUM WORLDWIDE, INC. FOR BANK ONE 7171 MERCY ROAD P.O. BOX 6618 OMAHA, NE 68106			
4		ERI FINANCIAL SERVICES P.O. BOX 3542 BALTIMORE, MD 21214			
5		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815			
6		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105			
7		COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTN: JOHN MURPHY 6TH FL. STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128			
8		DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM, P.O. BOX 8486 WILLOW OAK BUILDING, HARRISBURG, PA 17105			
9		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FL. STE 1300 1001 LIBERTY AVENUE HARRISBURG, PA 15222			
		RE. MICHAEL J. KOZAKIEWICZ PHS #160044 TEAM 3/LAS			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		



PHELAN HALLINAN & SCHMIEG, LLP

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
No 2007-CV-1769

Defendant(s): 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 AND CATHERINE
ANN STARZAN, HEIR OF THE ESTATE OF PETER
STARZAN

Our File#160044
Type of Action
- Notice of Sheriff's Sale

Sale Date: 7/30/08

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

Address: 4170 WINGATE DRIVE, COLLEGEVILLE, PA 19426

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

Served and made known to JACQUELINE MAKOID ^{SERVED} Defendant, on the 21 day of JULY,
2008 at 330 o'clock P.m., at AS ABOVE, Commonwealth of PA., 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: _____
Description: Age 50's Height 5'5" Weight 170 Race W Sex F Other GASSES

I, R. J. NEIL, 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 21 day
of July, 2008

Notary: Thomas R. K...

By: R. J. Neil

COMMONWEALTH OF PENNSYLVANIA
NOT SERVED

On the _____ day of _____, 2008, Defendant NOT FOUND because:

____ Moved _____ Unknown _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2008

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

Our File#160044
Type of Action
- Notice of Sheriff's Sale

Sale Date: 7/30/08

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 STARZAN **SERVED** Defendant, on the 23rd day of July
2008, at 11:15 o'clock A.m., at 4095 Eureka St - Vin, Commonwealth of Vineland - NJ, 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: _____

Description: Age 50+ Height 5-3" Weight 160 Race W Sex F Other _____

I, G. Herbert Miller, 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 23 day
of July, 2008.

Notary: _____

By: _____

COMMONWEALTH OF PENNSYLVANIA **NOT SERVED**

On the _____ day of _____, 2008, at _____ o'clock _____m., Defendant **NOT FOUND** because:
_____. Moved _____ My Contact _____ No Answer _____ Vacant _____

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2008.

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

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

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

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

FILED
PROTHONOTARY

2009 JUL 22 A 9:45

CLERK 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		

ORDER

AND NOW, this 22nd 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:

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

15 Thomas A. Judge Jr.
J.

160044

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 25th day of July, 2008.

My commission expires
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelter, Notary Public
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

JOHN P. DURANTE, SHERIFF

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

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

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

6-9-08

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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 CO-
EXECUTRIX 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

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

PERSON SERVED _____
RELATION / POSITION _____
PLACE OF SERVICE _____
TIME OF SERVICE _____
DATE OF SERVICE _____
NUMBER OF ATTEMPTS _____
DEPUTY _____
DEPUTY _____
LAST DAY OF SERVICE 6-9-08

**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

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 _____

Samie B. Klein
(Clerk) Office of the Prothonotary
of Columbia County, Pennsylvania

Dated May 7, 2008
(SEAL)

DESCRIPTION

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

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

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

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

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

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

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

COUNTRYWIDE HOME LOANS, INC.

VS.

MICHAEL KOZAKIEWICZ


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. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF JUNE 2008



**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012**

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/7/2008

SERVICE# 14 - OF - 20 SERVICES
DOCKET # 79ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT 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
STAR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN G/5

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 5-12-8 TIME 0840 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. A. [Signature]

DATE 5-12-8

Tax Notice 2008 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAYS

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STARZAN PETER
MICHAEL J KOZAKIEWICZ
337 MARKET STREET
BERWICK PA 18603

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

FOR: COLUMBIA COUNTY				DATE		BILL NO.	
				03/01/2008		6119	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY		
GENERAL	12.996	6.146	78.27	79.87	87.86		
SINKING		1.345	17.13	17.48	19.23		
FIRE		1.25	15.92	16.25	17.06		
LIGHT		1.75	22.29	22.74	23.88		
BORO RE		10.6	135.00	137.76	144.65		
The discount & penalty have been calculated for your convenience				268.61	274.10	292.68	
PAY THIS AMOUNT				If paid on or before April 30		If paid on or before June 30	
				268.61		274.10	
				If paid on or before April 30		If paid on or before June 30	
				268.61		274.10	
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				If paid on or before April 30		If paid on or before June 30	
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				If paid on or before April 30		If paid on or before June 30	
				268.61		274.10	
				If paid on or before April 30		If paid on or before June 30</	

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 4609

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	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy J. Chamberlain Per: dm.
Sheriff



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.

Sincerely,

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 4 - OF - 20 SERVICES
DOCKET # 79ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT 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
STAR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATHERINE STARZAN MAKOID	MORTGAGE FORECLOSURE
337 NORTH MARKET STREET	
BERWICK	

237 W FRONT

SERVED UPON MICHAEL KOZAKIEWICZ

RELATIONSHIP BROTHER IDENTIFICATION _____

DATE 050908 TIME 0745 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) 237 W FRONT APT (B)

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY *The [Signature]* DATE 05 09 08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 10 - OF - 20 SERVICES
DOCKET # 79ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT 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
STAR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
337 NORTH MARKET STREET	
BERWICK	

SERVED UPON VACANT - POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05.09.08 TIME 0855 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul Delle DATE 05.09.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 12 - OF - 20 SERVICES
DOCKET # 79ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT 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
STAR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05 09 08 TIME 0925 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 05 09 08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 13 - OF - 20 SERVICES
DOCKET # 79ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

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

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 05-09-08 TIME 0935 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

05-09-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 1 - OF - 20 SERVICES
DOCKET # 79ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT 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
STAR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

237 W FRONT

SERVED UPON MICHAEL KOZAKIEWICZ

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05 09 08 TIME 0845 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F OTHER (SPECIFY) 237 W FRONT APT (B)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 05-09-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/7/2008

SERVICE# 17 - OF - 20 SERVICES
DOCKET # 79ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT 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
STAR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5-8-8 TIME 1:15 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 5-8-8

REAL ESTATE OUTLINE

ED # 79-08

DATE RECEIVED 5-7-08
DOCKET AND INDEX 5-8-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>691926</u>

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

SALE DATE July 30, 08 TIME 0900
POSTING DATE June 24, 08
ADV. DATES FOR NEWSPAPER
1ST WEEK July 9
2ND WEEK 16
3RD WEEK 23, 08

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 Susette Ent Morris; thence along the same, parallel with Bowman Street, in a Northerly direction a distance of Twenty-five (25) Feet to a corner; thence in an Easterly direction, and parallel with the first described line, a distance of Ninety-six (96) Feet through the partition of a double house to Market Street; thence Southerly, along the same, a distance of Twenty-five (25) Feet to the place of beginning.

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

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

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

Premises being: 337 NORTH MARKET, BERWICK, PA 18603

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

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:00 AM

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

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

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Premises being: 337 NORTH MARKET, BERWICK, PA 18603

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

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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	<u>\$57,322.27</u>
Additional Fees and Costs	<u>\$3,373.50</u>
Interest from 05/05/08 to Sale	\$_____ and costs.
At \$9.42 per diem	

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1769 Term 200_____

2008-ED-79

WRIT OF EXECUTION
(Mortgage Foreclosure)

Dated May 7, 2008
(SEAL)

Sam B. Kline
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

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

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

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Premises 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.

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:

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(See Legal Description attached)

Amount Due
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Interest from 05/05/08 to Sale
At \$9.42 per diem

\$57,322.27

\$3,373.50

\$.....and costs.

Sami B. Kline
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated May 7, 2008
(SEAL)

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

FEDERMAN AND PHELAN, LLP

By: Lawrence T. Phelan, Esq., Id. No. 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

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

, Vs.

: COLUMBIA COUNTY

MICHAEL KOZAKIEWICZ

: NO. 2007-CV-1769

ESTATE OF PETER STARZAN

SHARON STARZAN, CO-EXECUTRIX AND

DEVISEE OF THE ESTATE OF PETER STARZAN

2018-ED-79

FILE COPY

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

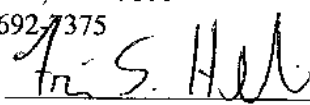
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT 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
1-800-692-7375


FRANCIS S. HALLINAN, ESQ.
Attorneys for Plaintiff

FEDERMAN AND PHELAN, LLP

By: Lawrence T. Phelan, Esq., Id. No. 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

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Vs.

: COLUMBIA COUNTY

MICHAEL KOZAKIEWICZ

: NO. 2007-CV-1769

ESTATE OF PETER STARZAN

SHARON STARZAN, CO-EXECUTRIX AND

DEVISEE OF THE ESTATE OF PETER STARZAN

2008-ED-79

FILE COPY

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

FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

FEDERMAN AND PHELAN, LLP

By: Lawrence T. Phelan, Esq., Id. No. 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

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

Vs.

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

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

2008-ED-79

TO: 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 BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 113
HARRISBURG, PA 17103
1-800-692-7313

Francis S. Hallinan
Francis S. Hallinan, Esq.
Attorney for Plaintiff

FEDERMAN AND PHELAN, I

By: Lawrence T. Phelan, Esq., Id. No. 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

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Vs.

: COLUMBIA COUNTY

MICHAEL KOZAKIEWICZ

: NO. 2007-CV-1769

ESTATE OF PETER STARZAN

SHARON STARZAN, CO-EXECUTRIX AND

DEVISEE OF THE ESTATE OF PETER STARZAN

2008-ED-79

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 FROM YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO IN THE INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT OR ENFORCEMENT OF LIEN AGAINST PROPERTY.

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PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17105
1-800-692-7373

Francis S. Hallinan

FRANCIS S. HALLINAN
Attorney at Law

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

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

vs.

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

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

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

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

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

: **2008-ED-79**

VERIFICATION OF NON-MILITARY SERVICE

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

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

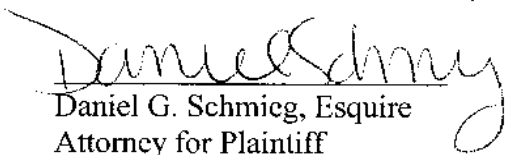
(b) that defendant **MICHAEL J. KOZAKIEWICZ** is over 18 years of age and resides at **337 NORTH MARKET STREET, BERWICK, PA 18603**.

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

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

(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. Schmieg, Esquire
Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

vs.

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

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

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

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

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION

: NO. 2007-CV-1769

: 2008-ED-79

Notice is given that a Judgment in the above captioned matter has been entered
against you on May 7, 2008.

By Lami B. Alun DEPUTY

If you have any questions concerning this matter please contact:

Daniel G. Schmieg
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.
vs.

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

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

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

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

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

: 2008-ED-79

**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. KOZAKIEWICZ 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

FEDERMAN AND PHELAN, P.A.

By: Lawrence T. Phelan, Esq., Id. No. 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

Vs.

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: 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

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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, Esquire
Attorneys for Plaintiff

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

2008-ED-79

FILE COPY

FEDERMAN AND PHELAN, I

By: Lawrence T. Phelan, Esq., Id. No. 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

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Vs.

: COLUMBIA COUNTY

MICHAEL KOZAKIEWICZ

: NO. 2007-CV-1769

ESTATE OF PETER STARZAN

SHARON STARZAN, CO-EXECUTRIX AND

DEVISEE OF THE ESTATE OF PETER STARZAN

2008 ED-79

FILE COPY

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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P.O. BOX 186
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1-800-692-7375

Francis S. Hallinan

FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

FEDERMAN AND PHELAN, LLP

By: Lawrence T. Phelan, Esq., Id. No. 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.

MICHAEL KOZAKIEWICZ

ESTATE OF PETER STARZAN

SHARON STARZAN, CO-EXECUTRIX AND

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

CATHERINE ANN STARZAN, HEIR OF
THE ESTATE OF PETER STARZAN

Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

2008 ED 79

FILE COPIES

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Francis S. Hallinan
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

FEDERMAN AND PHELAN, I

By: Lawrence T. Phelan, Esq., Id. No. 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.

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
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1-800-692-7375


FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: COLUMBIA COUNTY

: NO. 2007-CV-1769

2008-ED-79

FILE COPY

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

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

vs.

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337 NORTH MARKET STREET
BERWICK, PA 18603**

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

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

: **2008-ED-79**

VERIFICATION OF NON-MILITARY SERVICE

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

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

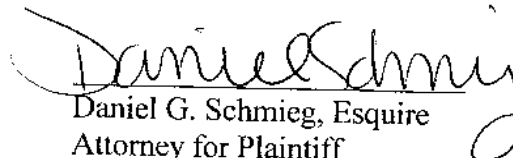
(b) that defendant **MICHAEL J. KOZAKIEWICZ** is over 18 years of age and resides at **337 NORTH MARKET STREET, BERWICK, PA 18603**.

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

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

(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. Schmieg, Esquire
Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

vs.

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

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

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

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

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

: 2008-ED 79

Notice is given that a Judgment in the above captioned matter has been entered
against you on May 7, 2008.

By Lami B. Kline DEPUTY

If you have any questions concerning this matter please contact:

Daniel G. Schmieg
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.****

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 PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1769 Term 200__

2008-ED-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

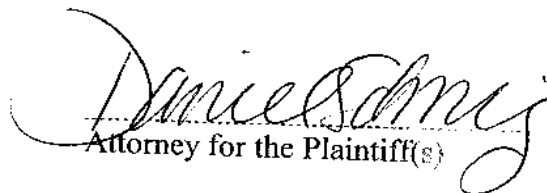
Interest from 05/05/08 to Sale

At \$9.42 per diem

\$57,322.27

\$3,373.50

\$_____ and costs.


Attorney for the Plaintiff(s)

Note: Please attach description of Property.
PHS#160044

DESCRIPTION

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

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

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

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

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

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

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

DESCRIPTION

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

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

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

Attorney for Plaintiff

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

Plaintiff,

v.

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

ESTATE OF PETER STARZAN, SHARON STARZAN,
CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF
PETER STARZAN
1095 EUREKA STREET
VINELAND, NJ 08361

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

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

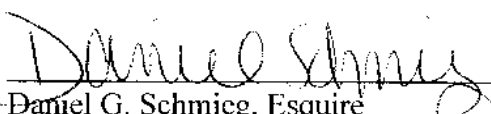
Defendant(s).

CERTIFICATION

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

- () an FHA Mortgage
() non-owner occupied
() vacant
(X) Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

helan Hallinan & Schmieg, LLP
y: Daniel G. Schmieg, Esquire
entification No. 62205
ne Penn Center at Suburban Station
617 John F. Kennedy Boulevard
uite 1400
hiladelphia, PA 19103-1814
ttorney for Plaintiff
215)563-7000

Attorney for Plaintiff

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

Plaintiff,

v.

MICHAEL J. KOZAKIEWICZ
37 NORTH MARKET STREET
ERWICK, PA 18603

STATE OF PETER STARZAN, SHARON STARZAN,
CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF
ETER STARZAN
095 EUREKA STREET
INELAND, NJ 08361

ACQUELINE STARZAN MAKOID
CO-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

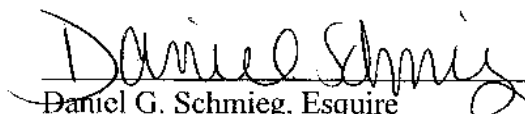
Defendant(s).

CERTIFICATION

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() 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 authorities.


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

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

NAME

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

TENANT/OCCUPANT

**337 NORTH MARKET
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

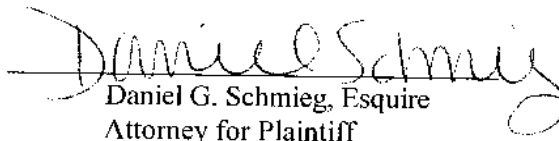
**P.O. BOX 2675
HARRISBURG, PA 17105**

**BERWICK AREA JOINT SEWER
AUTHORITY**

**106 MARKET STREET
BERWICK, PA 18603**

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

May 5, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000
COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Attorney for Plaintiff

Plaintiff,

v.

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

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

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

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.

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

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

2008-ED-79

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

NAME

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

SAME AS ABOVE

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

NAME

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

**OMNIUM WORLDWIDE, INC.
FOR BANK ONE**

**7171 MERCY ROAD
P.O. BOX 6618**

Omaha NE 68106

ERI FINANCIAL SERVICES

**P.O. BOX 3542
BALTIMORE, MD 21214**

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

NAME

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

NONE

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

NAME

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

NONE

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

NAME

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

**COMMONWEALTH OF
PENNSYLVANIA BUREAU OF
INDIVIDUAL TAX INHERITANCE
TAX DIVISION
ATTN: JOHN MURPHY**

**6TH FL. STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC
WELFARE TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**13TH FL. STE 1300
1001 LIBERTY AVENUE
HARRISBURG, PA 15222**

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

NAME

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

TENANT/OCCUPANT

337 NORTH MARKET
BERWICK, PA 18603

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

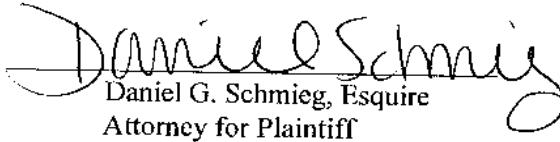
P.O. BOX 2675
HARRISBURG, PA 17105

BERWICK AREA JOINT SEWER
AUTHORITY

106 MARKET STREET
BERWICK, PA 18603

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

May 5, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

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

Plaintiff,

v.

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

ESTATE OF PETER STARZAN, SHARON STARZAN, CO-
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VINELAND, NJ 08361

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CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF
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337 NORTH MARKET STREET
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Defendant(s).

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

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MICHAEL J. KOZAKIEWICZ

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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
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THE ESTATE OF PETER STARZAN

4170 WINGATE DRIVE
COLLEGEVILLE, PA 19426

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

2008-ED-79

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	

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

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

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

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

NAME

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

TENANT/OCCUPANT

337 NORTH MARKET
BERWICK, PA 18603

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

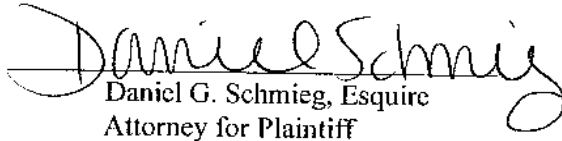
P.O. BOX 2675
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BERWICK AREA JOINT SEWER
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106 MARKET STREET
BERWICK, PA 18603

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May 5, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

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

Plaintiff,

v.
MICHAEL J. KOZAKIEWICZ
37 NORTH MARKET STREET
BERWICK, PA 18603

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

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

Attorney for Plaintiff

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

2008-ED-79

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

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

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

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

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 attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at 337 NORTH MARKET, BERWICK, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$57,322.27 obtained by COUNTRYWIDE HOME LOANS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made

t said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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 have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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 Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

DESCRIPTION

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

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

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

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

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

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

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

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

(SEAL)
(Attorney for Plaintiff(s))

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

(SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Sheriff

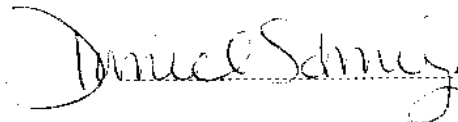
Columbia County, Pa.

Sir: — There will be placed in your hands

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

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

The defendant(s) will be found at 337 NORTH MARKET STREET, BERWICK, PA 18604
4095 EUREKA STREET, VINELAND, NJ 08361
4170 WINGATE DRIVE, COLLEGEVILLE, PA 19426
337 NORTH MARKET STREET, BERWICK, PA 18604



Attorney for Plaintiff

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

See attached legal description

DESCRIPTION

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

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

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

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

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

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

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

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

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

....., 20
HARRY A. ROADARMEL
Columbia County, Pa.

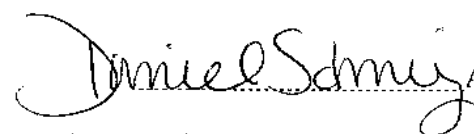
Sheriff

Sir: — There will be placed in your hands

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

follows: COUNTRYWIDE HOME LOANS, INC. vs MICHAEL J. KOZAKIEWICZ
and ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND
DEVESEE OF THE ESTATE OF PETER STARZAN AND JACQUELINE STARZAN
MAKOID CO-EXECUTRIX AND DEVESEE OF THE ESTATE OF PETER STARZA
AND CATHERINE ANN STARZAN, HEIR OF TH ESTATE OF PETER STARZAN

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

 Attorney for Plaintiff

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

See attached legal description

DESCRIPTION

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

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

SHERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

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

2008-ED-79

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do

hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being

made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

_____ upon _____

at _____

_____ by handing to _____

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

the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2007-CV-1769 2008-ED-79

Defendant

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

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE
AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

MICHAEL J. KOZAKIEWICZ

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

4095 EUREKA STREET, VINELAND, NJ 08361

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

SO ANSWERS

Signature of Dep. Sheriff

Date

_____ 20

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff COUNTRYWIDE HOME LOANS, INC.		Expiration date _____	
Defendant MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN		Court Number 2007-CV-1769 <i>2008-ED-79</i>	
Plaintiff NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
Defendant ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 4095 EUREKA STREET, VINELAND, NJ 08361		Plaintiff ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date _____
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
Plaintiff _____		Court Number _____	
RETURNED:			
RETURNED and subscribed to before me this _____ day _____ 20__		SO ANSWERS Signature of Dep. Sheriff _____	Date _____
		Signature of Sheriff _____	Date _____
		Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff COUNTRYWIDE HOME LOANS, INC.		Expiration date Court Number 2007-CV-1769 <u>2008-ED-79</u>	
Defendant MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE 	AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN</u>	
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>4095 EUREKA STREET, VINELAND, NJ 08361</u>		SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	
RETURNED:		SO ANSWERS	
AFFIRMED and subscribed to before me this _____ day		Signature of Dep. Sheriff	Date
_____ 20		Signature of Sheriff	Date
_____		Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff COUNTRYWIDE HOME LOANS, INC.	Court Number 2007-CV-1769 2008-ED-79
Defendant MICHAEL J. KOZAKIEWICZ & ESTATE OF PETER STARZAN, SHARON STARZAN, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & JACQUELINE STARZAN MAKOID, CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF PETER STARZAN & CATHERINE ANN STARZAN, HEIR OF THE ESTATE OF PETER STARZAN	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

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

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2007-CV-1769

2008-ED-79

Defendant

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

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

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

337 NORTH MARKET, BERWICK, PA 18603

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

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

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

Sheriff of COLUMBIA County, Penna.

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

SO ANSWERS

Signature of Dep. Sheriff

Date

of _____ 20

Signature of Sheriff

Date

Sheriff of

AFFIDAVIT OF SERVICE

Plaintiff: COUNTRYWIDE HOME LOAN, INC.

COLUMBIA COUNTY

No 2007-CV-1769

Defendant(s): 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 AND CATHERINE
ANN STARZAN, HEIR OF THE ESTATE OF PETER
STARZAN

208-PD-79
Our File # 16044

Type of Action

- Notice of Sheriff's Sale

Sale Date: 3/26/08

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: _____

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, _____, 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

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

DESCRIPTION

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

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

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

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

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

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

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

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

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
691926

EXB 05/05/2008

DATE	AMOUNT
05/05/2008	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

To The
Order
Of

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

SECURE
STICKER
REMOVING
VOIDS
VOIDS

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

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