

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FREEDOM MORTGAGE CORP

vs.

Defendant
KATHRYN L WAGNER
SETH A MCCLOUGHAN

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, May 25, 2016

Writ of Execution No. : 2015CV753

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

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	\$96.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,248.54
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	\$270.00
Service Mileage	\$30.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$190.00
Other	\$33.00
MONTGOMERY COUNTY	
Total Sheriff Costs	\$2,304.04

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$2,371.04**

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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Plaintiff
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Surcharge	\$190.00
Other	\$33.00

MONTGOMERY COUNTY

Total Sheriff Costs \$2,304.04

Distribution Costs

~~Recording Fees~~ \$67.00

Total Distribution Costs \$67.00

Grand Total: \$2,371.04

Ads. 315.78 2134.04
2449.76

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORP
vs.
KATHRYN L WAGNER (et al.)

Case Number
2015CV753

PROPERTY ADDRESS

803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/20/2015	Advance Fee	Advance Fee	105999	\$0.00	\$1,350.00
08/20/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/20/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/20/2015	Crying Sale			\$10.00	\$0.00
08/20/2015	Docketing			\$15.00	\$0.00
08/20/2015	Levy			\$15.00	\$0.00
08/20/2015	Mailing Costs			\$96.00	\$0.00
08/20/2015	Posting Handbill			\$15.00	\$0.00
08/20/2015	Poundage			\$315.72	\$0.00
08/20/2015	Press Enterprise Inc.			\$1,248.54	\$0.00
08/20/2015	Sheriff Automation Fund			\$50.00	\$0.00
08/20/2015	Web Posting			\$100.00	\$0.00
08/25/2015	Deputize Advance Fee	(PAID 08/25/2015)	7057	\$33.00	\$0.00
10/28/2015	Service			\$270.00	\$0.00
10/28/2015	Service Mileage			\$30.00	\$0.00
10/28/2015	Copies			\$9.00	\$0.00
10/28/2015	Notary Fee			\$15.00	\$0.00
10/28/2015	Tax Claim Search			\$5.00	\$0.00
10/28/2015	Surcharge			\$190.00	\$0.00
				\$2,449.76	\$1,350.00

TOTAL BALANCE:	\$ (1,099.76)
-----------------------	----------------------

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



PNC BANK

55-760/312

272006

NO. 272006

One thousand ninety-nine and seventy-six/100

PAY:

DATE 05/12/2017 AMOUNT \$1,099.76

TO THE Sheriff of Columbia County
ORDER PA
OF

2 SIGNATURES REQUIRED OVER \$25,000.00
VOID AFTER 180 DAYS



Balance Due Sheriff(15-107289) - Wagner, Kathryn & Mccloughan, Seth

Margaret Dairo

⑈ 272006 ⑆ ⑆ 031207607 ⑆ 8026350267 ⑆

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2S09
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

March 1, 2016

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Freedom Mortgage Corporation vs. Kathryn L. Wagner and Seth A. McCloughan
Columbia; C.C.P; No. 2015-CV-753
Premises: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **May 25, 2016** Sheriff's Sale. I am requesting at this time that you stay this sale. Plaintiff received funds in the amount of \$15,785.81.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,
Alease Adekeye, Legal Assistant

/aa

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

5-11-17
total Lading no
more work til
bill paid, moly-
Co can call me
no question costs.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Freedom Mort. Corp vs Kathryn Wagner Seth McClashan

NO. 108-15 ED NO. 753-15 JD

DATE/TIME OF SALE: May 25, 2016 @9:00 AM

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 \$

FILED
PROthonary

2015 FEB 29 PM 9 28

CLERK OF COURT
COLUMBIA COUNTY

Freedom Mortgage Corporation
Plaintiff

v.

Kathryn L. Wagner and Seth A. McCloughan
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-CV-753

ORDER

AND NOW, this 29 day of February, 2016, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for March 2, 2016, it is hereby ORDERED that the Sheriff's Sale of the property known as 803 Ringtown Mountain Road, Catawissa, PA 17820 is adjourned to the May 25, 2016 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129.1 is required except for such notice as may be required by virtue of Rule 3129.3 (b)(2)(i) Pa.R.C.P.. The postponement shall be announced at the March 2, 2016 Sheriff's Sale.

BY THE COURT:

Isabella Aguiar

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Freedom Mortgage Corporation
Plaintiff

v.

Kathryn L. Wagner and Seth A. McCloughan
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-CV-753

MOTION TO ADJOURN SHERIFF'S SALE

Plaintiff, Freedom Mortgage Corporation, by and through its attorneys, McCabe Weisberg and Conway, P.C., moves this Honorable Court for an Order adjourning the Sheriff's Sale scheduled for March 2, 2016 and avers as follows:

1. Plaintiff filed a Writ of Execution, as well as the Affidavit required by Pa.R.C.P. 3129, in order to list the property known as 803 Ringtown Mountain Road, Catawissa, PA 17820 for Sheriff's Sale originally scheduled for November 4, 2015.
2. Plaintiff has postponed the Sheriff's Sale to the fullest extent permitted without requesting leave from the Court, and is now requesting that this Honorable Court allow the sale currently scheduled for March 2, 2016 to be postponed further until May 25, 2016 as service of the Notice of Sale is pending upon Defendant.
3. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of real property for Sheriff's Sale.
4. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

WHEREFORE, Plaintiff prays that this Honorable Court grant an Order adjourning the Sheriff's Sale of the property known as 803 Ringtown Mountain Road, Catawissa, PA 17820 to the May 25, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except for an announcement be made at the sale currently scheduled for March 2, 2016.

MCCABE, WEISBERG & CONWAY, P.C.

BY: Margaret Gairo

<input type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input checked="" type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
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<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff

John Flick
John Flick, Esquire

McCABE, WEISBERG & CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Freedom Mortgage Corporation
Plaintiff
v.

Kathryn L. Wagner and Seth A. McCloughan
Defendants

Attorneys for Plaintiff

COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-CV-753

MEMORANDUM OF LAW

Plaintiff requested that the Sheriff's Sale originally scheduled for November 4, 2015 in this matter be continued for the legally allowable time without requesting the postponement from the Court.

Plaintiff at this time requests that the Sheriff's Sale set for March 2, 2016 be adjourned to May 25, 2016 as service of the Notice of Sale is pending upon Defendant.

Pursuant to Pa.R.C.P. 3129.3, the Court has the discretion to adjourn a Sheriff's Sale and dispense the requirement of new notice.

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known as 803 Ringtown Mountain Road, Catawissa, PA 17820 be adjourned to the May 25, 2016 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except that an announcement be made at the sale currently scheduled for March 2, 2016.

MCCABE, WEISBERG & CONWAY, P.C.

BY: Mgt Gaur

☐ TERRENCE J. McCABE, ESQUIRE
☐ EDWARD D. CONWAY, ESQUIRE
☐ JOSEPH F. RIGA, ESQUIRE
☐ JACOB M. OTTLEY, ESQUIRE

Attorneys for Plaintiff

☐ MARC S. WEISBERG, ESQUIRE
☒ MARGARET GAIRO, ESQUIRE
☐ JOSEPH I. FOLEY, ESQUIRE

John Flick
John Flick, Esquire

VERIFICATION

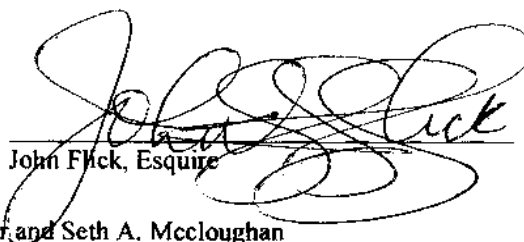
The undersigned hereby certifies that he/she is the attorney for the Plaintiff in the within action and that he/she is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff's representative, who is out of jurisdiction and not available to sign this verification at this time, are true and correct to the best of his/her knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.

MCCABE, WEISBERG & CONWAY, P.C.

BY: Marg Gairo

<input type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input checked="" type="checkbox"/> MARGARET GAIRO, ESQUIRE
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<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff


John Flick, Esquire

Freedom Mortgage Corporation v. Kathryn L. Wagner and Seth A. McCloughan
Columbia County; Number: 2015-CV-753

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Attorneys for Plaintiff

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123 South Broad Street, Suite 1400
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(215) 790-1010

Freedom Mortgage Corporation
Plaintiff

v.

Kathryn L. Wagner and Seth A. McCloughan
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

No. 2015-CV-753

CERTIFICATION OF SERVICE

The undersigned attorney for Plaintiff, hereby certifies that I served a true and correct copy of the foregoing Motion To Postpone Sheriff's Sale, by United States Mail, first class, postage prepaid, on the 26th day of February, 2016, upon the following:

Kathryn L. Wagner
803 Ringtown Mountain Road
Catawissa, PA, 17820

Seth A. McCloughan
465 West Main Street
Bloomsburg, PA, 17815

MCCABE, WEISBERG & CONWAY, P.C.

BY: Mgt Baum

<input type="checkbox"/> TERRENCE J. McCABE, ESQUIRE	<input type="checkbox"/> MARC S. WEISBERG, ESQUIRE
<input type="checkbox"/> EDWARD D. CONWAY, ESQUIRE	<input checked="" type="checkbox"/> MARGARET GAIRO, ESQUIRE
<input type="checkbox"/> ANDREW L. MARKOWITZ, ESQUIRE	<input type="checkbox"/> HEIDI R. SPIVAK, ESQUIRE
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<input type="checkbox"/> CELINE P. DERKRIKORIAN, ESQUIRE	<input type="checkbox"/> LENA KRAVETS, ESQUIRE
<input type="checkbox"/> JACOB M. OTTLEY, ESQUIRE	

Attorneys for Plaintiff

John Flick
John Flick, Esquire

LAW OFFICES OF
DERR, PURSEL, LUSCHAS & NAPARSTECK, LLP
120 WEST MAIN STREET
P. O. BOX 539
BLOOMSBURG, PENNSYLVANIA 17815

ALVIN J. LUSCHAS
NOAH G. NAPARSTECK
C. BRIAN CRANE
CHRISTINE M. LUSCHAS

TELEPHONE
(570) 784-4654

TELEFAX
(570) 784-1281

OF COUNSEL:
CHARLES B. PURSEL

DALE A. DERR
(1927-2000)

TRANSMITTAL FORM

FAX NO. (570) 784-1281

TO: Shenff's Office

ATTN: _____ FAX NO. 570-389-5625

RE: _____

Now sending this transmittal form plus 3 pages.

DATE: _____ TIME: _____

If you do not receive all the pages, please call back as soon as possible at (570) 784-4654 and ask
for Christine Luschas

The information contained in this transmission is privileged and confidential. It is intended for the use of the individual or entity named above. If the reader of this message is not the intended addressee, the reader is hereby notified that any consideration, dissemination or duplication of the communication is strictly prohibited. If the addressee has received this communication in error, please return this transmission to us at the above address by mail. We will reimburse you for the postage.

ALVIN J. LUSCHAS
NOAH G. NAPARSTECK
C. BRIAN CRANE
CHRISTINE M. LUSCHAS

LAW OFFICES OF
DERR, PURSEL, LUSCHAS & NAPARSTECK, LLP
120 WEST MAIN STREET
P. O. BOX 539
BLOOMSBURG, PENNSYLVANIA 17815

TELEPHONE
(570) 784-4654

TELEFAX
(570) 784-1281

OF COUNSEL:
CHARLES B. PURSEL

DALE A. DERR
(1927-2000)

February 25, 2016

BY FACSIMILE - 570-389-5625

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

**Re: Kathryn L. Wagner & Seth A. McCloughan
803 Ringtown Mountain Road, Catawissa, PA 17820
Sheriff's Sale - March 2, 2016**

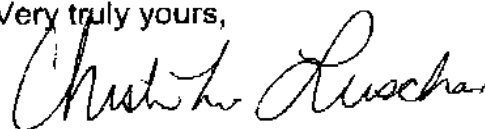
Dear Sheriff:

Attached please find correspondence and copy of a bank check regarding Kathryn L. Wagner's mortgage on the above property. At this time a sheriff's sale is scheduled for March 2, 2016 at 9:00 a.m.

The above referenced bank check was sent via Federal Express overnight delivery to Plaintiff's counsel. It is my understanding upon receipt of the reinstatement funds, the sheriff's sale will be canceled.

If you receive confirmation that the sheriff's sale is canceled, please call my office.

Very truly yours,



Christine M. Luschas, Esquire

CML/jll

Enclosure

cc: Joseph B. Shepperson

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES DESIGNED TO DETECT DUPLICATION OR ALTERATION

Central Susquehanna Community

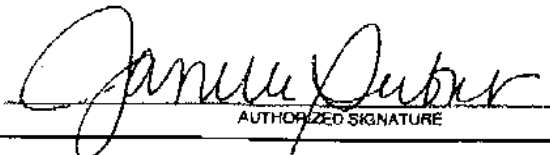
Federal Credit Union

510 E. MARKET ST.
DANVILLE, PA 17821
570-275-3308
570-275-0599 (Fax)
www.cscfederal.orgPAYABLE THROUGH MID-ATLANTIC
CORPORATE FEDERAL CREDIT UNION
MIDDLETOWN, PA 17057
60-6756 / 2313

No. 016961

016961
Feb 24, 2016

PAY Fifteen Thousand Seven Hundred Eighty Five Dollars and Eighty One Cents ***** \$15,785.81

TO
THE
ORDER
OF
LOANCARE, A DIVISION OF FNF SERVICING,
INC. N.K.A LOAN CARE, LLC
AUTHORIZED SIGNATURE

⑈016961⑈ ⑆231387550⑆ ⑆231380298013⑈

McCABE, WEISBERG & CONWAY, P.C.

SUITE 200
150 COLUMBIA AVENUE
NEW BRIDGE, NJ 08051
(908) 366-0000
FAX (908) 366-0001

SUITE 200
265 HADDON AVENUE
WESTMONT, NJ 08066
(908) 456-7000
FAX (908) 456-7000

SUITE 1400
123 SOUTH PROVIDENT STREET
PHILADELPHIA, PA 19106
(215) 266-1000
FAX (215) 266-1234

SUITE 2000
110 KENNETH QUAIN WALKER
NEW BRIDGE, NJ 08051
(908) 366-0000
FAX (908) 366-0001

SUITE 100
400 COLUMBIA AVENUE
PHILADELPHIA, PA 19106
(215) 266-1000
FAX (215) 266-1234

February 24, 2016

Timothy J. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Freedom Mortgage Corporation vs. Kathryn L. Wagner and Seth A. Meckeloughan
Columbia County, C.C.P. No. 2015-CV-753
Premises: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **March 2, 2016 Sheriff's Sale**. I am requesting at this time that you postpone this matter to the **(Please Provide a Sale Date/Time After 5/05/16)** Sheriff's Sale. **We are aware that we will be needing a court Order as soon as we receive a sale date we can send the motion to Local Counsel and provide the signed Order.**

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. I thank you for your cooperation.

Very truly yours,
Alease Adekeye, Legal Assistant

/AA

SENT VIA FACSIMILE TRANSMITTAL—NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

Sale May 25, 2016 at 9:00 AM

This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

TX RESULT REPORT

NAME :
TEL :
DATE : FEB.24.2016 12:08

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
6671	TX	001	912157901274	FEB.24	12:07	001	00h00min59s	ECM	OK

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
1-5 HUDSON STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-4993

SUITE 201
210 HADDON AVENUE
WESTMOORE, NJ 08108
(856) 836-7880
FAX (856) 836-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2800
1 CUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 872-4084
FAX (631) 845-2384

SUITE 102
1495 FOULKE ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 499-3529
FAX 635-425-1980

February 24, 2016

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Freedom Mortgage Corporation vs. Kathryn L. Wagner and Seth A. Mecloughan
Columbia County, C.C.P. No. 2015-CV-753
Premises: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **March 2, 2016** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **(Please Provide a Sale Date/Time After 5/05/16)** Sheriff's Sale. **We are aware that we will be needing a court Order as soon as we receive a sale date we can send the motion to Local Counsel and provide the signed Order.**

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,
Aleese Adekeye, Legal Assistant

/AA
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

Sale May 25, 2016 at 9:00 AM

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Freedom Mortgage Corporation
Plaintiff

v.

Kathryn L. Wagner and Seth A. Mccloughan
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2015-CV-753

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **November 4, 2015** at 09:00 A.M. in the above-captioned matter has been continued until **March 2, 2016** at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Kathryn L. Wagner
803 Ringtown Mountain Road
Catawissa, Pennsylvania, 17820

Seth A. Mccloughan
465 West Main Street
Bloomsburg, Pennsylvania, 17815

Date: 11/2/15

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKirkorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

15-107289

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

November 2, 2015

SUITE 2509
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4064
FAX: (631) 845-2584

SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

Prothontary of Columbia County
35 West Main Street
Bloomsburg, Pennsylvania 17815

RE: Freedom Mortgage Corporation v. Kathryn L. Wagner and Seth A. McCloughan
Columbia County; CCP; Number: 2015-CV-753

Dear Sir or Madam:

Enclosed please find an original and one copy of Notice of the Date of Continued Sheriff's Sale with regard to the above matter. Kindly file the original of record with the Court and return the time-stamp copy to my attention in the self-addressed, stamped envelope provided.

If you have any questions, please feel free to contact me. Thank you for your attention in this matter.

Very truly yours,



Alease Adekeye, Legal Assistant
McCabe, Weisberg & Conway, P.C.

/AA

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
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FAX (215) 790-1274

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11 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(516) 812-4084
FAX (516) 812-2584

SUITE 102
1407 FOULK ROAD
FOUR STONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

November 2, 2015

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Freedom Mortgage Corporation vs. Kathryn L. Wagner and Seth A. McCloughan
Columbia County; C.C.P; No. 2015-CV-753
Premises: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **November 4, 2015** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **March 2, 2016** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Alease Adekeye, Legal Assistant

/AA

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

205
ED 108

Commonwealth of Pennsylvania

In the Court of Common Pleas of Columbia County

CASE NO.: 2015-CV-753

AFFIDAVIT OF SERVICE

Freedom Mortgage Corporation

vs.

Kathryn L. Wagner and Seth A.
McCloughan



402859

Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **8:50 AM** on **12/30/2015**, I served **Kathryn L. Wagner** at **803 Ringtown Mountain Road, Catawissa, PA 17820** in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____.
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☒ Other: **The document was posted to the premises.**

a true and correct copy of **Order; Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Sworn to and subscribed before me on this
7th day of January, 2016.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

x *[Signature]*
Nathan Morgan
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: **402859** - Our File# **43375**

COPY

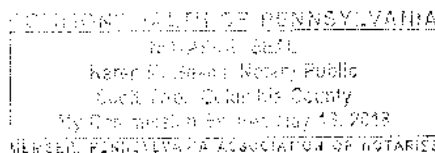
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 14, 21, 28, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....*Paula J. Ream*.....

Sworn and subscribed to before me this 29th day of October, 2015.

.....*Karen M. Beach*.....
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Freedom Mortgage Corporation
Plaintiff

v.

Kathryn L. Wagner and Seth A. Mccloughan
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY
No. 2015-CV-753

Notice of the Date of Continued Sheriff's Sale

The Sheriff's Sale scheduled for **November 4, 2015** at 09:00 A.M. in the above-captioned matter has been continued until **March 6, 2016** at 09:00 A.M.

Certificate of Filing

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

Certification of Service

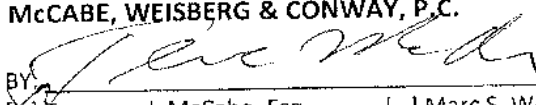
On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Kathryn L. Wagner
803 Ringtown Mountain Road
Catawissa, Pennsylvania, 17820

Seth A. Mccloughan
465 West Main Street
Bloomsburg, Pennsylvania, 17815

Date: 10/30/15

McCABE, WEISBERG & CONWAY, P.C.

BY: 
☒ Terrence J. McCabe, Esq. ☐ Marc S. Weisberg, Esq.
☐ Edward D. Conway, Esq. ☐ Margaret Gairo, Esq.
☐ Andrew L. Markowitz, Esq. ☐ Heidi R. Spivak, Esq.
☐ Marisa J. Cohen, Esq. ☐ Christine L. Graham, Esq.
☐ Brian T. LaManna, Esq. ☐ Ann E. Swartz, Esq.
☐ Joseph F. Riga, Esq. ☐ Joseph I. Foley, Esq.
☐ Celine P. DerKrikorian, Esq. ☐ Lena Kravets, Esq.
☐ Jacob M. Ottley, Esq.
Attorneys for Plaintiff

15-107289

LAW OFFICES
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SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 302-425-1980

October 27, 2015

Prothonotary of Columbia County
35 West Main Street
Bloomsburg, Pennsylvania 17815

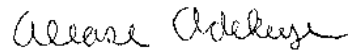
RE: Freedom Mortgage Corporation v. Kathryn L. Wagner and Seth A. McCloughan
Columbia County; CCP; Number: 2015-CV-753

Dear Sir or Madam:

Enclosed please find an original and one copy of Notice of the Date of Continued Sheriff's Sale with regard to the above matter. Kindly file the original of record with the Court and return the time-stamp copy to my attention in the self-addressed, stamped envelope provided.

If you have any questions, please feel free to contact me. Thank you for your attention in this matter.

Very truly yours,


Alease Adekeye, Legal Assistant
McCabe, Weisberg & Conway, P.C.

/AA

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 200
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
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SUITE 102
1407 FOULK ROAD
FOULKSTONE PLAZA
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

October 27, 2015

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Freedom Mortgage Corporation vs. Kathryn L. Wagner and Seth A. Mccloughan
Columbia County; C.C.P; No. 2015-CV-753
Premises: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **November 4, 2015** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **March 6, 2016** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Alease Adekeye, Legal Assistant

/AA

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

SHERIFF'S SALE COST SHEET

VS. Wagner
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>270.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>96.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>30.00</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>9.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>592.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1248.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1473.54</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</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	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. <u>Montgomery Co.</u>	\$ <u>33.00</u>
TOTAL ***** \$ <u>33.00</u>	

TOTAL COSTS (OPENING BID) \$ 2371.04

Commonwealth of Pennsylvania
In the Court of Common Pleas of Columbia County

CASE NO.: 2015-CV-753

AFFIDAVIT OF SERVICE

Freedom Mortgage Corporation

vs.

Kathryn L. Wagner and Seth A.
McCloughan



370822

Commonwealth of Pennsylvania
County of Dauphin ss.

I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **6:56 PM** on **09/10/2015**, I served **Seth A. McCloughan** at **465 West Main Street, Bloomsburg, PA 17815** in the manner described below:

- ☒ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☐ Other:

a true and correct copy of Notice of Sheriff's Sale of Real Property issued in the above captioned matter.

Description:

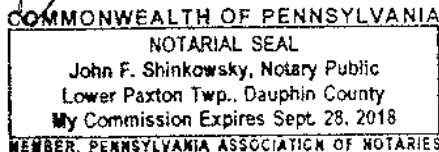
Sex: Male - Age: 35 - Skin: White - Hair: Black - Height: 6' 00" - Weight: 175

Sworn to and subscribed before me on this
10th day of September, 2015.

NOTARY PUBLIC

X Nathan Morgan
AOSS
1 Huntington Quadrangle, Suite 2S04
Melville, NY 11747
(516) 284-5850

Atty File#: 370822 - Our File# 41245



COPY

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Sandy Pryz

Date: 9 / 13 / 2015

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516.284-5844 or
Spryz@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Sandy Pryz

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

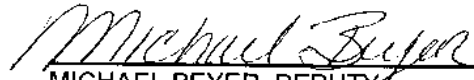


FREEDOM MORTGAGE CORP
vs.
KATHRYN L WAGNER (et al.)

Case Number
2015CV753

SHERIFF'S RETURN OF SERVICE

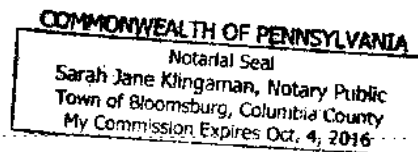
09/22/2015 10:03 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.


MICHAEL BEYER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

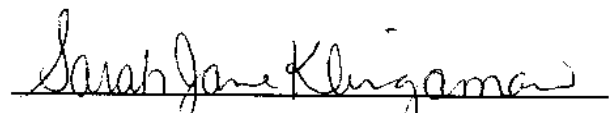
September 22, 2015



NOTARY

Affirmed and subscribed to before me this

22ND day of SEPTEMBER, 2015



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORP
vs.
WAGNER, KATHRYN L (et al.)

Case Number
2015CV753

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/04/2015 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	803 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other
Adult In Charge:	Posted
Relation:	
Date:	8-25-15
Time:	10:03
Deputy:	4
Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2015CV753

303 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 09/15/2015

Fee: \$5.00

Cert. NO: 22712

WAGNER KATHRYN L
SETH A MCCLOUGHAN
803 RINGTOWN MOUNTAIN RD
CATAWISSA PA 17820

District: ROARINGCREEK TWP
Deed: 20070 -5825
Location: 803 RINGTOWN MOUNTAIN
Parcel Id:30 -03 -001-00,000

Assessment: 37,008
Balances as of 09/15/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

101

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2015 - REAL ESTATE

As of Date: 09/15/2015 12:08:42 PM

Owner: WAGNER KATHRYN L

803 RINGTOWN MOUNTAIN RD

CATAWISSA PA 17820

Municipality: ROARING CREEK TWP

Parcel #: 30 -03 -001-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
028913	F	\$10.88	04/30/2015	\$11.10	06/30/2015	\$12.21	08/31/2015
		Discount Payment		04/30/2015		\$10.88	
028913	G	\$344.22	04/30/2015	\$351.24	06/30/2015	\$386.36	08/31/2015
		Discount Payment		04/30/2015		\$344.22	
028913	S	\$36.27	04/30/2015	\$37.01	06/30/2015	\$40.71	08/31/2015
		Discount Payment		04/30/2015		\$36.27	
028913	R	\$126.94	04/30/2015	\$129.53	06/30/2015	\$142.48	08/31/2015
		Discount Payment		04/30/2015		\$126.94	

Total Paid To Date:

\$518.31

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

13009988

Exp. 9-13-15

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
SheriffEarl D. Mordan, Jr.
Chief Deputy

1-610-278-3332

FREEDOM MORTGAGE CORP
vs.
WAGNER, KATHRYN L (et al.)Case Number
2015CV753

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Deputize

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: KATHRYN L WAGNER

Primary Address: 193 OBERHOLTZER ROAD
GILBERTSVILLE, PA 19525

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Kathryn Wagner

Relation:

P/S

Date:

9-8-15

Time:

1047

Deputy:

Koreniewicz

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, August 25, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montgomery County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

WAGNER, KATHRYN L

2015CV753

193 OBERHOLTZER ROAD, GILBERTSVILLE, PA 19525 NO EXPIRATION

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Freedom Mortgage Corporation
Plaintiff

v.

Kathryn L. Wagner and Seth A. Mccloughan
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2015-CV-753

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 1st day of September, 2015, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 9th DAY

OF September, 2015

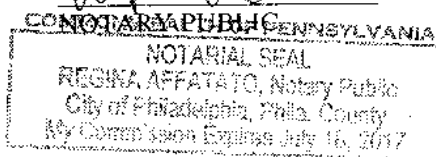
DATE: 9/8/15

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input checked="" type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Lena Kravets, Esquire
<input type="checkbox"/> Jacob M. Ottley, Esquire	

Attorneys for Plaintiff



McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
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 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 LENA KRAVETS, ESQUIRE - ID # 316421
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Freedom Mortgage Corporation

Plaintiff

v.

Kathryn L. Wagner and Seth A. Mccloughan

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2015-CV-753

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Kathryn L. Wagner

803 Ringtown Mountain Road
Catawissa, Pennsylvania 17820

2. Name and address of Defendants in the judgment:

Name

Address

Kathryn L. Wagner

803 Ringtown Mountain Road
Catawissa, Pennsylvania 17820

Seth A. McCloughan

465 West Main Street
Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

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

Name

Address

Plaintiff herein

Greentree Mortgage Company LP

10000 Lincoln Drive West Suite 5
Marlton, New Jersey 08053

Mortgage Electronic Registration
Systems, Inc.

PO Box 2026
Flint, Michigan 48501-2026

COLUMBIA COUNTY
REDEVELOPMENT AUTHORITY
(CCRA)

700 Sawmill Road, Suite 101
Bloomsburg, Pennsylvania 17815

Greentree Mortgage Company LP

701 Route 73 M Suite 5
Marlton, New Jersey 08053

Columbia Copunty Redevelopment
Authority

700 Sawmill Road, Suite 101
Bloomsburg, Pennsylvania 17815

First Trust as Warehouse Lender
Greentree Mortgage Company, LP

10000 Lincoln Drive West, Suite 5
Marlton, New Jersey 08053

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

Name

Address

None

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

Name	Address
------	---------

None

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:

Name	Address
------	---------

Tenants/Occupants	803 Ringtown Mountain Road Catawissa, Pennsylvania 17820
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

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

PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
--	---

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
---	---

United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
--------------------------	---

Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
--	---

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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. Section 4904 relating to unsworn falsification to authorities.

DATE

9/4/15


McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input checked="" type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

Re: Freedom Mortgage Corporation v. Kathryn L. Wagner. et al.
Columbia County; Number: 2015-CV-753

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
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JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Freedom Mortgage Corporation
Plaintiff

v.

Kathryn L. Wagner and Seth A. Mccloughan
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-CV-753

DATE: September 1, 2015

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Kathryn L. Wagner and Seth A. Mccloughan

PROPERTY: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$105,910.54

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **November 4, 2015 at 9 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

[illegible]

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000060995

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

108

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419
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BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
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JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Freedom Mortgage Corporation

v.

Kathryn L. Wagner and Seth A. Mccloughan

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-CV-753

2015-ED-108

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Kathryn L. Wagner
803 Ringtown Mountain Road
Catawissa, Pennsylvania 17820

Seth A. Mccloughan
465 West Main Street
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820** is scheduled to be sold at Sheriff's Sale on Nov. 4th 2015 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$105,910.54 obtained by Freedom Mortgage Corporation 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:

1. The sale will be canceled if you pay to Freedom Mortgage Corporation the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice on how to obtain an attorney.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



*Called
@ 8:20
1-610-278-3332*

Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORP
vs.
WAGNER, KATHRYN L (et al.)

Case Number
2015CV753

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*out of County
Please Return
#4*

New Address - Montgomery County

Serve To:

Name: KATHRYN L WAGNER

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 803 RINGTOWN MOUNTAIN ROAD - *old address*
CATAWISSA, PA 17820

Adult In Charge:

Phone: DOB:

Relation:

* Alternate Address: 193 OBerholtz Rd Dep.
Gilbertsville PA 19525 *Montgomery Co*

Date: 8-24-15

Time: 11:00

Phone: *8/24/15*

Deputy: 4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date: 8-24-15

Time: 10:34

Mileage:

Deputy: 4

\$33.00

Service Attempt Notes:

① Vacant Property

2.

3.

4.

5.

6.

WAGNER, KATHRYN L

2015CV753

303 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17821; NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORP
vs.
WAGNER, KATHRYN L (et al.)

Case Number
2015CV753

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SETH A MCCLOUGHAN

Primary Address: 803 RINGTOWN MOUNTAIN ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 465 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amanda Wolcott

Relation: Girlfriend

Date: 8-24-15 Time: 11:05

Deputy: 41 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

MCCLOUGHAN, SETH A

2015CV753

303 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORP
vs.
WAGNER, KATHRYN L (et al.)

Case Number
2015CV753

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Debra A. Long

Primary Address: 456 A Poorhouse Road
Catawissa, PA 17820

Phone: 570-799-0156

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Debra Long

Relation:

TAX Collector

Date:

8-24-15

Time:

10:21

Deputy:

4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

LONG, DEBRA A.

2015CV753

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/24/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1048012
Description: **Wagner/mcccloughan Sale**
Run Dates: 10/14/15 to 10/28/15
Class: 2
agate Lines: 228
Blind Box:

Total Ad Cost \$1,248.54
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/14/15	10/28/15	3	\$1,248.54

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV753

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 04, 2015
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 parcel or tract of land situate in Rowing Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stove corner of lands of Tony Machinsky and Victor Sawage, and running thence by line of lands of said Sawage, North 7 degrees 20 minutes East, 896 feet to a stake; THENCE by other lands of Gerald Bodman, South 84 degrees 20 minutes East, 574 feet to a stake; THENCE by lands of same, 15 degrees West, 723.5 feet to a stake; THENCE by same, South 20 degrees 40 minutes West 285 feet to a stake; and line of lands of Tony Machinsky; THENCE by lands of said Machinsky, North 70 degrees 30 minutes West, 410 feet to the place of BEGINNING, CONTAINING 11 acres of land. TOGETHER with a right-of-way 35 feet in width, the center line thereof bounded and described as follows:

BEGINNING at a point 17 1/2 feet distant from the southwest corner of the above described tract on a course running North 7 degrees 20 minutes East, and running thence North 70 degrees 30 minutes West, 510.5 feet to a point in other lands of the Grantors; thence by a course running South 8 degrees 30 minutes West to the public highway leading from Ringtown to Mumma, as a means of ingress, egress and regress to and from the above described premises, in common with the Grantors, their heirs and assigns, at all times and seasons hereafter.

BEING KNOWN AS: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PENNSYLVANIA 17820

TAX ID #: 30-03-001-00.000

THE IMPROVEMENTS THEREON ARE RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Kathryn L. Snyder now known as Kathryn L. Wagner, single by deed dated June 6, 2007 and recorded June 7, 2007 in Instrument Number 200705825, granted and conveyed unto Kathryn L. Wagner and Seth A. McCcloughan.

PROPERTY ADDRESS: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER 30-03-001-00.000

Served and taken into execution to be sold as the property of KATHRYN L. WAGNER SETH A. MCCLOUGHAN in suit of FREEDOM MORTGAGE CORP.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (including 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 representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
P.O. BOX 114, PA 215-790-1070

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORP
vs.
WAGNER, KATHRYN L (et al.)

Case Number
2015CV753

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY REDEVELOPMENT AUTHORITY

Primary Address: 700 SAWMILL ROAD STE. 101
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Amanda Samsel

Relation:

Date: 8/21/15

Time: 12:41

Deputy: 6

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY REDE

2015CV753

700 SAWMILL ROAD STE. 101, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM MORTGAGE CORP
vs.
WAGNER, KATHRYN L (et al.)

Case Number
2015CV753

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

108

Warrant:

Notes:

SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

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:

Steph Steap

Relation:

Clerk

Date:

8-21-15

Time:

09:54

Deputy:

4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV753

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FREEDOM MORTGAGE CORP
vs.
WAGNER, KATHRYN L (et al.)

Case Number
2015CV753

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 108

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
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: Denise Siegel

Relation: Clerk

Date: 8-21-15 Time: 09:50

Deputy: 4 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2015CV753

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV753

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 04, 2015
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 parcel or tract of land situate in Roaringcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner of lands of Tony Machinsky and Victor Sacavage, and running thence by line of lands of said Sacavage, North 7 degrees 20 minutes East, 898 feet to a stake; THENCE by other lands of Gerald Bodman, South 84 degrees 20 minutes East, 574 feet to a stake; THENCE by lands of same, 15 degrees West, 723.5 feet to a stake; THENCE by same, South 20 degrees 40 minutes West 285 feet to a stake in line of lands of Tony Machinsky; THENCE by lands of said Machinsky, North 70 degrees 30 minutes West, 410 feet to the place of BEGINNING. CONTAINING 11 acres of land.

TOGETHER with a right-of-way 35 feet in width, the center line thereof bounded and described as follows:

BEGINNING at a point 17 1/2 feet distant from the southwest corner of the above described tract on a course running North 7 degrees 20 minutes East, and running thence North 70 degrees 30 minutes West, 510.5 feet to a point in other lands of the Grantors; thence by a course running South 8 degrees 30 minutes West to the public highway leading from Ringtown to Numidia, as a means of ingress, egress and regress to and from the above described premises, in common with the Grantors, their heirs and assigns, at all time and seasons hereafter.

BEING KNOWN AS: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PENNSYLVANIA 17820

TAX I.D. #: 30-03-001-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Kathryn L. Snyder now known as Kathryn L. Wagner, single by deed dated June 6, 2007 and recorded June 7, 2007 in Instrument Number 200705825, granted and conveyed unto Kathryn L. Wagner and Seth A. McCloughan.

PROPERTY ADDRESS: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-03-001-00,000

Seized and taken into execution to be sold as the property of KATHRYN L WAGNER, SETH A MCCLOUGHAN in suit of FREEDOM MORTGAGE CORP.

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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2015 ED 108

DATE RECEIVED 8-19-2015
DOCKET AND INDEX 2015 cv 753

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>Y</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u> </u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>105999</u>

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

SALE DATE Nov. 4th TIME 9:00
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK
2ND WEEK
3RD WEEK

ATTN: Joseph
Riga
Freedom 8/19/15
215-790-1010
2015 cv 753
Wagner, Kathryn
2015 ED 108
ctd. 5433
Waiver of Watchman

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

Freedom Mortgage Corporation

Plaintiff

v.

Kathryn L. Wagner and Seth A. McCloughan

Defendants

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 108 Term 2015 E.D.

No. _____ Term _____ A.D.

No. 2015-CV-753 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 803 Ringtown Mountain Road, Catawissa, Pennsylvania
17820

Amount Due \$ 105,910.54

Interest from 07/17/15 to DATE OF SALE \$

plus \$17.41 per diem thereafter

(Costs to be added)

Total \$

Dated: 08-14-15
(SEAL)

Barbara N. Bluth
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

No. 106 Term 2015 E.D.

No. _____ Term _____ A.D.

No. 2015-CV-753 Term _____ J.D.

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA**

Freedom Mortgage Corporation

v.

Kathryn L. Wagner and Seth A. McCloughan

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input checked="" type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or tract of land situate in Roaringcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner of lands of Tony Machinsky and Victor Sacavage, and running thence by line of lands of said Sacavage, North 7 degrees 20 minutes East, 898 feet to a stake; **THENCE** by other lands of Gerald Bodman, South 84 degrees 20 minutes East, 574 feet to a stake; **THENCE** by lands of same, 15 degrees West, 723.5 feet to a stake; **THENCE** by same, South 20 degrees 40 minutes West 285 feet to a stake in line of lands of Tony Machinsky; **THENCE** by lands of said Machinsky, North 70 degrees 30 minutes West, 410 feet to the place of **BEGINNING**. **CONTAINING 11 acres of land.**

TOGETHER with a right-of-way 35 feet in width, the center line thereof bounded and described as follows:

BEGINNING at a point 17 ½ feet distant from the southwest corner of the above described tract on a course running North 7 degrees 20 minutes East,

and running thence North 70 degrees 30 minutes West, 510.5 feet to a point in other lands of the Grantors; thence by a course running South 8 degrees 30 minutes West to the public highway leading from Ringtown to Numidia, as a means of ingress, egress and regress to and from the above described premises, in common with the Grantors, their heirs and assigns, at all time and seasons hereafter.

BEING KNOWN AS: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PENNSYLVANIA 17820

TAX I.D. #: 30-03-001-00.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Kathryn L. Snyder now known as Kathryn L. Wagner, single by deed dated June 6, 2007 and recorded June 7, 2007 in Instrument Number 200705825, granted and conveyed unto Kathryn L. Wagner and Seth A. McCloughan.

REAL DEBT: \$105,910.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KATHRYN L. WAGNER AND SETH A. MCCLOUGHAN

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Freedom Mortgage Corporation

Plaintiff

v.

Kathryn L. Wagner and Seth A. McCloughan

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2015-CV-753

2015-ED-108

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name

Address

Kathryn L. Wagner

803 Ringtown Mountain Road
Catawissa, Pennsylvania 17820

2. Name and address of Defendants in the judgment:

Name

Address

Kathryn L. Wagner

803 Ringtown Mountain Road
Catawissa, Pennsylvania 17820

Seth A. McCloughan

465 West Main Street
Bloomsburg, Pennsylvania 17815

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

Mortgage Electronic Registration Systems, Inc.	PO Box 2026 Flint, Michigan 48501-2026
--	---

COLUMBIA COUNTY REDEVELOPMENT AUTHORITY (CCRA)	700 Sawmill Road, Suite 101 Bloomsburg, Pennsylvania 17815
--	---

Columbia Copunty Redevelopment Authority	700 Sawmill Road, Suite 101 Bloomsburg, Pennsylvania 17815
--	---

First Trust as Warehouse Lender Greentree Mortgage Company, LP	10000 Lincoln Drive West, Suite 5 Marlton, New Jersey 08053
---	--

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

Name	Address
------	---------

None

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

Name	Address
------	---------

None

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:

Name	Address
------	---------

Tenants/Occupants	803 Ringtown Mountain Road Catawissa, Pennsylvania 17820
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486 ✓

PA Department of Revenue

~~Bureau of Compliance~~
~~P.O. Box 281230~~
~~Harrisburg, PA 17128-1230~~ X

PA Department of Revenue
Bureau of Compliance
Lien Section

PO BOX 280948
Harrisburg PA 17128-0948 ✓

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales ✓

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

~~11 West Main Street~~
~~Bloomsburg, PA 17815~~ /

Tax Claim Bureau

~~Columbia County Courthouse~~
~~35 West Main Street~~
~~Basement Level~~
~~Bloomsburg, PA 17815~~ X

Commonwealth of PA
Department of Revenue

~~Bureau of Compliance~~
~~Department 280946~~
~~Harrisburg, PA 17128-0946~~
~~Attn: Sheriff's Sales~~ ✓

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503 ✓

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

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. Section 4904 relating to unsworn falsification to authorities.

8/11/15
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input checked="" type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

Freedom Mortgage Corporation v. Kathryn L. Wagner and Seth A. Mccloughan
Columbia County; Number: 2015-CV-753

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KATHRYN L. WAGNER AND SETH A. MCCLOUGHAN

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7090
FAX (856) 858-7020

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 2800
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (631) 812-4084

SUITE 130
DELAWARE CORPORATE CENTER 1
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1980

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

Re: Freedom Mortgage Corporation vs. Kathryn L. Wagner and Seth A. McCloughan
Columbia County, Number 2015-CV-753
Premises: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820

Dear Sir or Madam:

Please be advised that our office will serve Kathryn L. Wagner and Seth A. McCloughan by process server and file an affidavit of service upon completion.

****Kindly post the handbill to the property address: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820.**

Very truly yours,

Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
 MARC S. WEISBERG, ESQUIRE - ID # 17616
 EDWARD D. CONWAY, ESQUIRE - ID # 34687
 MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 HEIDI R. SPIVAK, ESQUIRE - ID # 74770
 MARISA J. COHEN, ESQUIRE - ID # 87830
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 LENA KRAVETS, ESQUIRE - ID # 316421
 JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
 Philadelphia, Pennsylvania 19109
 (215) 790-1010

Freedom Mortgage Corporation
 Plaintiff

v.

Kathryn L. Wagner and Seth A. McCloughan
 Defendants

COLUMBIA COUNTY
 COURT OF COMMON PLEAS

Number 2015-CV-753

2015-ED-108

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:
 SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Kathryn L. Wagner and Seth A. McCloughan, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendants, Kathryn L. Wagner and Seth A. McCloughan, are over eighteen (18) years of age, and reside as follows:

Kathryn L. Wagner,
 803 Ringtown Mountain Road
 Catawissa, PA 17820

Seth A. McCloughan,
 465 West Main Street
 Bloomsburg, PA 17815

SWORN AND SUBSCRIBED

Date: 8/12/15

BEFORE ME THIS 12 DAY

McCABE, WEISBERG & CONWAY, P.C.

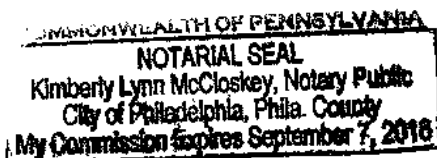
OF August, 2015

BY:

NOTARY PUBLIC

[] Terrence J. McCabe, Esq. [] Marc S. Weisberg, Esq.
 [] Edward D. Conway, Esq. [] Margaret Gairo, Esq.
 [] Andrew L. Markowitz, Esq. [] Heidi R. Spivak, Esq.
 [] Marisa J. Cohen, Esq. [] Christine L. Graham, Esq.
 [] Brian T. LaManna, Esq. [] Ann E. Swartz, Esq.
 [X] Joseph F. Riga, Esq. [] Joseph I. Foley, Esq.
 [] Celine P. DerKrikorian, Esq. [] Lena Kravets, Esq.
 [] Jacob M. Ottley, Esq.

Attorneys for Plaintiff





Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: WAGNERFirst Name: KATHRYN

Middle Name:

Active Duty Status As Of: Aug-11-2015

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 individuals' 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 His/Her 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 his/her 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.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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 "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.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: VBP9V414S1B5M70



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: McCLOUGHAN

First Name: SETH

Middle Name:

Active Duty Status As Of: Aug-11-2015

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 His/Her 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 his/her 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.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
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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: WBS2L464L1B6TF0

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
LENA KRAVETS, ESQUIRE - ID # 316421
JACOB M. OTTLEY, ESQUIRE - ID # 319404

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Freedom Mortgage Corporation
Plaintiff

v.

Kathryn L. Wagner and Seth A. Mccloughan
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2015-CV-753

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

2015-ED-108

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Kathryn L. Wagner
803 Ringtown Mountain Road
Catawissa, Pennsylvania 17820

Seth A. Mccloughan
465 West Main Street
Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

9/11/15
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input checked="" type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Jacob M. Ottley, Esq.	

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or tract of land situate in Roaringcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner of lands of Tony Machinsky and Victor Sacavage, and running thence by line of lands of said Sacavage, North 7 degrees 20 minutes East, 898 feet to a stake; **THENCE** by other lands of Gerald Bodman, South 84 degrees 20 minutes East, 574 feet to a stake; **THENCE** by lands of same, 15 degrees West, 723.5 feet to a stake; **THENCE** by same, South 20 degrees 40 minutes West 285 feet to a stake in line of lands of Tony Machinsky; **THENCE** by lands of said Machinsky, North 70 degrees 30 minutes West, 410 feet to the place of **BEGINNING**. **CONTAINING 11 acres of land.**

TOGETHER with a right-of-way 35 feet in width, the center line thereof bounded and described as follows:

BEGINNING at a point 17 ½ feet distant from the southwest corner of the above described tract on a course running North 7 degrees 20 minutes East,

and running thence North 70 degrees 30 minutes West, 510.5 feet to a point in other lands of the Grantors; thence by a course running South 8 degrees 30 minutes West to the public highway leading from Ringtown to Numidia, as a means of ingress, egress and regress to and from the above described premises, in common with the Grantors, their heirs and assigns, at all time and seasons hereafter.

BEING KNOWN AS: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PENNSYLVANIA 17820

TAX I.D. #: 30-03-001-00.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Kathryn L. Snyder now known as Kathryn L. Wagner, single by deed dated June 6, 2007 and recorded June 7, 2007 in Instrument Number 200705825, granted and conveyed unto Kathryn L. Wagner and Seth A. Mccloughan.

REAL DEBT: \$105,910.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
KATHRYN L. WAGNER AND SETH A. MCCLOUGHAN

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Roaring Creek, Columbia County, Pennsylvania, and being known as 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820.

TAX MAP AND PARCEL NUMBER:30-03-001-00.000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$105,910.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kathryn L. Wagner and Seth A. Mccloughan

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Document Receipt

Trans #	6108	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:		71901140006000061008	
		Doc Ref #:		2015ED108	
		Postage		5.1300	
PHILADELPHIA PA 19106					

Document Receipt

Trans #	6107	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 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 #: 71901140006000060995

Doc Ref #: 2015ED108

Postage 5.1300

PHILADELPHIA PA 19107

108

Document Receipt

Trans #	6106	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000060988

Doc Ref #: 2015ED108

Postage 5 1300

HARRISBURG PA 17105

Document Receipt

Trans #	6105	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 719D1140006000060971

Doc Ref #: 2015ED108

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	6125	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

U.S. DEPT OF JUSTICE ROOM
4400

950 PENNSYLVANIA AVENUE NW

Tracking #: 71901140006000061176

Doc Ref #: 2015ED108

Postage 5.1300

WASHINGTON DC 20530

Document Receipt

Trans #	6124	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL OF THE
UNITED STATES950 PENNSYLVANIA AVENUE NW
ROOM 5111

Tracking #: 71901140006000061169

Doc Ref #: 2015ED108

Postage 5.1300

WASHINGTON DC 20530-0001

Document Receipt

Trans #	6124	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL OF THE
UNITED STATES950 PENNSYLVANIA AVENUE NW
ROOM 5111

Tracking #: 71901140006000061169

Doc Ref #: 2015ED108

Postage 5.1300

WASHINGTON DC 20530-0001

Document Receipt

Trans #	6123	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

C/O US ATTY MIDDLE
DISTRICTWILLIAM J NEALSON FEDERAL
BUILDING
235 NORTH WASHINGTON AVENUE
SUITE 311

Tracking #: 71901140006000061152

Doc Ref #: 2015ED108

Postage 5.1300

SCRANTON PA 18503

Document Receipt

Trans #	6123	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

C/O US ATTY MIDDLE
DISTRICTWILLIAM J NEALSON FEDERAL
BUILDING
235 NORTH WASHINGTON AVENUE
SUITE 311

Tracking #: 71901140006000061152

Doc Ref #: 2015ED108

Postage 5.1300

SCRANTON PA 18503

Document Receipt

Trans #	6123	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

C/O US ATTY MIDDLE
DISTRICTWILLIAM J NEALSON FEDERAL
BUILDING
235 NORTH WASHINGTON AVENUE
SUITE 311

Tracking # 71901140006000061152

Doc Ref #: 2015ED108

Postage 5.1300

SCRANTON PA 18503

Document Receipt

Trans #	6122	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

COMMON OF PA

BUREAU OF COMPLIANCE

DEPARTMENT 280946

Tracking #: 71901140006000061145

Doc Ref #: 2015ED108

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	6122	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

COMMON OF PA

BUREAU OF COMPLIANCE

DEPARTMENT 280946

Tracking #: 71901140006000061145

Doc Ref #: 2015ED108

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	6121	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

COMMON OF PENN DEPT OF REVENUE

CLEARANCE SUPPORT DEPT

281230 ATTN: SHERIFF SALES

HARRISBURG PA 17128

Tracking #: 71901140006000061138

Doc Ref #: 2015ED108

Postage 5.1300

Document Receipt

Trans #	6121	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

COMMON OF PENN DEPT OF REVENUE

CLEARANCE SUPPORT DEPT
281230 ATTN: SHERIFF SALES

HARRISBURG PA 17128

Tracking #:	71901140006000061138
Doc Ref #:	2015ED108
Postage	5.1300

Document Receipt

Trans #	6120	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

P.O. BOX 280948

Tracking #: 71901140006000061121

Doc Ref #: 2015ED108

Postage 5 1300

HARRISBURG PA 17128

Document Receipt

Trans #	6119	Carrier / service:	USPS Server	First-Class Mail®	8/21/2015 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

P.O. BOX 8486

HARRISBURG PA 17105

Tracking #: 71901140006000061114

Doc Ref #: 2015ED108

Postage 5.1300

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790 1010



NO. 105999

3-50/310

PAY: One thousand three hundred fifty and NO/100

DATE

08/10/2015

AMOUNT \$1,350.00

TO THE
ORDER
OF

Sheriff of Columbia County

PA

ESCROW TRUST
VOID AFTER 90 DAYS

Shield

Listing Prop for Sheriff Sale(15-107289) - Wagner, Kathryn & McCloughan, Seth

105999 103100050312000012430022