

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/21/2013	Advance Fee	Advance Fee	54367	\$0.00	\$1,500.00
08/21/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/21/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/21/2013	Crying Sale			\$10.00	\$0.00
08/21/2013	Docketing			\$15.00	\$0.00
08/21/2013	Levy			\$15.00	\$0.00
08/21/2013	Mailing Costs			\$30.00	\$0.00
08/21/2013	Posting Handbill			\$15.00	\$0.00
08/21/2013	Press Enterprise Inc.			\$1,087.62	\$0.00
08/21/2013	Sheriff Automation Fund			\$50.00	\$0.00
08/21/2013	Web Posting			\$100.00	\$0.00
11/08/2013	Service			\$150.00	\$0.00
11/08/2013	Service Mileage			\$24.00	\$0.00
11/08/2013	Copies			\$5.00	\$0.00
11/08/2013	Notary Fee			\$10.00	\$0.00
11/08/2013	Tax Claim Search			\$5.00	\$0.00
11/08/2013	Surcharge			\$110.00	\$0.00
				\$1,659.12	\$1,500.00
<b>TOTAL BALANCE:</b>				<b>\$(159.12)</b>	

62977

**UDREN LAW OFFICES, PC**  
PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



NUMBER  
62977

3-7568/2360

One Hundred Fifty-Nine and 12/100\*\*\*\*\*

DATE  
March 13, 2014

AMOUNT  
\*\*\*\*\*159.12

**PAY**  
TO THE  
ORDER  
OF

Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

Schell, 15 Lower Woodcrest Road, Berwick, PA 18603.

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

⑈062977⑈ ⑆236075689⑆ 9500077186⑈

SAFEGUARD  
SAFEGUARD  
SAFEGUARD

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

Sent via fax # (570)389-5625

**Columbia County Sheriff's Office**  
Attn.: Real Estate

Re: **U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8**  
vs.  
**RONALD L. SCHELL, JR**

**Columbia County**  
Docket No.: **2013-CV-343**  
Premises: **15 Lower Woodcrest Road, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **March 19, 2014**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

**Defendant filing Chapter 13 Bankruptcy on 11/12/2013 in the Middle District of Pennsylvania, Case #13-05813.**

Amount collected in consideration of stay: **\$0.00**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **[SalesandBid@udren.com](mailto:SalesandBid@udren.com)**.

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 12120122 CASE#: 12120122-1**

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE  
TIMOHTY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Tarin Jefferson

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** March 12, 2013

**Re:** Schell

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

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● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$159.12

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

U.S. BANK NATIONAL ASSOCIATION

vs.

## Defendant

RONALD SCHELL, JR

### Attorney for the Plaintiff:

UDREN LAW OFFICES, PC  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, March 19, 2014

Writ of Execution No. : 2013CV343

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 15 LOWER WOODCREST ROAD, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,087.62
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

**Total Sheriff Costs \$1,829.12**

## Municipal Costs

Sewer	\$3,815.73
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**Total Municipal Costs \$3,815.73**

## Distribution Costs

Recording Fees	\$55.00
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**Total Distribution Costs \$55.00**

**Grand Total: \$5,699.85**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Printed on Recycled Paper

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

LIS Bank NA vs Ronald Schell

NO. 139-13 ED NO. 343-13 JD

DATE/TIME OF SALE: Mar 19 0900

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark A. Udren, Esq.  
Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
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Suite 200  
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(PH) 856-669-5400  
(FX) 856-669-5399  
[www.udren.com](http://www.udren.com)

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**January 29, 2014**

Sent via fax #(570)389-5625

**Columbia County Sheriff's Office**  
Attn: Real Estate

Re: **U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8**  
vs.  
**RONALD L. SCHELL, JR**

**Columbia County**  
Docket No.: **2013-CV-343**  
Premises: **15 Lower Woodcrest Road, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **02/05/2014** to **March 19, 2014**, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **[SalesandBid@udren.com](mailto:SalesandBid@udren.com)**.

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 12120122 CASE#: 12120122-1**

# Fax Cover Page

To: Columbia County Real Estate Department  
Company: Columbia County Sheriff's Office  
Address: P.O. Box 380, Bloomsbur, PA, 17815  
Fax Number: 1-570-389-5625

From: Tarin Jefferson - Udren Law Offices, P.C.  
Address: 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003

Fax Number: (856) 669-5721  
Voice Phone: (856) 669-5720  
E-Mail: tjefferson@udren.com

Date: 1/31/2014  
Time: 15:47:49  
Pages: 2

Subject: Postponement Letter for 2/5/2014 Sheriff Sale

Message:

See attached.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant**  
RONALD SCHELL, JR

**Attorney for the Plaintiff:**  
UDREN LAW OFFICES, PC  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

**Sheriff's Sale Date:** Wednesday, November 13, 2014  
**Writ of Execution No. :** 2013CV343  
**Advance Sheriff Costs:** \$1,500.00

**Location of the real estate:** 15 LOWER WOODCREST ROAD, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,087.62
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

**Total Sheriff Costs** **\$1,829.12**

## Municipal Costs

Sewer	\$3,815.73
-------	------------

**Total Municipal Costs** **\$3,815.73**

## Distribution Costs

Recording Fees	\$55.00
----------------	---------

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$5,699.85**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Columbia County Sheriff, Pennsylvania, Inc.

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.*  
*Licensed PA, NJ, FL*

## ***UDREN LAW OFFICES, P.C.***

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Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

**November 12, 2013**

Sent via fax #(570)389-5625

**Columbia County Sheriff's Office**  
Attn: Real Estate

Re: **U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8**  
vs.  
**RONALD L. SCHELL, JR**

**Columbia County**  
Docket No.: **2013-CV-343**  
Premises: **15 Lower Woodcrest Road, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **November 13, 2013** to **February 5, 2014**, on behalf of the Plaintiff for defendant filing Chapter 13 Bankruptcy on 11/12/2013 in the Middle District of Pennsylvania, Case #13-05813.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: [SalesandBid@udren.com](mailto:SalesandBid@udren.com).

Sincerely,  
Udren Law Offices, P.C.  
**Tarin Jefferson**  
Foreclosure Specialist

**MJU#: 12120122 CASE#: 12120122-1**

LAW OFFICES  
KEVIN TANRIBILIR, ESQ.  
701 EAST FRONT STREET  
BERWICK, PA 18603  
PHONE: 570-752-6200  
FAX: 570-752-8265

---

**FACSIMILE TRANSMITTAL SHEET**

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TO:	FROM:
Tim Chamberlain, Sheriff	Kevin Tanribilir, Esq.
COMPANY:	DATE:
Columbia County Sheriff	11/12/13
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	3
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5622	No. 5-13-05813, US Bankruptcy Court
RE:	YOUR REFERENCE NUMBER:
<i>In Re Schell, Ronald L. Jr.</i>	#2013-ED-139/2013-CV-343

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

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**NOTES/COMMENTS:**

Regarding the above bankruptcy matters, please be advised that our office has been retained to represent the debtor, Ronald Lee Schell, Jr., a/k/a Ronald L. Schell, Jr., of 15 Lower Woodcrest Road, Berwick, PA 18603, regarding a chapter 13 case filed on today's date at the US Bankruptcy Court, Middle District, to Docket #5-13-05813. See attached copy of Notice of Bankruptcy Case Filing.

Kindly be advised that the filing of the bankruptcy stays any and all execution and/or levy proceedings initiated by your office against the above debtor(s). Specifically, the bankruptcy filing stays any further action on the Writ of Execution issued to No. 2013-ED-139 in favor of U.S. Bank National Association, Trustee, et al., including but not limited to, any sheriff sale of the debtor's real estate scheduled for tomorrow, Wednesday, November 13, 2013. Kindly proceed accordingly.

If you have any questions about this transmission, please contact our office. Thank you.

Kevin Tanribilir, Esquire

CC. Udren Law Offices, P.C.  
(Fax #856-669-5399)

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 11/12/2013 at 12:34 PM and filed on 11/12/2013.

**Ronald Lee Schell, Jr.**  
15 Lower Woodcrest Road  
Berwick, PA 18603  
5707528222  
SSN / ITIN: xxx-xx-3603  
*aka Ronald L. Schell, Jr.*

The case was filed by the debtor's attorney:

**Kevin Tanribilir**  
701 East Front Street  
Berwick, PA 18603  
570 752-6200



The case was assigned case number 5:13-bk-05813.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> There is an .08 fee per page or page view (charges do not apply up to the first per calendar year) and you must first register at this web site: <http://pacer.psc.uscourts.gov/> Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosen US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Terrence S. Miller**  
Clerk, U.S. Bankruptcy  
Court

**PACER Service Center**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8  
Plaintiff**

v.

**RONALD L. SCHELL, JR;  
Defendant(s)**

**ATTORNEY FOR PLAINTIFF**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**MORTGAGE FORECLOSURE**

**NO. 2013-CV-343**

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

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**OWNER(S): RONALD L. SCHELL, JR;**

**PROPERTY: 15 Lower Woodcrest Road, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **11/13/2013 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**MJU#: 12120122 CASE#: 12120122-1**

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>391.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>187.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>182.00</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>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>3815.73</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>3815.73</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 5091.23

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV343

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 13, 2013  
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain lot or parcel of land situate in the Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania, and being more particularly described as follows: All that certain lot or piece of ground situate in Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania.

BEGINNING at a point on the southerly side of an unnamed street, at the northeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife, thence along the southerly side of said unnamed street north 80 degrees 15 minutes east 150 feet to the northwesterly corner of lot now or late of Robert Victor Ravitsky and Anna Ravitsky, his wife, thence along the westerly line of said Ravitsky lot south 3 degrees 5 minutes east 188.05 feet to the northerly side of another unnamed street; thence along the northerly side of said unnamed street north 82 degrees west 152 feet to the southeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife, thence along the easterly line now or late of said Marteeny land north 3 degrees 5 minutes west 142.2 feet to the place of beginning. BEING Lot No. 38 in accordance with draft of Howard G. Shulde, Registered Professional Engineer, No. 5895.

BEING KNOWN AS: 15 Lower Woodcrest Road, Berwick, PA 18603

PROPERTY ID NO.: 0709A009

TITLE TO SAID PREMISES IS VESTED IN Ronald L. Schell Jr., as sole owner BY DEED FROM Dorothy M. Lopes, Widow DATED 02/19/2004 RECORDED 02/27/2004 IN DEED BOOK Instrument Number: 200402018.

PROPERTY ADDRESS: 15 LOWER WOODCREST ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 07-09A-009

Seized and taken into execution to be sold as the property of RONALD SCHELL, JR. in suit of U.S. BANK NATIONAL ASSOCIATION.

**TERMS OF SALE:**

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

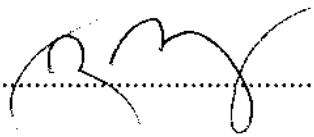
**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either 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 the 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.

Attorney for the Plaintiff:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

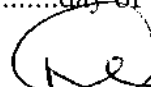
TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

law deposes and says that Press Enterprise is  
ipal office and place of business at 3185  
olumbia and State of Pennsylvania, and was  
as been published daily, continuously in said  
e attached notice October 23, 30 and November

or designated agent of the owner or publisher of  
published; that neither the affiant nor Press  
did notice and advertisement and that all of the  
place, and character of publication are true.



7<sup>th</sup> day of November, 2013



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## SHERIFF'S RETURN OF SERVICE

10/10/2013 12:00 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 15 LOWER WOODCREST ROAD, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

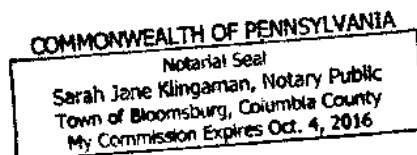
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 11, 2013

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2013





Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

© 2009 Sheriff's Office of Columbia County, Inc.



**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee for  
the C-Bass Mortgage Loan Asset-Backed  
Certificates, Series 2006-CB8**  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

**RONALD L. SCHELL, JR,**  
Defendant(s)

NO. 2013-CV-343

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

Plaintiff, by its/his/her Attorney hereby verifies that:

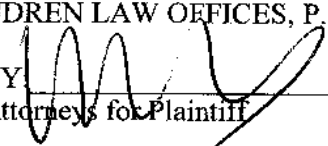
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

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

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

Dated: 10-2-13

UDREN LAW OFFICES, P.C.

BY   
Attorneys for Plaintiff

**HARRY B. REESE, ESQUIRE**  
PA ID 310501

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8**  
Plaintiff

v.

**Ronald L. Schell, Jr**

Defendant(s)

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**MORTGAGE FORECLOSURE**

**NO. 2013-CV-343**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RULE 76**

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

**15 Lower Woodcrest Road, Berwick, PA 18603**

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

**Ronald L. Schell, Jr  
15 Lower Woodcrest Road  
Berwick, PA 18603**

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

**Ronald L. Schell, Jr  
15 Lower Woodcrest Road  
Berwick, PA 18603**

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

**Berwick Area Joint Sewer Authority  
Bull, Bull & Knecht, LLP  
106 Market Street  
Berwick, PA 18603**

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

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed  
Certificates, Series 2006-CB8  
1661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - 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:

**Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section  
P.O. Box 380  
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230  
Harrisburg, PA 17128-1230**

**Tenants/Occupants  
15 Lower Woodcrest Road  
Berwick, PA 18603**

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:

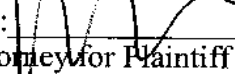
**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 10-2-13

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

**HARRY B. REESE, ESQUIRE**  
**PA ID 310501**

**MJU#: 12120122 CASE#: 12120122-1**

EXHIBIT A

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8  
Plaintiff**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**v.**

**MORTGAGE FORECLOSURE**

**RONALD L. SCHELL, JR;  
Defendant(s)**

**NO. 2013-CV-343**

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

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**OWNER(S): RONALD L. SCHELL, JR;**

**PROPERTY: 15 Lower Woodcrest Road, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **11/13/2013 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

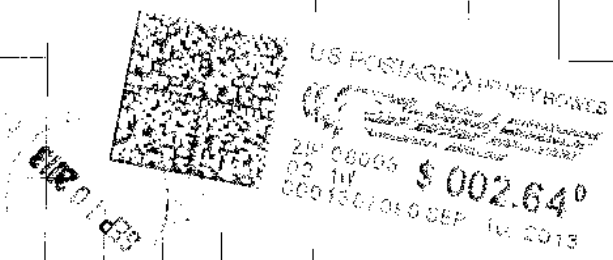
**MJU#: 12120122 CASE#: 12120122-1**

<b>Name and Address of Sender</b> <b>Danielle Devlin</b> <b>UDREN LAW OFFICES, P.C.</b> <b>111 Woodcrest Road, Suite 200</b> <b>Cherry Hill, NJ 08003</b>		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		<input type="checkbox"/> Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	
---	--	---	--	--	--	--	--	---	--

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee Remarks
1	EXHIBIT A	Berwick Area Joint Sewer Authority Bull, Bull & Knecht, LLP 106 Market Street Berwick, PA 18603										
2		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815										
3		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815										
4		Commonwealth of PA Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230										
5		Tenants/Occupants 15 Lower Woodcrest Road Berwick, PA 18603										
6												
7												
8												
9												
10												

Total number of Pieces Listed by Sender: 5  
 Total Number of Pieces Received at Post Office: 5  
 Postmaster's Per (Name of Receiving Employee): [Signature]  
 PS Form 3877, February 1994  
 Form Must be Completed by Typewriter, Ink or Ball Point Pen

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R390, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.



Ronald L. Schell, Jr - MJU# 12120122-1 (Columbia County)

EXHIBIT B

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

Prothonotary of **Columbia** County  
**P.O. Box 380, Bloomsburg, PA 17815**

Re: **U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed  
Certificates, Series 2006-CB8**  
vs.  
**RONALD L. SCHELL, JR,**  
**Columbia County C.C.P. No. 2013-CV-343**  
**MJU#: 12120122 CASE#: 12120122-1**

Dear Sir or Madam:

In connection with the above captioned matter, enclosed please find Verification of Service of Notice of Sale by Certified Mail and Regular Mail Pursuant to Court Order. I have enclosed a copy of the first page to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance with this matter.

Sincerely yours,

**Danielle Devlin**  
Foreclosure Specialist

MJU/

Enclosures

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

EXHIBIT B

U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8  
Plaintiff

v.

RONALD L. SCHELL, JR.,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

**VERIFICATION OF SERVICE OF NOTICE OF SALE**  
**BY CERTIFIED MAIL AND REGULAR MAIL**  
**PURSUANT TO COURT ORDER**

The undersigned hereby verifies that he or she is counsel for Plaintiff in the above case and that pursuant to the court order issued in this matter a true and correct copy of the Notice of Sale was sent by certified mail and regular first class mail as follows:

TO:

RONALD L. SCHELL, JR  
15 LOWER WOODCREST ROAD  
BERWICK, PA 18603

DATE MAILED: 9/10/2013

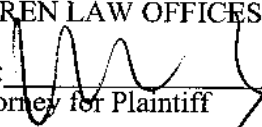
I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated:

10.2.13

MJU#: 12120122 CASE#: 12120122-1

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

HARRY B. REESE, ESQUIRE  
PA ID 310501



EXHIBIT

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA  
CIVIL TRIAL DIVISION

U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8  
Plaintiff  
v.  
Ronald L. Schell, Jr; ET AL  
Defendant(s)

NO. 2013-CV-343

FILED  
PROTHONOTARY  
2013 APR 30 P 1:58  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

ORDER PERMITTING SPECIAL SERVICE

AND NOW, this 30<sup>th</sup> day of April, 2013, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure on Defendant(s), Ronald L. Schell, Jr, shall be complete when Plaintiff or its counsel or agent has served true and correct copies of the Complaint in Mortgage Foreclosure by posting the mortgage premises at:

15 Lower Woodcrest Road  
Berwick, PA 18603

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

RONALD L. SCHELL, JR  
15 LOWER WOODCREST ROAD  
BERWICK, PA 18603

BY THE COURT:

*B/ Gary E. Norton*  
J.

Name and Address of Sender

**Danielle Devlin**  
**UDREN LAW OFFICES, P.C.**  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

☐ Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

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

Postmark and Date of Receipt

Line

Article Number

Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling Charge

Act Value (If Regis.)

Insured Value

Due Sender If COD

R.R. Fee

S.D. Fee

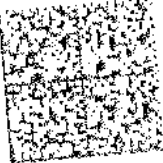
S.H. Fee

Ret. Del. Fee Remarks

**Ronald L. Schell, Jr**  
**15 Lower Woodcrest Road**  
**Berwick, PA 18603**

EXHIBIT

U.S. POSTAGE & PHILIPPOWS  
 ZIP 06003 \$001.20<sup>00</sup>  
 02 18  
 0001357000 060 10 2013



Total number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S971 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Ronald L. Schell, Jr - MJU# 12120122-1 (Columbia County)

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

EXHIBIT 6

CERTIFIED MAIL



91 7199 9991 7031 8434 9742

NOTICE OF SHERIFF'S SALE

TO: Ronald L. Schell, Jr  
15 Lower Woodcrest Road  
Berwick, PA 18603



U.S. POSTAGE & FINES  
ZIP 08003 \$ 004.81  
02 1W  
0001367090 SEP 10 2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 09/20/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 15 LOWER WOODCREST ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POSTED

Relation:

Date:

10/10/13

Time:

1200

Deputy:

DANGELO

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2013CV343

15 LOWER WOODCREST ROAD, BERWICK, PA 18603 EXP: 09/20/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## SHERIFF'S RETURN OF SERVICE

08/26/2013 11:45 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RONALD SCHELL, JR AT 15 LOWER WOODCREST ROAD, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 26, 2013

NOTARY

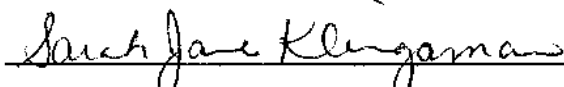
Affirmed and subscribed to before me this

26TH day of AUGUST, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

Downloaded by Sarah Klingaman from Notary.com

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 09/17/2013

Fee: \$5.00

Cert. NO: 16527

SHELL RONALD L JR  
15 LOWER WOODCREST ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20040 -2018  
Location: 15 LOWER WOODCREST RD  
Parcel Id:07 -09A-009-00,000

Assessment: 28,515  
Balances as of 09/17/2013

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

NO TAX CLAIM TAXES DUE

By: Columbia Co. Sheriff

Per: Ham



September 9, 2013

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-  
BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES  
2006-CBS**

VS.

**RONALD L. SCHELL, JR**

**NO: 2013-CV-343  
NO: 2013-ED-139**

Dear Timothy:

The amount due on the sewer account #201880 for the property located at 15 Lower Woodcrest Road, Berwick Pa through December 31, 2013 is **\$3815.73**. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/20/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Post*

### Serve To:

Name: OCCUPANT

Primary Address: 15 LOWER WOODCREST ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date: 08/22/13

Time: 1410

Mileage:

Deputy: DANCEW

### Service Attempt Notes:

1. Hi DNS / C.I.C.

2.

3.

4.

5.

6.

OCCUPANT

2013CV343

15 LOWER WOODCREST ROAD, BERWICK, PA 18603 EXP: 09/20/2013



**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee**  
**for the C-Bass Mortgage Loan Asset-**  
**Backed Certificates, Series 2006-CB8**  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

**RONALD L. SCHELL, JR**

Defendant(s)

NO. 2013-CV-343

2013-ED-139

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

**TO: Ronald L. Schell, Jr**  
**15 Lower Woodcrest Road**  
**Berwick, PA 18603**

Your house (real estate) at **15 Lower Woodcrest Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on Nov. 13 at 9 AM at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$117,337.87**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

Expires: 09/20/2013

Warrant:

### Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lauren Kromer

Relation: Receptionist

Date: 8/26/13 Time: 15:15

Deputy: 17 Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2013CV343

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 09/20/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 09/20/2013

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 8/26/13

Time: 15:15

Deputy: 17

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY TAX C

2013CV343

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/20/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/20/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: RONALD SCHELL, JR

Primary Address: 15 LOWER WOODCREST ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: RONALD SCHELL

Relation:

Date: 08/26/13 Time: 1145

Deputy: DANGELO Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:	08/26/13					
Time:	1400					
Mileage:						
Deputy:	DANGELO					

### Service Attempt Notes:

1. NO ANSWER LK
- 2.
- 3.
- 4.
- 5.
- 6.

SCHELL JR, RONALD

2013CV343

15 LOWER WOODCREST ROAD, BERWICK, PA 18603

EXP: 09/20/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 09/20/2013

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: KELLY JOHNSON

Relation: CLERK

Date: 08/22/13 Time: 1430

Deputy: DANIEL Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BERWICK SEWER AUTHORITY

2013CV343

1108 FREAS AVE, BERWICK, PA 18603

EXP: 09/20/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION  
vs.  
RONALD SCHELL, JR

Case Number  
2013CV343

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/20/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:	08/22/13					
Time:	1420					
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

ROTHERY, JOAN M.

2013CV343

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 09/20/2013

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
**pleadingt@udren.com**

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee for**  
**the C-Bass Mortgage Loan Asset-Backed**  
**Certificates, Series 2006-CB8**  
**Plaintiff**

**v.**

**RONALD L. SCHELL, JR.,**  
**Defendant(s)**

**COURT OF COMMON PLEAS**  
**CIVIL DIVISION**  
**Columbia County**

**MORTGAGE FORECLOSURE**

**NO. 2013-CV-343**

**AFFIDAVIT OF NON-MILITARY SERVICE**  
**UNDER Pa.R.C.P 76**

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **RONALD L. SCHELL, JR.**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as Exhibit "A".

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: August 8, 2013

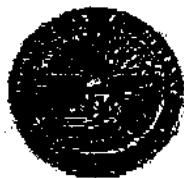


\_\_\_\_\_  
Attorney for Plaintiff  
**J. Eric Kishbaugh, Esquire**  
**PA ID 33078**

## Department of Defense Manpower Data Center

Results as of: Aug-08-2013 02:21:06

SCRA 3.0



# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SCHELL, JR.First Name: RONALDMiddle Name: L.Active Duty Status As Of: Aug-08-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects the individual's active duty status based on the Active Duty Status Date

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date

The Member or Higher Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA

This response reflects whether the individual or higher unit has received early notification to report for active duty

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

*Mary M. Snavely-Dixon*

Mary M. Snavely-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22250



The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defensealink.mil" URL: <http://www.defensealink.mil/faq/pls/PCOSSLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 14AC8D00F026KC0

## Document Receipt

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Trans #	731	Carrier / service:	USPS Server	First-Class Mail®	8/22/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901143006000007327

Doc Ref #: 139ED2013

Postage 4.8100

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	730	Carrier / service	USPS Server	First-Class Mail®	8/22/2013 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N C NIX FEDERAL BUILDING

Tracking #	71901140006000007310
Doc Ref #:	139ED2013
Postage	4.6100

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	729	Carrier / service:	USPS Server	First-Class Mail®	8/22/2013 12:00:00 AM
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Ship to

OFFICE OF F A I R

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140026000007303

Doc Ref #: 139ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	728	Carrier / service:	USPS Server	First-Class Mail®	8/22/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 251230

Tracking #: 71901140006000007297

Doc Ref #: 137ED2013

Postage 4 8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	727	Carrier / service:	USPS Server	First-Class Mail®	8/22/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPARTMENT OF REVENUE

PO BOX 281230

Tracking #: 71901140006000007280

Doc Ref #: 139ED2013

Postage 4 8100

HARRISBURG PA 17128

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV343

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, NOVEMBER 13, 2013**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

All that certain lot or parcel of land situate in the Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania, and being more particularly described as follows: All that certain lot or piece of ground situate in Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania.

BEGINNING at a point on the southerly side of an unnamed street, at the northeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the southerly side of said unnamed street north 80 degrees 15 minutes east 150 feet to the northwesterly corner of lot now or late of Robert Victor Ravitsky and Anna Ravitsky, his wife; thence along the westerly line of said Ravitsky lot south 3 degrees 5 minutes east 188.05 feet to the northerly side of another unnamed street; thence along the northerly side of said unnamed street north 82 degrees west 152 feet to the southeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the easterly line now or late of said Marteeny land north 3 degrees 5 minutes west 142.2 feet to the place of beginning. BEING Lot No. 38 in accordance with draft of Howard G. Shulde, Registered Professional Engineer, No. 5895.

BEING KNOWN AS: 15 Lower Woodcrest Road, Berwick, PA 18603

PROPERTY ID NO.: 0709A009

TITLE TO SAID PREMISES IS VESTED IN Ronald L Schell Jr., as sole owner BY DEED FROM Dorothy M Lopes, Widow DATED 02/19/2004 RECORDED 02/27/2004 IN DEED BOOK Instrument Number: 200402018.

PROPERTY ADDRESS: 15 LOWER WOODCREST ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09A-009

Seized and taken into execution to be sold as the property of RONALD SCHELL, JR in suit of U.S. BANK NATIONAL ASSOCIATION.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within 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 to either 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 the 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.

Attorney for the Plaintiff:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# REAL ESTATE OUTLINE

ED # 139-13

DATE RECEIVED 8-21-13  
DOCKET AND INDEX 8-21-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WAIVER OF WATCHMAN ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR ~~\$1,350.00~~ OR 1500.00 ✓ CK# 54367

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

SALE DATE Nov. 13, 13 TIME 0900  
POSTING DATE Oct. 10, 13  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Oct 23  
2<sup>ND</sup> WEEK 30  
3<sup>RD</sup> WEEK Nov. 6, 13



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

Ronald L. Schell, Jr

Defendant(s)

NO. 2013-CV-343

2013-ED-139

**WRIT OF EXECUTION**

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and  
sell the following described property:

15 Lower Woodcrest Road, Berwick, PA 18603

Amount due

\$ 117,337.87

Interest From 08/09/2013  
to Date of Sale

\$ \_\_\_\_\_

*Ongoing Per Diem of \$21,5300  
to actual date of sale including if sale is  
held at a later date*

(Costs to be added)

\$ Barbara N. Silvestri  
Prothonotary

By Kelly P. Bliver  
Clerk

Date 8-21-13

From a Writ of Sev. Courts  
My Comm. Exp. 1st Monday in 2014

MJU#: 12120122 CASE#: 12120122-1

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
**pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee**  
**for the C-Bass Mortgage Loan Asset-**  
**Backed Certificates, Series 2006-CB8**  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

**Ronald L. Schell, Jr**

Defendant(s)

NO. 2013-CV-343

2013-ED-139

**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

**J. Eric Kishbaugh, Esquire**  
**PA ID 33078**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8**  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

**Ronald L. Schell, Jr**

Defendant(s)

NO. 2013-CV-343 2013-ED-139

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

**15 Lower Woodcrest Road, Berwick, PA 18603**

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

**Ronald L. Schell, Jr  
15 Lower Woodcrest Road  
Berwick, PA 18603**

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

**Ronald L. Schell, Jr  
15 Lower Woodcrest Road  
Berwick, PA 18603**

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

**Berwick Area Joint Sewer Authority  
Address to Follow**

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

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - 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:

**Columbia County Tax Claim Bureau**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

**Tenants/Occupants**

**15 Lower Woodcrest Road**

**Berwick, PA 18603**

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:

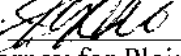
**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 06 19 13

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

**J. Eric Kishbaugh, Esquire**  
**PA ID 33078**

**MJU#: 12120122 CASE#: 12120122-1**

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8  
Plaintiff

v.

Ronald L. Schell, Jr

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

2013-ED-139

**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91  
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

J. Eric Kishbaugh, Esquire  
PA ID 33078

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)**

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8**  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

**Ronald L. Schell, Jr**

Defendant(s)

NO. 2013-CV-343      2013-ED-139

**AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RULE 76**

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

**15 Lower Woodcrest Road, Berwick, PA 18603**

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

**Ronald L. Schell, Jr  
15 Lower Woodcrest Road  
Berwick, PA 18603**

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

**Ronald L. Schell, Jr  
15 Lower Woodcrest Road  
Berwick, PA 18603**

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

**Berwick Area Joint Sewer Authority  
Address to Follow**

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

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - 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:

**Columbia County Tax Claim Bureau**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

**Tenants/Occupants**

**15 Lower Woodcrest Road**

**Berwick, PA 18603**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 08 19 13

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

**J. Eric Kishbaugh, Esquire**  
**PA ID 33078**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8**  
Plaintiff

v.

**Ronald L. Schell, Jr**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343 2013 - ED - 139

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:**

**15 Lower Woodcrest Road, Berwick, PA 18603**

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**Ronald L. Schell, Jr  
15 Lower Woodcrest Road  
Berwick, PA 18603**

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**Ronald L. Schell, Jr  
15 Lower Woodcrest Road  
Berwick, PA 18603**

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West Palm Beach, FL 33409**

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**Jr Mortgage Holders - None**

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**Sr lien Holders - 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:

**Columbia County Tax Claim Bureau**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section**

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**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

**Tenants/Occupants**

**15 Lower Woodcrest Road**

**Berwick, PA 18603**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 08 19 13

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

**J. Eric Kishbaugh, Esquire**  
**PA ID 33078**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

[pleadings@udren.com](mailto:pleadings@udren.com)

**U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8**  
Plaintiff

v.

**Ronald L. Schell, Jr**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

2013-ED-139

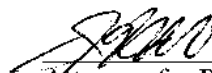
**AFFIDAVIT OF LAST KNOWN ADDRESS**  
**UNDER RULE 76**

The Defendant(s) last known address is as follows:

**RONALD L. SCHELL, JR  
15 LOWER WOODCREST ROAD  
BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

**J. Eric Kishbaugh, Esquire  
PA ID 33078**

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
[pleadings@udren.com](mailto:pleadings@udren.com)

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee**  
**for the C-Bass Mortgage Loan Asset-**  
**Backed Certificates, Series 2006-CB8**  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

MORTGAGE FORECLOSURE

**RONALD L. SCHELL, JR**  
Defendant(s)

NO. 2013-CV-343 2013-ED-139

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

**TO: Ronald L. Schell, Jr**  
**15 Lower Woodcrest Road**  
**Berwick, PA 18603**

Your house (real estate) at **15 Lower Woodcrest Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$117,337.87**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two 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 856-669-5400.
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 856-669-5400.
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 the 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 within 30 days after the sale. This schedule will state who will be receiving that 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 Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**LAWYER REFERRAL SERVICE**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA  
CIVIL TRIAL DIVISION

U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8  
Plaintiff

v.

Ronald L. Schell, Jr; ET AL

Defendant(s)

NO. 2013-CV-343

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2013 APR 30 P 1:58

FILED  
PROTHONOTARY

ORDER PERMITTING SPECIAL SERVICE

AND NOW, this 30<sup>th</sup> day of *April*, 2013, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the **Complaint in Mortgage Foreclosure** on Defendant(s), **Ronald L. Schell, Jr**, shall be complete when Plaintiff or its counsel or agent has served true and correct copies of the **Complaint in Mortgage Foreclosure** by posting the mortgage premises at:

**15 Lower Woodcrest Road**

**Berwick, PA 18603**

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

**RONALD L. SCHELL, JR**  
**15 LOWER WOODCREST ROAD**  
**BERWICK, PA 18603**

BY THE COURT:

*B/ Gary E. Norton*  
J.

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

[pleadings@udren.com](mailto:pleadings@udren.com)

**U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8**  
Plaintiff

v.

**RONALD L. SCHELL, JR**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

2013-ED-139

**SHORT DESCRIPTION FOR ADVERTISING**

**ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF BRIAR CREEK,  
COLUMBIA COUNTY, PENNSYLVANIA:**

**BEING KNOWN AS 15 Lower Woodcrest Road, Berwick, PA 18603**

**PARCEL NUMBER: 0709A009**

**IMPROVEMENTS: Residential Property**

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

**J. Eric Kishbaugh, Esquire  
PA ID 33078**

**All that certain lot or parcel of land situate in the Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania, and being more particularly described as follows: All that certain lot or piece of ground situate in Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania.**

**BEGINNING at a point on the southerly side of an unnamed street, at the northeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the southerly side of said unnamed street north 80 degrees 15 minutes east 150 feet to the northwesterly corner of lot now or late of Robert Victor Ravitsky and Anna Ravitsky, his wife; thence along the westerly line of said Ravitsky lot south 3 degrees 5 minutes east 188.05 feet to the northerly side of another unnamed street; thence along the northerly side of said unnamed street north 82 degrees west 152 feet to the southeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the easterly line now or late of said Marteeny land north 3 degrees 5 minutes west 142.2 feet to the place of beginning. BEING Lot No. 38 in accordance with draft of Howard G. Shulde, Registered Professional Engineer, No. 5895.**

**BEING KNOWN AS: 15 Lower Woodcrest Road, Berwick, PA 18603**

**PROPERTY ID NO.: 0709A009**

**TITLE TO SAID PREMISES IS VESTED IN Ronald L Schell Jr., as sole owner BY DEED FROM Dorothy M Lopes, Widow DATED 02/19/2004 RECORDED 02/27/2004 IN DEED BOOK Instrument Number: 200402018.**

Pennsylvania Office  
100 W. 3rd Ave.  
Suite 200  
Conshohocken, PA 19428  
(PH) 215-568-9500  
*Mark J. Udren, Esq.  
Licensed: PA, NJ, FL*

***UDREN LAW OFFICES, P.C.***

New Jersey Office  
Woodcrest Corporate Center  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, NJ 08003  
(PH) 856-669-5400  
(FX) 856-669-5399  
www.udren.com

Florida Office  
2101 W. Commercial Blvd  
Suite 5100  
Fort Lauderdale, FL 33309  
(PH) 954-378-1757  
(FX) 954-378-1758

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

Re: **U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed  
Certificates, Series 2006-CB8**  
vs.  
**Ronald L. Schell, Jr**  
  
**Columbia County C.C.P. No. 2013-CV-343**

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

**RONALD L. SCHELL, JR**  
**15 LOWER WOODCREST ROAD**  
**BERWICK, PA 18603**

**\*\*\*\*BY POSTING THE PROPERTY PER COURT ORDER\*\*\*\***

**SPECIAL INSTRUCTIONS:**

Please then, **POST** the property with the Handbill at **15 Lower Woodcrest Road, Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

**J. Eric Kishbaugh, Esquire**  
**PA ID 33078**



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA  
CIVIL TRIAL DIVISION

U.S. Bank National Association, as Trustee  
for the C-Bass Mortgage Loan Asset-  
Backed Certificates, Series 2006-CB8  
Plaintiff

v.

Ronald L. Schell, Jr; ET AL

Defendant(s)

NO. 2013-CV-343

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2013 APR 30 P 1:58

FILED  
PROTHONOTARY

ORDER PERMITTING SPECIAL SERVICE

AND NOW, this 30<sup>th</sup> day of April, 2013, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure on Defendant(s), Ronald L. Schell, Jr, shall be complete when Plaintiff or its counsel or agent has served true and correct copies of the Complaint in Mortgage Foreclosure by posting the mortgage premises at:

15 Lower Woodcrest Road

Berwick, PA 18603

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

RONALD L. SCHELL, JR  
15 LOWER WOODCREST ROAD  
BERWICK, PA 18603

BY THE COURT:

*B/ Gary E. Norton*  
J.

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

**U.S. Bank National Association, as Trustee**  
**for the C-Bass Mortgage Loan Asset-**  
**Backed Certificates, Series 2006-CB8**  
Plaintiff

v.

**RONALD L. SCHELL, JR;**  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

2013-ED-139

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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.

Date: 08/19/13

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff  
**J. Eric Kishbaugh, Esquire**  
PA ID 33078

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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Plaintiff

v.

RONALD L. SCHELL, JR;  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

2013-ED-139

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Date: 08/19/13

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff  
J. Eric Kishbaugh, Esquire  
PA ID 33078

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

54367

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER  
54367

One Thousand Five Hundred and 00/100\*\*\*\*\*

DATE	AMOUNT
August 09, 2013	*****1,500.00

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomensburg, PA 17815

VOID AFTER 90 DAYS

*[Signature]*

Schell Lina Jans SCHELL

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

⑈054367⑈ ⑆236075689⑆ 9500077188⑈

Deliver on back



Security features included

