

# SHERIFF'S SALE COST SHEET

Vanderlin - Mott & Mott VS. Hjyng & State Musto  
 NO. 151-10 ED NO. 137-10 JD DATE/TIME OF SALE Feb. 9, 11 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>56.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>1.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>500.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1346.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1471.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>580.00</u>
TOTAL ***** \$ <u>737.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC.	\$
TOTAL ***** \$ <u>160.00</u>	

TOTAL COSTS (OPENING BID) \$ 7077.11

*Flick*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Vandenberg, Mark vs. [unclear] & Steele, Justin

NO. 151-10 ED NO. 1311-10 JD

DATE/TIME OF SALE: Feb. 9, 11 1:30

BID PRICE (INCLUDES COST) \$ 7077.11

POUNDAGE - 2% OF BID \$ 141.54

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7218.65

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

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

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

PURCHASER(S) SIGNATURE(S): *Justin Steele*

TOTAL DUE: \$ 7218.65

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 5868.65

151

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

**Richard M. Squire \***  
**M. Troy Freedman**  
**Andrew P. Sonin\*^**

\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**

**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**

**Tel.: (215) 886-8790 Fax: (215) 886-8791**

**www.squirelaw.com**

**Chester County Office**

**33 South Brick Lane**  
**Elverson, PA 19520**  
**Tel.: (610) 913-8442**  
**Fax: (610) 913-6381**

**Please reply to: Montgomery County Office**

February 28, 2011

Columbia County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17815

RE: Vanderbilt Mortgage and Finance, Inc. v. Musto  
Docket No. 2010-CV-1311  
Premises: 376 Shickshinny Valley Rd., Shickshinny, PA 18655

Dear Chris,

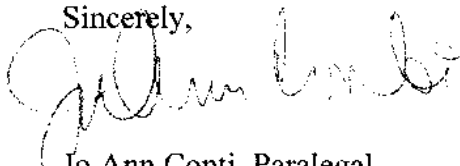
The above property was sold to the plaintiff at Sheriff Sale on February 9, 2011

Kindly issue Deed Poll or Sheriff's Deed to the above property to "**Vanderbilt Mortgage and Finance, Inc.**". The address of the grantee should be listed as 500 Alcoa Trail, Maryville, TN 37804. I have also attached the Statements of Value for your file and the PA Department of Revenue.

Enclosed is Check No. 19865 for the amount of \$5,868.65 which represents outstanding costs owed to the sheriff's department and a self addressed stamped envelope for the return of the document to my office.

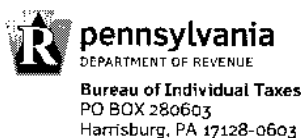
Please contact me should you have any questions or need for further information or documentation with regard to this matter.

Sincerely,



Jo Ann Conti, Paralegal  
ext. 25

enclosures



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name Richard M. Squire & Associates, LLC		Telephone Number: (215) 886-8790	
Mailing Address 115 West Avenue	City Jenkintown	State PA	ZIP Code 19046

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)  
Sheriff of Columbia County

Mailing Address

35 W. Main Street

City Bloomsburg	State PA	ZIP Code 17815
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**C. Date of Acceptance of Document**

02/09/11

Grantee(s)/Lessee(s)  
Vanderbilt Mortgage and Finance

Mailing Address

500 Alcoa Trail

City Maryville	State TN	ZIP Code 37804
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**D. REAL ESTATE LOCATION**

Street Address

376 Shickshinny Valley Rd., Shickshinny, PA 18655

City, Township, Borough

Briar Creek Township

County

Columbia

School District

Berwick Area School District

Tax Parcel Number

07-05-006-11

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N**

1. Actual Cash Consideration	2. Other Consideration +	3. Total Consideration =
4. County Assessed Value 24,307.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = 89,692.83

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
---	--	--

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

- ☐ Will or intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

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

Date

02/28/11

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

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ESCROW ACCOUNT**

ONE JENKINTOWN STATION SUITE 104  
115 WEST AVENUE 215-886-8790  
JENKINTOWN, PA 19046

ASBINGTON BANK  
JENKINTOWN, PA 19046

19865

19865  
50-7156/2319

\*\*Five Thousand Eight hundred Sixty Eight dollars and Sixty Five cents\*\*

DATE

02/25/2011

AMOUNT

\$5,868.65

PAY  
TO THE  
ORDER  
OF

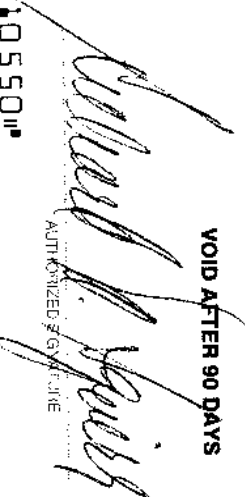
Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg PA 17815

For VAN-336 - MUSTO - Outstanding Costs

⑈019865⑈ ⑆231971568⑆ 0292010550⑈

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE



M

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**

WEDNESDAY FEBRUARY 9, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 151 OF 2010 ED AND CIVIL WRIT NO. 1311 OF 2010 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 COURT-ROOM 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 situate in Briar Creek Township, Columbia County, Pennsylvania, being known as Parcel No. 1 on survey subdivision plat entitled "Proposed Subdivision of property of Georgeann Marich" as prepared by the L. Oman and Associates, Inc., registered surveyors, dated 08-07-01, more particularly described in accordance with a survey of Ted L. Oman, Registered Surveyor, recorded in the Recorder of Deeds Office for Columbia County in Map Book 8, p. 74, dated August 7, 2001, described as follows:

Beginning at point on the easterly right-of-way line of State Route No. 1012, said point also being the northwesterly corner of land of Harry M. and Kathryn M. Shaffer, thence running along the easterly right-of-way of State Route 1012, North fifteen (15°) degrees twenty (20') minutes twenty-two (22") seconds East, one hundred thirty-seven and ninety-three one-hundredths (137.93') feet to a point; thence continuing along the same, North sixteen (16°) degrees twenty-three (23') minutes thirty-four (34") seconds East, one hundred forty-two and seventy-eight one-hundredths (142.78') feet to a point; thence continuing along the same, North fifteen (15°) degrees twenty-nine (29') minutes fifty-eight (58") seconds East, one hundred sixty-six and twelve one-hundredths (166.12') feet to a rebar set; thence running along residual land of Georgian Marich, North eighty-six (86°) degrees fifty-four (54') minutes forty (40") seconds East, ninety-four and forty-nine one-hundredths (94.49') feet to a rebar set; thence continuing along the same, South thirty-eight (38°) degrees fifteen (15') minutes seven (07") seconds East, two hundred thirteen and eighty-eight one-hundredths (213.88') feet to a rebar set; thence continuing along the same, South forty-six (46°) degrees twenty-five (25') minutes twenty-six (26") seconds East, one hundred four and forty one-hundredths (104.40') feet to a rebar set; thence continuing along the same, South fifty-five (55°) degrees twenty-three (23') minutes forty-six (46") seconds East, one hundred twenty-one and ninety-five one-hundredths (121.95') feet to a rebar set; thence continuing along the same, South eleven (11°) degrees twenty (20') minutes forty-two (42") seconds East, seventy-two and seventeen one-hundredths (72.17') feet to a rebar set in line of land of Harry M. Kathryn M. Shaffer, thence running along of Harry M. and Kathryn M. Shaffer, passing through a rebar found on line offset eight and ninety-eight one-hundredths (8.98') feet from the end of this course, South eighty-four (84°) degrees eight (08') minutes thirty (30") seconds West, five hundred forty and ninety-eight one-hundredths (540.98') feet to the place of beginning. The total parcel contains three and sixty-three one-thousandths (3.063) acres of land.

IMPROVEMENTS CONSISTING OF LAND AND MANUFACTURED UNIT.

BEING KNOWN AS TAX PARCEL NUMBER: 07-05-006-11.

BEING THE SAME PREMISES conveyed to Stevie R. Mariach and Biagio V. Musto, II, as joint tenants with rights of survivorship and not as tenants in common, by deed dated October 25, 2001, and recorded in the Recorder of Deeds Office for Columbia County, Pennsylvania on October 25, 2001 as Instrument Number 200110684.

AND THE SAID Stevie R. Mariach is now known as Stevie R. Musto a/k/a Stevie Rose Musto, wife of Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto, II.

**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 with eight (8) days after the sale in 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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
M. Troy Freedman  
115 West Avenue  
Jenkintown, PA 19046

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

law deposes and says that Press Enterprise is  
al office and place of business at 3185  
lumbia and State of Pennsylvania, and was  
s been published daily, continuously in said  
attached notice January 19, 26 and February 2,  
s one of the officers or publisher or designated  
r in which legal advertisement was published;  
rested in the subject matter of said notice and  
foregoing statement as to time, place, and

3<sup>rd</sup> day of February 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scoti Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., I hereby certify that the advertising and  
.....for publishing the foregoing notice, and the

## CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	151ED2010	To	
		To	
		To	
		To	

## RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Tracking No	Planned	Group ID	PackageGrpID	AccountID
38674	38674	VANDERBILT MORTGAGE B FINANCE, INC	Sheriff	151ED2010	10/13/2010	POST	9171924291001000005049	1			
38675	38675	MORTGAGE ELECTRONIC REG SYSTEMS	Sheriff	151ED2010	10/13/2010	POST	9171924291001000005056	1			
38676	38676	EQUITY ONE, INC.	Sheriff	151ED2010	10/13/2010	POST	9171924291001000005063	1			
38677	38677	KEY BANK USA	Sheriff	151ED2010	10/13/2010	POST	9171924291001000005070	1			
38678	38678	DEPT OF PUBLIC WELFARE	Sheriff	151ED2010	10/13/2010	POST	9171924291001000005087	1			
38679	CDP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	151ED2010	10/13/2010	POST	9171924291001000005094	1			
38680	FAIR	OFFICE OF F.A.I.R.	Sheriff	151ED2010	10/13/2010	POST	9171924291001000005100	1			
38681	SBA	U.S. Small Business Administration	Sheriff	151ED2010	10/13/2010	POST	9171924291001000005117	1			
38682	IRS	INTERNAL REVENUE SERVICE	Sheriff	151ED2010	10/13/2010	POST	9171924291001000005124	1			

Records: 1 - 9 of 9

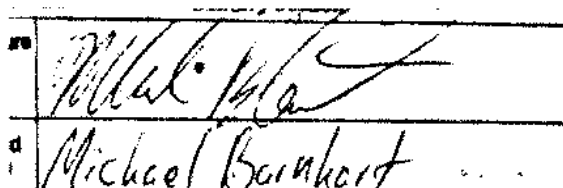


Date Produced: 10/18/2010

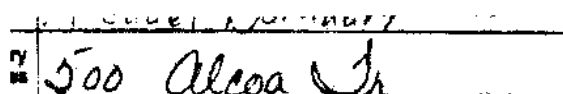
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5049. Our records indicate that this item was delivered on 10/15/2010 at 11:05 a.m. in MARYVILLE, TN, 37804. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Michael Barnhart", written over a horizontal line.

Address of Recipient:

A handwritten address in black ink, "500 Alcoa Dr", written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 151ED2010





Date Produced: 10/25/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5056. Our records indicate that this item was delivered on 10/18/2010 at 06:55 a.m. in OCALA, FL, 34478. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery section	
Signature	<i>Robert K. Groat</i>
Printed Name	Robert K. Groat

Address of Recipient:

Address	205 7214 Ocala FL 34478
---------	-------------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 151ED2010



Date Produced: 10/18/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5117. Our records indicate that this item was delivered on 10/15/2010 at 09:48 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a signature on a USPS delivery label. The signature is written in black ink and appears to be "US Small Bus". Above the signature, the text "Delivery Section" is visible. The label also has "NO ADD-UPS or other USPS Deliveries" printed at the top.

Address of Recipient:

A scanned image of a handwritten address on a USPS delivery label. The address is "1150 1st Ave".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 151ED2010

Interest for March  
R+C Notice  
Tax cert

\$4,880.59  
March  
amount

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

**Richard M. Squire \***  
**M. Troy Freedman**  
**Andrew P. Sonia\*\*^**

\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**  
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**Chester County Office**  
**33 South Brick Lane**  
**Elverson, PA 19520**  
**Tel.: (610) 913-8442**  
**Fax: (610) 913-6381**

**Please reply to: Montgomery County Office**

**FACSIMILE COVER SHEET**

**FROM:**

**TO:**

**M. Troy Freedman, Esq.**  
**Date Sent: 1/31/2011**  
**No of Pages,**  
**Including Cover Sheet: 14**

**Attn: Real Estate Division**  
**Columbia County Sheriff**  
**Fax No. 570-389-5625**

\_\_\_\_ **Urgent**  
\_\_\_\_ **For Review**  
\_\_\_\_ **For your records**  
\_\_\_\_ **Please comment**  
\_\_\_\_ **Please reply**

**RE: Vanderbilt Mortgage and Finance, Inc. v.**  
**Musto**  
**Docket No. 2010-CV-1311**

**MESSAGE:**

**Attached is the Final Affidavit of Service Pursuant to Pa. R.C.P. 3129.1 in the above matter.**

**Thank you,**

**This Facsimile and all attachments are confidential, intended only for the person(s) named above, and may also be privileged. Any use, distribution, copying, or disclosure by any person, other than the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify this office immediately.**

**THIS OFFICE IS A DEBT COLLECTOR. THIS COMMUNICATION MAY BE OR IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Richard M. Squire & Associates, LLC      Attorneys for Plaintiff  
 By: Richard M. Squire, Esquire  
      M. Troy Freedman, Esquire  
      I.D. Nos. 04267 / 85165  
 One Jenkintown Station, Suite 104  
 115 West Avenue  
 Jenkintown, PA 19046  
 Telephone: 215- 886-8790  
 Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.,

PLAINTIFF,

v.

Biagio V. Musto, II  
 Stevie R. Musto  
 7 Prospect Place  
 Pittston, PA 18640,

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
 COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2010-CV-1311

CIVIL ACTION

MORTGAGE FORECLOSURE

**FINAL AFFIDAVIT OF SERVICE PURSUANT TO Pa. R.C.P. 3129.1**

Plaintiff, by its undersigned attorney, M. Troy Freedman, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."
  - ☒ Service effectuated by Sheriff.
  - ☐ Service effectuated by Private Process Server.
  - ☐ Service effectuated per Court Order. Certificate of Service attached containing:
    - Court Order;
    - Posting Affidavit; and
    - Mailing receipts.

All Notices were served within the time limits set forth by Pa. R.C.P. 3129.

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

RICHARD M. SQUIRE & ASSOCIATES

M. Troy Freedman, Esquire  
 Attorney for Plaintiff

Dated: January 31, 2011

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.

VANDERBILT MORTGAGE AND FINANCE

VS.

BIAGIO & STEVIE MUSTO

WRIT OF EXECUTION #151 2010 ED

POSTING OF PROPERTY

January 5, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BIAGIO & STEVIE MUSTO AT 376 SHICKSHINNY VALLEY ROAD SHICKSHINNY  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF KRISTIE ROSPENDOWSKI.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5<sup>TH</sup> DAY OF JANUARY 2011

*Sarah Jane Klingaman*

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 151 OF 2010 ED AND CIVIL WRIT NO. 1311 OF 2010 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 situate in Briar Creek Township, Columbia County, Pennsylvania, being known as Parcel No. 1 on survey subdivision plat entitled "Proposed Subdivision of property of Georgeann Marich" as prepared by the L. Oman and Associates, Inc, registered surveyors, dated 08-07-01, more particularly described in accordance with a survey of Ted L. Oman, Registered Surveyor, recorded in the Recorder of Deeds Office for Columbia County in Map Book 8, p. 74, dated August 7, 2001, described as follows:

Beginning at point on the easterly right-of-way line of State Route No. 1012, said point also being the northwesterly corner of land of Harry M. and Kathryn M. Shaffer, thence running along the easterly right-of-way of State Route 1012, North fifteen (15°) degrees twenty (20') minutes twenty-two (22'') seconds East, one hundred thirty-seven and ninety-three one-hundredths (137.93') feet to a point; thence continuing along the same, North sixteen (16°) degrees twenty-three (23') minutes thirty-four (34'') seconds East, one hundred forty-two and seventy-eight one-hundredths (142.78') feet to a point; thence continuing along the same, North fifteen (15°) degrees twenty-nine (29') minutes fifty-eight (58'') seconds East, one hundred sixty-six and twelve one-hundredths (166.12') feet to a rebar set; thence running along residual land of Georgian Marich, North eighty-six (86°) degrees fifty-four (54') minutes forty (40'') seconds East, ninety-four and forty-nine one-hundredths (94.49') feet to a rebar set; thence continuing along the same, South thirty-eight (38°) degrees fifteen (15') minutes seven (07'') seconds East, two hundred thirteen and eighty-eight one-hundredths (213.88') feet to a rebar set; thence continuing east, one hundred four and forty one-hundredths (104.40') feet to a rebar set; thence continuing along the same, South forty-six (46°) degrees twenty-five (25') minutes twenty-six (26'') seconds East, one hundred four and forty one-hundredths (104.40') feet to a rebar set; thence continuing along the same, South fifty-five (55°) degrees twenty-three (23') minutes forty-six (46'') seconds East, one hundred twenty-one and ninety-five one-hundredths (121.95') feet to a rebar set; thence continuing along the same, South eleven (11°) degrees twenty (20') minutes forty-two (42'') seconds East, seventy-two and seventeen one-hundredths (72.17') feet to a rebar set in line of land of Harry M. Kathryn M. Shaffer, thence running along of Harry M. and Kathryn M. Shaffer, passing through a rebar found on line offset eight and ninety-eight one-hundredths (8.98') feet from the end of this course, South eighty-four (84°) degrees eight (08') minutes thirty (30'') seconds West, five hundred forty and ninety-eight one-hundredths (540.98') feet to the place of beginning. The total parcel contains three and sixty-three one-thousandths (3.063) acres of land. IMPROVEMENTS CONSISTING OF LAND AND MANUFACTURED UNIT.

BEING KNOWN AS TAX PARCEL NUMBER: 07-05-006-11.

BEING THE SAME PREMISES conveyed to Stevie R. Mariach and Biagio V. Musto, II, as joint tenants with rights of survivorship and not as tenants in common, by deed dated October 25, 2001, and recorded in the Recorder of Deeds Office for Columbia County, Pennsylvania on October 25, 2001 as Instrument Number 200110684.

AND THE SAID Stevie R. Mariach is now known as Stevie R. Musto a/k/a Stevie Rose Musto, wife of Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto, II.

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

I.D. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

2010 DEC -2 A D 12  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Biagio V. Musto, II

a/k/a Biagio V. Musto a/k/a Biagio

Vincent Musto II

Stevie R. Musto a/k/a Stevie Rose Musto

f/k/a Stevie R. Marich

7 Prospect Place,

Pittston, PA 18640

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2010-CV-1311

CIVIL ACTION

MORTGAGE FORECLOSURE

**SECOND AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

376 Shickshinny Valley Road, Shickshinny, PA 18655, Tax Parcel No. 07-05-006-11

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

Biagio V. Musto, II a/k/a

Biagio V. Musto a/k/a

Biagio Vincent Musto II

7 Prospect Place, Pittston, PA 18640 and/or

376 Shickshinny Valley Road,

Shickshinny, PA 18655 and/or

363 Laurel Street, Pittston, PA 18640

Stevie R. Musto a/k/a

Stevie Rose Musto f/k/a

Stevie R. Marich

7 Prospect Place, Pittston, PA 18640 and/or

376 Shickshinny Valley Road,

Shickshinny, PA 18655 and/or

363 Laurel Street, Pittston, PA 18640



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

Biagio V. Musto, II a/k/a Biagio V. Musto 7 Prospect Place, Pittston, PA 18640  
a/k/a Biagio Vincent Musto II

Stevie R. Musto a/k/a Stevie Rose Musto 7 Prospect Place, Pittston, PA 18640  
f/k/a Stevie R. Marich

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

Vanderbilt Mortgage and Finance, Inc. 5 Alcoa Trail, Maryville, TN 37804

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

Vanderbilt Mortgage and Finance, Inc. 5 Alcoa Trail, Maryville, TN 37804

Mortgage Electronic Registration Systems, Inc. P.O. Box 2026,  
Flint, MI 48501-2026

Mortgage Electronic Registration Systems, Inc. 1818 Library Street  
Reston, VA 20190

Equity One, Inc. d/b/a Poplar Financial Services 301 Lippincott Drive,  
Marlton, NJ 08503

Equity One, Inc. d/b/a Poplar Financial Services 9600 Bryn Mawr Ave., Suite 100,  
Des Plaines, IL 60019-5209

Key Bank USA, N.A. 8757 Red Oak Blvd., Ste. 250  
Charlotte, NC 28217

Key Corp. 127 Public Square  
Cleveland, OH 44114-1306

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

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:

PA Department of Revenue P.O. Box 281230  
Bureau of Compliance Harrisburg, PA 17128-1230

Department of Public Welfare Health & Welfare Building

Attn : Legal Department

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

Domestic Relations of Columbia County

15 Perry Avenue,  
Bloomsburg, PA 17815

Tax Claim Bureau of Columbia County

11 West Main Street,  
Main Street County Annex,  
Bloomsburg, PA 17815

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

Tenant/Occupant

376 Shickshinny Valley Road,  
Shickshinny, PA 18655

#### VERIFICATION

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

**Richard M. Squire & Associates, LLC**

By: 

M. Troy Freedman, Esquire  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790  
Attorney for Plaintiff

Date: November 30, 2010

# Exhibit "1"

## NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates  
115 West Avenue, Suite 104  
Jenkintown, PA 19046

## INDICATE TYPE OF MAIL

- ☐ Registered Mail  
☐ Insured  
☐ COD  
☐ Certified Mail  
☐ Express Mail

## CHECK APPROPRIATE BLOCK FOR

Registered Mail:

- ☐ With Postal Insurance  
☐ Without Postal Insurance

## POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing  
or for additional copies of this bill.

\$4.00  
US POSTAGE  
FIRST-CLASS  
062S000663006  
19046

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regls.)	Insured Value	Due Sender H.C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee
1	VAN-336F/ Musto LH NOS	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230									
2	VAN-336F/ Musto LH NOS	Department of Public Welfare Attn.: Legal Department Health and Welfare Building P.O. Box 2876 Harrisburg, PA 17105-2675									
3	VAN-336F/ Musto LH NOS	Columbia County Domestic Relations 15 Perry Avenue Bloomsburg, PA 17815									
4	VAN-336F/ Musto LH NOS	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815									
5	VAN-336F/ Musto LH NOS	Mortgage Electronic Registration Systems, Inc. P.O. Box 2026 Flint, MI 48501-2026									
6	VAN-336F/ Musto LH NOS	Mortgage Electronic Registration Systems, Inc. 1818 Library Street, Suite 300 Reston, VA 20190									
7	VAN-336F/ Musto LH NOS	Equity One, Inc. db/a Popular Financial Services 301 Lippincott Drive Marlton, NJ 08503									
8	VAN-336F/ Musto LH NOS	Key Bank USA, N.A. 8757 Red Oak Blvd., Suite 250 Charlotte, NC 28217									
9	VAN-336F/ Musto LH NOS	Key Corp 127 Public Square Cleveland, OH 44114-1306									
10	VAN-336F/ Musto LH NOS	Tenant/Occupant 376 Shickshinny Valley Road Shickshinny, PA 18655									
Total Number of Pieces Listed by Sender			10								
Total Number of Pieces Received at Post Office			10								
POSTMASTER, PER (Name of receiving employee)			JMS								

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL



# Exhibit "2"

Luzerne County Sheriff's Department  
Luzerne County Courthouse

200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

10-CV-1311

VANDERBILT MORTGAGE & FINANCE, INC.

VS

BIAGIO V. MUSTO, 11, ET EX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

GINO GURNARI

\_\_\_\_\_, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn  
according to law, deposes and says, that on THURSDAY the 21ST  
OCTOBER 20 10 at 2:11 P. M., prevailing time, he served the within NOTICE OF SHERIFF'S  
SALE & WRIT OF EXECUTION

upon BIAGIO V. MUSTO, 11

the within named, by handing to HIM personally, at ADDRESS GIVEN, 7 PROSPECT PLACE,  
PITTSBURGH

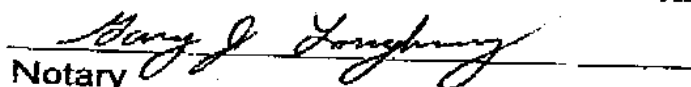
\_\_\_\_\_, in the County of Luzerne, State of Pennsylvania, a  
true and attested copy and making known the contents thereof.

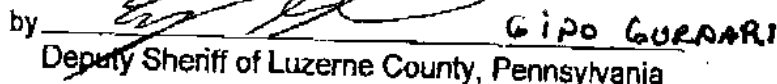


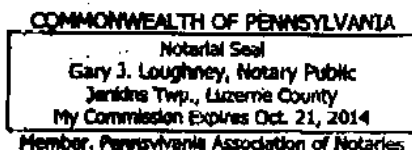
Sheriff of Luzerne County

Sworn to and subscribed before me

this 2nd day of Nov. 20 10

  
Notary

by   
Deputy Sheriff of Luzerne County, Pennsylvania



Luzerne County Sheriff's Department  
Luzerne County Courthouse

200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY  
10-CV-1311  
VANDERBILT MORTGAGE & FINANCE, INC.  
VS  
BIAGIO V. MUSTO, II, ET UX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

GINO GURNARI, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 21ST day of OCTOBER 2010 at 2:11 PM, prevailing time, he served the within NOTICE OF SHERIFF'S SALE & WRIT OF EXECUTION

upon STEVIE R. MUSTO A/K/A STEVIE ROSE MUSTO F/K/A STEVIE R. MARICH  
the within named, by handing to BIAGIO V. MUSTO, II an adult member of the household, whose relationship to the within named is that of HER HUSBAND at ADDRESS GIVEN, 7 PROSPECT PLACE, PITSTON

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 2ND day of NOV. 20 10

Gary J. Loughney

Notary

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Gary J. Loughney, Notary Public

Jenkins Twp., Luzerne County

My Commission Expires Oct. 21, 2014

Member, Pennsylvania Association of Notaries

John J. Gilligan

Sheriff of Luzerne County

by Gino Gurnari  
Deputy Sheriff of Luzerne County, Pennsylvania



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.

VANDERBILT MORTGAGE AND FINANCE

VS.

BIAGIO & STEVIE MUSTO

WRIT OF EXECUTION #151 2010 ED

POSTING OF PROPERTY

January 5, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BIAGIO & STEVIE MUSTO AT 376 SHICKSHINNY VALLEY ROAD SHICKSHINNY  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF KRISTIE ROSPENDOWSKI.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5<sup>TH</sup> DAY OF JANUARY 2011

*Sarah Jane Klingaman*

Notary Public  
COLUMBIA COUNTY, PENNSYLVANIA  
My Comm. Expires 12/31/2011

Luzerne County Sheriff's Department  
Luzerne County Courthouse

200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

10-CV-1311

VANDERBILT MORTGAGE & FINANCE, INC.

VS

BIAGIO V. MUSTO, 11, ET UX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

GINO GURNARI, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 21ST day of OCTOBER 2010 at 2:11 PM, prevailing time, he served the within NOTICE OF SHERIFF'S SALE & WRIT OF EXECUTION

upon STEVIE R. MUSTO A/K/A STEVIE ROSE MUSTO F/K/A STEVIE R. MARICH the within named, by handing to BIAGIO V. MUSTO, 11 an adult member of the household, whose relationship to the within named is that of HER HUSBAND at ADDRESS GIVEN, 7 PROSPECT PLACE, PITTSBURGH

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 2ND day of NOV. 20 10

Gary J. Loughney

Notary

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Gary J. Loughney, Notary Public

Jenkins Twp., Luzerne County

My Commission Expires Oct. 21, 2014

Member, Pennsylvania Association of Notaries

John Spilligan

Sheriff of Luzerne County

by Gino Gurnari GINO GURNARI  
Deputy Sheriff of Luzerne County, Pennsylvania

Luzerne County Sheriff's Department  
Luzerne County Courthouse

FAX: (570) 825-1849

200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

10-CV-1311

VANDERBILT MORTGAGE & FINANCE, INC.

VS

BIAGIO V. MUSTO, II, ET EX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

GINO GURNARI

, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn  
according to law, deposes and says, that on THURSDAY the 21ST day of  
OCTOBER 20 10 at 2:11 P. M., prevailing time, he served the within NOTICE OF SHERIFF'S  
SALE & WRIT OF EXECUTION

upon BIAGIO V. MUSTO, II

the within named, by handing to HIM personally, at ADDRESS GIVEN, 7 PROSPECT PLACE,  
PITTSTON

in the County of Luzerne, State of Pennsylvania, a  
true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 2ND day of NOV. 20 10

Gary J. Loughney  
Notary

John L. Gilligan

Sheriff of Luzerne County

by Gino Gurnari  
Deputy Sheriff of Luzerne County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Gary J. Loughney, Notary Public  
Jenkins Twp., Luzerne County

My Commission Expires Oct. 21, 2014

Member, Pennsylvania Association of Notaries

\*\*\*\*\*

LUZERNE COUNTY SHERIFF'S OFFICE

200 N RIVER STREET

WILKES-BARRE, PA 18701

TR# 3 REG# 45 OP# 45 10/27/2010  
10/27/2010 08:43:05

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 269768

TR LINE#: 1

10-1311

AMT: 39.00

Civil Proc Addtl Def

ACCOUNT#: 100.4197.36214

FINANCE Receipt#: 269768

TR LINE#: 2

10-1311

AMT: 6.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138

FINANCE Receipt#: 269768

TR LINE#: 3

10-1311

AMT: 15.00

Tendered

CHECK: 18915 42.00

CHECK: 18849 18.00

CHANGE: .00

PAYOR: SQUIRE & ASSOICATES

TOTAL: 60.00

-- THANK YOU --

\*\*\*\*\*

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

VANDERBILT MORTGAGE AND FINANCE, 151ED2010  
INC.

VS

MORTGAGE FORECLOSURE

BIAGO V. MUSTO, II A/K/A BIAGIO  
VINCENT MUSTO II  
STEVIE R. MUSTO A/K/A STEVIE ROSE  
MUSTO F/K/A STEVIE R. MARICH

NOW, WEDNESDAY, OCTOBER 13, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, STEVIE R. MUSTO AKA STEVIE MARICH, AT 7 PROSPECT PLACE, PITTSTON, PA AND/OR 363 LAUREL STREET, PITTSTON, PA 18640

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

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) 764-6306

VANDERBILT MORTGAGE AND FINANCE, 151ED2010  
INC.

VS

MORTGAGE FORECLOSURE

BIAGIO V. MUSTO, II A/K/A BIAGIO  
VINCENT MUSTO II  
STEVIE R. MUSTO A/K/A STEVIE ROSE  
MUSTO F/K/A STEVIE R. MARICH

NOW, WEDNESDAY, OCTOBER 13, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, BIAGIO V. MUSTO, II AKA BIAGIO V. MUSTO II, AT 7 PROSPECT PLACE, PITTSTON, PA AND/OR 363 LAUREL STREET, PITTSTON, PA 18640

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

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

FACSIMILE TRANSMITTAL SHEET

TO: <i>Craig</i>	FROM: <i>Chamberlain</i>
COMPANY:	DATE: <i>12-20-10</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>3</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>Musto</i>	YOUR REFERENCE NUMBER:

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

**ax Notice** 2010 County & Municipality

BRIARCREEK TWP

**MAKE CHECKS PAYABLE TO:**Joan M. Rothery  
122 TWIN CHURCH ROAD  
Berwick PA 18603**HOURS:** MAR & APR & JULY & AUG

TUES &amp; THURS 8PM - 8PM

WED: 1PM - 4PM &amp; 6PM - 8PM

**PHONE:** 570-759-2118**FOR:** COLUMBIA County**DATE**  
03/01/2010**BILL NO.**  
11259

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	34,733	6.148	200.20	213.47	234.82
SINKING		1.345	45.78	48.72	51.39
FIRE		1	34.04	34.73	38.20
TWP RE		5	170.20	173.67	191.04
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b> 450.23 April 30 If paid on or before	488.58 June 30 If paid on or before	515.45 June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**MARICH STEVIE R  
MUSTO BIAGIO V II  
7 PROSPECT PL  
PITTSSTON PA 18640

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL 07 -05 -006-11,000  
376 SHICKSHINNY VALLEY RD  
3.06 Acres Land 7,505  
Buildings 27,228  
Total Assessment 34,733

This tax returned to  
courthouse on:  
January 1, 2011**FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment.

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

FILED CHAPTER 7

BERWICK AREA SCHOOL DISTRICT		2010 SCHOOL REAL ESTATE DATE 07/01/2010 BILL# 005869					
BRIAR CREEK TOWNSHIP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:		REAL ESTATE	34733	45.0000	1531.73	1562.99	1719.29
JOAN M. ROTHERY							
122 TWIN CHURCH ROAD							
BERWICK, PA 18603							
HOURS				PAY THIS AMOUNT	1531.73	1562.99	1719.29
Mar & Apr July & Aug					IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
Tues, Wed, Th 5-8pm Wed 1-4pm					Aug. 31	Oct. 31	Nov. 1
All Other Months-Wed Only							
PHONE 570-759-2118							
M MARICH STEVIE R							

**NO REFUNDS UNDER \$5.00**

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 05 00611000		10366
376 SHICKSHINNY VALLEY RD	7505.00	SCHOOL PENALTY 10%
20011-0684	27228.00	DELINQUENT TAX TO
3.06 ACRES		COURTHOUSE DEC. 15

**MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT**



Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
Bl OOMSBURG PA 17815



91 7192 4291 0010 0000 5070

KEY BANK USA  
8757 RED OAK BLVD STE 250  
CHARLOTTE NC 28217

151ED2010

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

Wednesday, October 13, 2010

**KEY BANK USA NA  
8757 RED OAK BLVD STE 250  
CHARLOTTE, NC 28217-**

**VANDERBILT MORTGAGE AND FINANCE, INC.  
VS  
BIAGO V. MUSTO, II A/K/A BIAGIO VINCENT MUSTO II  
STEVIE R. MUSTO A/K/A STEVIE ROSE MUSTO F/K/A STEVIE R. MARICH**

**DOCKET # 151ED2010**

**JD # 1311JD2010**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
I.D. Nos. 04267 / 85165  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio  
Vincent Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto  
f/k/a Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2010-CV-1311

CIVIL ACTION

151ED2010

MORTGAGE FORECLOSURE

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

TO: Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto, II  
Stevie R. Musto a/k/a Stevie Rose Musto f/k/a Stevie R. Mariach

7 Prospect Place  
Pittston, PA 18640

And/or 376 Shickshinny Valley Rd.,  
Shickshinny, PA 18655

And/or 363 Laurel Street,  
Pittston, PA 18640

Your house (real estate) at 376 Shickshinny Valley Rd., Shickshinny, PA 18655 is scheduled to be sold at Sheriff's Sale on Feb 9, 2011 at the Columbia County Courthouse, P.O. Box 380, at 9:00 am Bloomsburg, PA 17815 to enforce the court judgment of \$ 105,830.56 plus interest to the sale date obtained by Vanderbilt Mortgage and Finance, Inc. against you.

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

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

amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire or M. Troy Freedman, Esquire at (215) 886-8790.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570)389-5618.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service  
North Penn Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(570)784-8760**

Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 5063

EQUITY ONE, INC.  
DBA POPLAR FINANCIAL SERVICES  
301 LIPPINCOTT DRIVE  
MARLTON NJ 08503

151ED2010

Richard M. Squire \*  
M. Troy Freedman  
Andrew P. Sonin\*\*

\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

**Chester County Office**  
**33 South Brick Lane**  
**Elverson, PA 19520**  
**Tel.: (610) 913-8442**  
**Fax: (610) 913-6381**

**Please reply to: Montgomery County Office**

**TO:** Luzerne County Sheriff's Department

**FROM:** Craig Oppenheimer, Law Clerk  
Ext. 24

**DATE:** October 15, 2010

**RE:** Vanderbilt Mortgage and Finance, Inc. v. Biagio V. Musto, III et. al.  
Docket No. 2010-CV-1311  
Columbia County Sheriff's Sale Scheduled for February 9, 2011

---

Dear Sir or Madam:

Enclosed please find a check for \$18.00 which represents additional monies needed to effectuate personal service (or adult in charge) of the Writ of Execution/Notice of Sheriff Sale upon the following defendants:

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto II  
7 Prospect Place,  
Pittston, PA 18640

Stevie R. Musto a/k/a Stevie Rose Musto f/k/a Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640

Please attempt service at the aforementioned address prior to attempting service at 363 Laurel Street, Pittston, PA 18640.

Kindly return the completed service forms in the self-addressed stamped envelope provided for your convenience.

If you have any questions, please do not hesitate to contact this office.

Thank you.



Craig Oppenheimer  
Law Clerk  
[Coppenheimer@squirelaw.com](mailto:Coppenheimer@squirelaw.com)  
Ext. 20

Cc. Columbia County Sheriff/ via regular mail

10/14/2010

18849

**Payee:** Sheriff of Luzerne County  
**Amount:** \$18.00      **For:** VAN-336 - Musto - Deputized Service  
**Matter ID**      **Matter Name**  
VAN-336F      376 Shickshinny Valley Rd., Shickshinny, P

**Check # 18849**  
**Request # 33428**  
**Conflict: N By PM**  
**Amount**  
\$18.00

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ESCROW ACCOUNT**  
ONE JENKINTOWN STATION SUITE 104  
115 WEST AVENUE 215-886-8790  
JENKINTOWN, PA 19046

ABINGTON BANK  
JENKINTOWN, PA 19046 **18849**

**18849**

60-7156/2319

**\*\*Eighteen dollars and Zero cents\*\***

DATE

AMOUNT

10/14/2010

\$18.00

PAY  
TO THE  
ORDER  
OF

Sheriff of Luzerne County  
200 North River Street  
Wilkes-Barre PA 18711

**VOID AFTER 90 DAYS**

For VAN-336 - Musto - Deputized Service:

AUTHORIZED SIGNATURE

⑈018849⑈ ⑆231971568⑆ 0292010550⑈

**RICHARD M. SQUIRE & ASSOCIATES, LLC**

**ESCROW ACCOUNT**

**18849**

10/14/2010

**Payee:** Sheriff of Luzerne County  
**Amount:** \$18.00      **For:** VAN-336 - Musto - Deputized Service  
**Matter ID**      **Matter Name**  
VAN-336F      376 Shickshinny Valley Rd., Shickshinny, P

**Check # 18849**  
**Request # 33428**  
**Conflict: N By PM**  
**Amount**  
\$18.00



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 10/4/2010

SERVICE# 8 - OF - 16 SERVICES  
DOCKET # 151ED2010

PLAINTIFF VANDERBILT MORTGAGE AND FINANCE, INC.

DEFENDANT BIAGO V. MUSTO, II A/K/A BIAGIO VINCENT MUSTO II  
STEVIE R. MUSTO A/K/A STEVIE ROSE MUSTO F/K/A  
STEVIE R. MARICH

ATTORNEY FIRM RICHARD M. SQUIRE & ASSOC.

PERSON/CORP TO SERVED
TENANT(S)
376 SHICKSHINNY VALLEY ROAD
SHICKSHINNY

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON VACANT / POSTED

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

DATE 10-18-10 TIME 1115 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

P. D'Angelo  
DATE 10-18-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 10/4/2010

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 151ED2010

PLAINTIFF VANDERBILT MORTGAGE AND FINANCE, INC.

DEFENDANT BIAGO V. MUSTO, II A/K/A BIAGIO VINCENT MUSTO II  
STEVIE R. MUSTO A/K/A STEVIE ROSE MUSTO F/K/A  
STEVIE R. MARICH

ATTORNEY FIRM RICHARD M. SQUIRE & ASSOC.

PERSON/CORP TO SERVED

JOAN ROTHERY-TAX COLLECTOR

122 TWIN CHURCH ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON POSTED

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

DATE 10.18.10 TIME 1100 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

*Pam Dill*

DATE 10.18.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/4/2010

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 151ED2010

PLAINTIFF VANDERBILT MORTGAGE AND FINANCE, INC.

DEFENDANT BIAGO V. MUSTO, II A/K/A BIAGIO VINCENT MUSTO II  
STEVIE R. MUSTO A/K/A STEVIE ROSE MUSTO F/K/A  
STEVIE R. MARICH

ATTORNEY FIRM RICHARD M. SQUIRE & ASSOC.

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

SERVED UPON LAUREN Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 10-14-10 TIME 1335 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

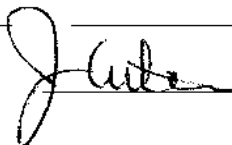
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 10-14-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/4/2010

SERVICE# 13 - OF - 16 SERVICES  
DOCKET # 151ED2010

PLAINTIFF VANDERBILT MORTGAGE AND FINANCE, INC.

DEFENDANT BIAGO V. MUSTO, II A/K/A BIAGIO VINCENT MUSTO II  
STEVIE R. MUSTO A/K/A STEVIE ROSE MUSTO F/K/A  
STEVIE R. MARICH

ATTORNEY FIRM RICHARD M. SQUIRE & ASSOC.

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB M. HSE

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

DATE 10-14-10 TIME 1325 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) \_\_\_\_\_

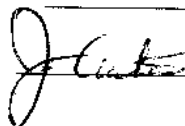
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-14-10

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:14-OCT-10

FEE:\$5.00

CERT. NO8849

MARICH STEVIE R  
MUSTO BIAGIO V II  
7 PROSPECT PL  
PITTSTON PA 18640

DISTRICT: BRIARCREEK TWP  
DEED 20011-0684  
LOCATION: 376 SHICKSHINNY VALLEY RD SHICK  
PARCEL: 07 -05 -006-11,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2009	PRIM	2,474.08	70.59	0.00	2,544.67
TOTAL DUE :					\$2,544.67

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff  
dm.

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 151 OF 2010 ED AND CIVIL WRIT NO. 1311 OF 2010 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 situate in Briar Creek Township, Columbia County, Pennsylvania, being known as Parcel No. 1 on survey subdivision plat entitled "Proposed Subdivision of property of Georgeann Marich" as prepared by the L. Oman and Associates, Inc, registered surveyors, dated 08-07-01, more particularly described in accordance with a survey of Ted L. Oman, Registered Surveyor, recorded in the Recorder of Deeds Office for Columbia County in Map Book 8, p. 74, dated August 7, 2001, described as follows:

Beginning at point on the easterly right-of-way line of State Route No. 1012, said point also being the northwesterly corner of land of Harry M. and Kathryn M. Shaffer, thence running along the easterly right-of-way of State Route 1012, North fifteen (15°) degrees twenty (20') minutes twenty-two (22'') seconds East, one hundred thirty-seven and ninety-three one-hundredths (137.93') feet to a point; thence continuing along the same, North sixteen (16°) degrees twenty-three (23') minutes thirty-four (34'') seconds East, one hundred forty-two and seventy-eight one-hundredths (142.78') feet to a point; thence continuing along the same, North fifteen (15°) degrees twenty-nine (29') minutes fifty-eight (58'') seconds East, one hundred sixty-six and twelve one-hundredths (166.12') feet to a rebar set; thence running along residual land of Georgian Marich, North eighty-six (86°) degrees fifty-four (54') minutes forty (40'') seconds East, ninety-four and forty-nine one-hundredths (94.49') feet to a rebar set; thence continuing along the same, South thirty-eight (38°) degrees fifteen (15') minutes seven (07'') seconds East, two hundred thirteen and eighty-eight one-hundredths (213.88') feet to a rebar set; thence continuing along the same, South forty-six (46°) degrees twenty-five (25') minutes twenty-six (26'') seconds east, one hundred four and forty one-hundredths (104.40') feet to a rebar set; thence continuing along the same, South fifty-five (55°) degrees twenty-three (23') minutes forty-six (46'') seconds East, one hundred twenty-one and ninety-five one-hundredths (121.95') feet to a rebar set; thence continuing along the same, South eleven (11°) degrees twenty (20') minutes forty-two (42'') seconds East, seventy-two and seventeen one-hundredths (72.17') feet to a rebar set in line of land of Harry M. Kathryn M. Shaffer, thence running along of Harry M. and Kathryn M. Shaffer, passing through a rebar found on line offset eight and ninety-eight one-hundredths (8.98') feet from the end of this course, South eighty-four (84°) degrees eight (08') minutes thirty (30'') seconds West, five hundred forty and ninety-eight one-hundredths (540.98') feet to the place of beginning. The total parcel contains three and sixty-three one-thousandths (3.063) acres of land. IMPROVEMENTS CONSISTING OF LAND AND MANUFACTURED UNIT.

BEING KNOWN AS TAX PARCEL NUMBER: 07-05-006-11.

BEING THE SAME PREMISES conveyed to Stevie R. Mariach and Biagio V. Musto, II, as joint tenants with rights of survivorship and not as tenants in common, by deed dated October 25, 2001, and recorded in the Recorded of Deeds Office for Columbia County, Pennsylvania on October 25, 2001 as Instrument Number 200110684.

AND THE SAID Stevie R. Mariach is now known as Stevie R. Musto a/k/a Stevie Rose Musto, wife of Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto, II.

## **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 with eight (8) days after the sale in 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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
M. Troy Freedman  
115 West Avenue  
Jenkintown, PA 19046

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Document Receipt

---

Trans # 38674 Carrier / service: POST 2PM 10/13/2010

Ship to: 38674

VANDERBILT MORTGAGE & FINANCE,  
INC

5 ALCOA TRAIL

Tracking #: 9171924291001000005049

Doc Ref #: 151ED2010

MARYVILLE TN 37804



Document Receipt

---

Trans # 38675 Carrier / service: POST 2PM 10/13/2010

Ship to: 38675

MORTGAGE ELECTRONIC REG  
SYSTEMS

PO BOX 2026

Tracking #: 9171924291001000005056

Doc Ref #: 151ED2010

FLINT MI 48501

Document Receipt

---

Trans # 38676 Carrier / service: POST 2PM 10/13/2010

Ship to: 38676

EQUITY ONE, INC.

DBA POPLAR FINANCIAL SERVICES  
301 LIPPINCOTT DRIVE

Tracking #: 9171924291001000005063

Doc Ref #: 151ED2010

MARLTON NJ 08503

Document Receipt

---

Trans # 38677 Carrier / service: POST 2PM 10/13/2010

Ship to: 38677

KEY BANK USA

8757 RED OAK BLVD STE 250

Tracking #: 9171924291001000005070

Doc Ref #: 151ED2010

CHARLOTTE NC 28217

Document Receipt

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Trans # 38678 Carrier / service: POST 2PM 10/13/2010

Ship to: 38678

DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000005087

Doc Ref #: 151ED2010

HARRISBURG PA 17105

Document Receipt

---

Trans # 38679 Carrier / service: POST 2PM 10/13/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000005094

Doc Ref #: 151ED2010

HARRISBURG PA 17128

Document Receipt

---

Trans # 38680 Carrier / service: POST 2PM 10/13/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000005100

Doc Ref #: 151ED2010

Document Receipt

---

Trans # 38681 Carrier / service: POST 2PM 10/13/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000005117

Doc Ref #: 151ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 38682 Carrier / service: POST 2PM 10/13/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000005124

Doc Ref #: 151ED2010

PHILADELPHIA PA 19106



# REAL ESTATE OUTLINE

ED # 15,410

DATE RECEIVED 2-1-10  
DOCKET AND INDEX 2

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>10000</u>

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

SALE DATE	<u>Feb 3, 10</u>	TIME <u>0200</u>
POSTING DATE	<u>2-3-10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>2-11-10</u>	
	2 <sup>ND</sup> WEEK <u>2-18-10</u>	
	3 <sup>RD</sup> WEEK <u>2-25-10</u>	

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
ID. Nos. 04267 / 85165  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

Attorneys for Plaintiff

**COPY**

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio  
Vincent Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto  
f/k/a Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640  
DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO2010-CV-1311

CIVIL ACTION

*2010-ED-151*

**WRIT OF EXECUTION**  
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically describe property below):  
376 Shickshinny Valley Road, Shickshinny, PA 18655, Tax Parcel No. 07-05-006-11  
(See attached legal description)

AMOUNT DUE	\$ 105,830.56
INTEREST FROM 09/03/2010 to Date of Sale	\$
@19.11 per diem, plus fees and costs	\$

*Sami B. Kline*  
PROTHONOTARY

Seal of Court

BY:

Date Oct. 8, 2010

Deputy Prothonotary

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto f/k/a Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640  
Defendants.

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed: \_\_\_\_\_

Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

---

376 Shickshinny Valley Rd.  
Shickshinny, PA 18655  
Tax Parcel No. 07-05-006-11

## LEGAL DESCRIPTION

All that certain piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, being known as Parcel No.1 on survey subdivision plat entitled "Proposed Subdivision of property of Georgeann Marich" as prepared by the L. Oman and Associates, Inc, registered surveyors, dated 08-07-01, more particularly described in accordance with a survey of Ted L. Oman, Registered Surveyor, recorded in the Recorder of Deeds Office for Columbia County in Map Book 8, p. 74, dated August 7, 2001, described as follows:

Beginning at point on the easterly right-of-way line of State Route No. 1012, said point also being the northwesterly corner of land of Harry M. and Kathryn M. Shaffer, thence running along the easterly right-of-way of State Route 1012, North fifteen (15°) degrees twenty (20') minutes twenty-two (22") seconds East, one hundred thirty-seven and ninety-three one-hundredths (137.93') feet to a point; thence continuing along the same, North sixteen (16°) degrees twenty-three (23') minutes thirty-four (34") seconds East, one hundred forty-two and seventy-eight one-hundredths (142.78') feet to a point; thence continuing along the same, North fifteen (15°) degrees twenty-nine (29') minutes fifty-eight (58") seconds East, one hundred sixty-six and twelve one-hundredths (166.12') feet to a rebar set; thence running along residual land of Georgian Marich, North eighty-six (86°) degrees fifty-four (54') minutes forty (40") seconds East, ninety-four and forty-nine one-hundredths (94.49') feet to a rebar set; thence continuing along the same, South thirty-eight (38°) degrees fifteen (15') minutes seven (07") seconds East, two hundred thirteen and eighty-eight one-hundredths (213.88') feet to a rebar set; thence continuing along the same, South forty-six (46°) degrees twenty-five (25') minutes twenty-six (26") seconds east, one hundred four and forty one-hundredths (104.40') feet to a rebar set; thence continuing along the same, South fifty-five (55°) degrees twenty-three (23') minutes forty-six (46") seconds East, one hundred twenty-one and ninety-five one-hundredths (121.95') feet to a rebar set; thence continuing along the same, South eleven (11°) degrees twenty (20') minutes forty-two (42") seconds East, seventy-two and seventeen one-hundredths (72.17') feet to a rebar set in line of land of Harry M. Kathryn M. Shaffer, thence running along of Harry M. and Kathryn M. Shaffer, passing through a rebar found on line offset eight and ninety-eight one-hundredths (8.98') feet from the end of this course, South eighty-four (84°) degrees eight (08') minutes thirty (30") seconds West, five hundred forty and ninety-eight one-hundredths (540.98') feet to the place of beginning. The total parcel contains three and sixty-three one-thousandths (3.063) acres of land.

IMPROVEMENTS CONSISTING OF LAND AND MANUFACTURED UNIT.

BEING KNOWN AS TAX PARCEL NUMBER: 07-05-006-11.

BEING THE SAME PREMISES conveyed to Stevie R. Mariach and Biagio V. Musto, II, as joint tenants with rights of survivorship and not as tenants in common, by deed dated October 25, 2001, and recorded in the Recorded of Deeds Office for Columbia County, Pennsylvania on October 25, 2001 as Instrument Number 200110684.

AND THE SAID Stevie R. Mariach is now known as Stevie R. Musto a/k/a Stevie Rose Musto, wife of Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto, II.

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

**Richard M. Squire \***  
**M. Troy Freedman**  
**Andrew P. Sonin\*\***

\* Also Admitted in MD  
^ Also Admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**

**Tel.: (215) 886-8790 Fax: (215) 886-8791**

**www.squirelaw.com**

**Chester County Office**  
**33 South Brick Lane**  
**Elverson, PA 19520**  
**Tel.: (610) 913-8442**  
**Fax: (610) 913-6381**

**Please reply to: Montgomery County Office**

**TO:** Columbia County Sheriff's Department

**FROM:** Craig Oppenheimer, Law Clerk  
Ext. 24

**DATE:** October 4, 2010

**RE:** Vanderbilt Mortgage and Finance, Inc. v. Biagio V. Musto, III et.  
al.  
Docket No. 2010-CV-1311  
Sheriff's Sale Not Yet Scheduled

---

Dear Sir or Madam:

Enclosed please find a check for \$1350.00 which represents a sale deposit for the aforementioned scheduled sheriff sale. Kindly deputize the Sheriff of the County of Luzerne to effectuate personal service (or adult in charge) of the Writ of Execution/Notice of Sheriff Sale upon the following defendants:

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto II  
7 Prospect Place,  
Pittston, PA 18640

Stevie R. Musto a/k/a Stevie Rose Musto f/k/a Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640

Please post property with Handbill of Sale: 7 Prospect Place, Pittston, PA 18640  
Kindly return the completed service forms in the self-addressed stamped envelope provided for your convenience.

If you have any questions, please do not hesitate to contact this office.  
Thank you.

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
I.D. Nos. 04267 / 85165  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio  
Vincent Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto  
f/k/a Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2010-CV-1311

CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Vanderbilt Mortgage and Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

376 Shickshinny Valley Road, Shickshinny, PA 18655, Tax Parcel No. 07-05-006-11

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

Biagio V. Musto, II a/k/a  
Biagio V. Musto a/k/a  
Biagio Vincent Musto II

7 Prospect Place, Pittston, PA 18640 *and/or*  
376 Shickshinny Valley Road,  
Shickshinny, PA 18655 *and/or*  
363 Laurel Street, Pittston, PA 18640

Stevie R. Musto a/k/a  
Stevie Rose Musto f/k/a  
Stevie R. Marich

7 Prospect Place, Pittston, PA 18640 *and/or*  
376 Shickshinny Valley Road,  
Shickshinny, PA 18655 *and/or*  
363 Laurel Street, Pittston, PA 18640

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

Biagio V. Musto, II a/k/a Biagio V. Musto 7 Prospect Place, Pittston, PA 18640  
a/k/a Biagio Vincent Musto II

Stevie R. Musto a/k/a Stevie Rose Musto 7 Prospect Place, Pittston, PA 18640  
f/k/a Stevie R. Marich

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

Vanderbilt Mortgage and Finance, Inc. 5 Alcoa Trail, Maryville, TN 37804

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

Vanderbilt Mortgage and Finance, Inc. 5 Alcoa Trail, Maryville, TN 37804

Mortgage Electronic Registration Systems, Inc. P.O. Box 2026,  
Flint, MI 48501-2026

Equity One, Inc. d/b/a Poplar Financial Services 301 Lippincott Drive,  
Marlton, NJ 08503

Key Bank USA, N.A. 8757 Red Oak Blvd., Ste. 250  
Charlotte, NC 28217

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

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:

PA Department of Revenue P.O. Box 281230  
Bureau of Compliance Harrisburg, PA 17128-1230

Department of Public Welfare Health & Welfare Building  
Attn : Legal Department P. O. Box 2675  
Harrisburg, PA 17105-2675

Domestic Relations of Columbia County 15 Perry Avenue,  
Bloomsburg, PA 17815

Tax Claim Bureau of Columbia County 11 West Main Street,  
Main Street County Annex,  
Bloomsburg, PA 17815

Domestic Relations of Columbia County

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

Tenant/Occupant

376 Shickshinny Valley Road,  
Shickshinny, PA 18655

**VERIFICATION**

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

**Richard M. Squire & Associates, LLC**

By: 

M. Troy Freedman, Esquire  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790  
Attorneys for Plaintiff

Date: October 4, 2010



Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
I.D. Nos. 04267 / 85165  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio  
Vincent Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto  
f/k/a Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2010-CV-1311

CIVIL ACTION

MORTGAGE FORECLOSURE

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

TO: Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto, II  
Stevie R. Musto a/k/a Stevie Rose Musto f/k/a Stevie R. Mariach

7 Prospect Place  
Pittston, PA 18640

And/or 376 Shickshinny Valley Rd.,  
Shickshinny, PA 18655

And/or 363 Laurel Street,  
Pittston, PA 18640

Your house (real estate) at 376 Shickshinny Valley Rd., Shickshinny, PA 18655 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$ 105,830.56 plus interest to the sale date obtained by Vanderbilt Mortgage and Finance, Inc. against you.

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

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

amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire or M. Troy Freedman, Esquire at (215) 886-8790.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570)389-5618.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service  
North Penn Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(570)784-8760**

## LEGAL DESCRIPTION

All that certain piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, being known as Parcel No.1 on survey subdivision plat entitled "Proposed Subdivision of property of Georgeann Marich" as prepared by the L. Oman and Associates, Inc, registered surveyors, dated 08-07-01, more particularly described in accordance with a survey of Ted L. Oman, Registered Surveyor, recorded in the Recorder of Deeds Office for Columbia County in Map Book 8, p. 74, dated August 7, 2001, described as follows:

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BEING KNOWN AS TAX PARCEL NUMBER: 07-05-006-11.

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AND THE SAID Stevie R. Mariach is now known as Stevie R. Musto a/k/a Stevie Rose Musto, wife of Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto, II.

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

ID. Nos. 04267 / 85165

Attorneys for Plaintiff.

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio Vincent  
Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto f/k/a  
Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2010-CV-1311

CIVIL ACTION

MORTGAGE FORECLOSURE

**CERTIFICATION**

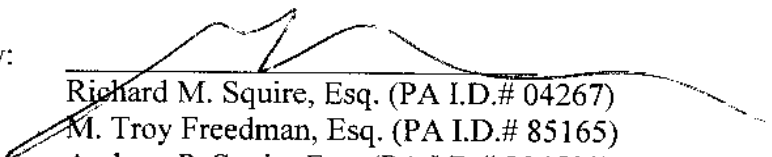
M. Troy Freedman, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: 10/4/10

By:

  
Richard M. Squire, Esq. (PA I.D.# 04267)

M. Troy Freedman, Esq. (PA I.D.# 85165)

Andrew P. Sonin, Esq. (PA I.D.# 204500)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

[tfreedman@squirelaw.com](mailto:tfreedman@squirelaw.com)

[asonin@squirelaw.com](mailto:asonin@squirelaw.com)

Attorneys for Plaintiff

Richard M. Squire & Associate, LC

Attorneys for Plaintiff.

By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,  
v.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio Vincent  
Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto f/k/a  
Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640

NO. 2010-CV-1311

CIVIL ACTION

MORTGAGE FORECLOSURE

DEFENDANTS.

**AFFIDAVIT OF LAST KNOWN ADDRESSES**

I, M. Troy Freedman, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known address for the Defendants herein are as follows:

Defendants: Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto f/k/a Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640

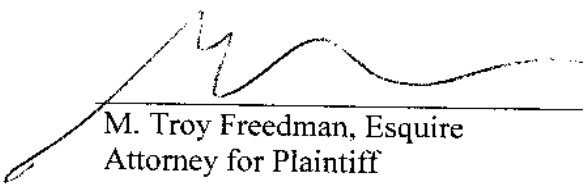
*and/or*

376 Shickshinny Valley Road,  
Shickshinny, PA 18655

*and/or*

363 Laurel Street, Pittston, PA 18640

Date: October 4, 2010

  
M. Troy Freedman, Esquire  
Attorney for Plaintiff

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
ID. Nos. 04267 / 85165  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,  
v.

Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a  
Biagio Vincent Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto f/k/a  
Stevie R. Marich  
7 Prospect Place,  
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DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2010-CV-1311

CIVIL ACTION

MORTGAGE FORECLOSURE

**VERIFICATION OF NON-MILITARY SERVICE**

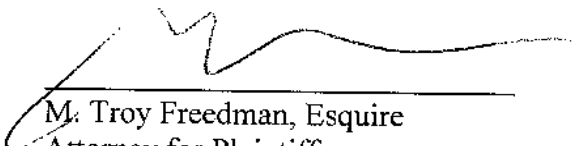
M. Troy Freedman, Esquire, hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the Defendant is 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 Defendants are over 18 years of age and reside at 7 Prospect Place, Pittston, PA 18640 *and/or* 376 Shickshinny Valley Road, Shickshinny, PA 18655 *and/or* 363 Laurel Street, Pittston, PA 18640.

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

Dated: October 4, 2010

  
M. Troy Freedman, Esquire  
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104  
115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio Vincent  
Musto II  
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DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

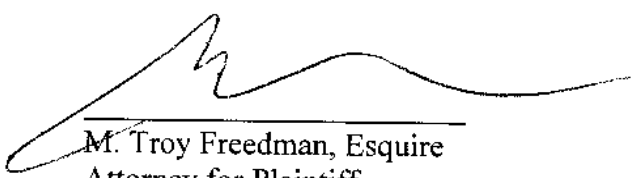
NO. 2010-CV-1311

CIVIL ACTION

MORTGAGE FORECLOSURE

**WAIVER OF WATCHMEN/WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which 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: And the sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



M. Troy Freedman, Esquire  
Attorney for Plaintiff

Dated: October 4, 2010



**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
M. Troy Freedman  
Andrew P. Souin\*\*^  
Sergio R. Pastor \*\*  
\* Also Admitted in MD  
^ Also Admitted in NJ  
\*\* Of Counsel, Admitted in NJ Only

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

**Chester County Office**  
**33 South Brick Lane**  
**Elverson, PA 19520**  
**Tel.: (610) 913-8442**  
**Fax: (610) 913-6381**

**Please reply to: Montgomery County Office**

October 6, 2010

Office of the Prothonotary  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg PA17815

**RE: Vanderbilt Mortgage and Finance, Inc. v. Biagio V. Musto et. al.**  
**Docket No. 2010-CV-1311**

Dear Sir or Madam:

Please be advised that this office represents Vanderbilt Mortgage and Finance in connection with the above-referenced matter. Enclosed for filing, please find the original and one (1) copy of the following:

- (1) Affidavit Pursuant to Rule 3129.1;
- (2) Praecipe for Writ of Execution; and
- (3) Writ of Execution;

Enclosed please find a check in the amount of \$25.00 as payment for your filing fee, as well as checks in the amount of \$13500.00 and \$30.00 made payable to the Columbia County Sheriff; \$42.00 made payable to the Luzerne County Sheriff; and \$10.00 made payable to NOTARY as payment for the Sheriff service fees. Kindly forward the documents indicated to the Sheriff for service of the Notice of Sale and Posting of the Handbill. Kindly return a time-stamped copy of the pages indicated to our office in the stamped, self-addressed envelope enclosed.

Please call our office should you have any questions with regard to this matter. Thank you for your courtesies.

Very truly yours,



M. Troy Freedman  
Ext. 12  
[tfreedman@squirelaw.com](mailto:tfreedman@squirelaw.com)

MTF/cao

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

10/04/2010

Payee: Sheriff of Columbia County

Amount: \$1,350.00

For: VAN-336 - Musto - Sales Deposit

Matter ID

VAN-336F

Matter Name

376 Shickshinny Valley Rd., Shickshinny, P

Check # 18917

Request # 32877

Conflict: N By PM

Amount

\$1,350.00

RICHARD M. SQUIRE & ASSOCIATES, LLC  
ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104  
115 WEST AVENUE 215-886-8790  
JENKINTOWN, PA 19046

ABINGTON BANK  
JENKINTOWN, PA 19046 18917

18917

60-7156/2319

\*\*One Thousand Three hundred Fifty dollars and Zero cents\*\*

DATE

AMOUNT

10/04/2010

\$1,350.00

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg PA 17815

VOID AFTER 90 DAYS

For VAN-336 - Musto - Sales Deposit

AUTHORIZED SIGNATURE

⑈018917⑈ ⑈231971568⑈ 0292010560⑈

RICHARD M. SQUIRE & ASSOCIATES, LLC

ESCROW ACCOUNT

10/04/2010

Payee: Sheriff of Columbia County

Amount: \$30.00

Matter ID

VAN-336F

For: VAN-336F/Musto - Sheriff Deputization Fee

Matter Name

376 Shickshinny Valley Rd., Shickshinny, P

Check # 18914

Request # 33328

Conflict: N By CO

Amount

\$30.00

RICHARD M. SQUIRE & ASSOCIATES, LLC  
ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104  
115 WEST AVENUE 215-886-8790  
JENKINTOWN, PA 19046

ABINGTON BANK  
JENKINTOWN, PA 19046 18914

18914

60-7156/2319

\*\*Thirty dollars and Zero cents\*\*

DATE

AMOUNT

10/04/2010

\$30.00

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg PA 17815

VOID AFTER 90 DAYS

For VAN-336F/Musto - Sheriff Deputization Fee

AUTHORIZED SIGNATURE

⑈018914⑈ ⑈231971568⑈ 0292010550⑈

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

Wednesday, October 13, 2010

**EQUITY ONE, INC. DBA POPLAR FINANCIAL SERVICES  
301 LIPPINCOTT DRIVE  
MARLTON, NJ 08503-**

**VANDERBILT MORTGAGE AND FINANCE, INC.  
VS  
BIAGO V. MUSTO, II A/K/A BIAGIO VINCENT MUSTO II  
STEVIE R. MUSTO A/K/A STEVIE ROSE MUSTO F/K/A STEVIE R. MARICH**

**DOCKET # 151ED2010**

**JD # 1311JD2010**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
M. Troy Freedman, Esquire  
I.D. Nos. 04267 / 85165  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Vanderbilt Mortgage and Finance, Inc.  
PLAINTIFF,

v.

Biagio V. Musto, II  
a/k/a Biagio V. Musto a/k/a Biagio  
Vincent Musto II  
Stevie R. Musto a/k/a Stevie Rose Musto  
f/k/a Stevie R. Marich  
7 Prospect Place,  
Pittston, PA 18640

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2010-CV-1311

CIVIL ACTION

151ED2010

MORTGAGE FORECLOSURE

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

TO: Biagio V. Musto, II a/k/a Biagio V. Musto a/k/a Biagio Vincent Musto, II  
Stevie R. Musto a/k/a Stevie Rose Musto f/k/a Stevie R. Mariach

7 Prospect Place  
Pittston, PA 18640

And/or 376 Shickshinny Valley Rd., And/or 363 Laurel Street,  
Shickshinny, PA 18655 Pittston, PA 18640

Your house (real estate) at 376 Shickshinny Valley Rd., Shickshinny, PA 18655 is scheduled to be sold at Sheriff's Sale on Feb 9, 2011 at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$ 105,830.56 plus interest to the sale date obtained by Vanderbilt Mortgage and Finance, Inc. against you.

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

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

amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire or M. Troy Freedman, Esquire at (215) 886-8790.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570)389-5618.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service  
North Penn Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(570)784-8760**