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

	Total Distribution Costs	\$67.00
Recording Fees		\$67.00
Distribution Costs		
	Total Sheriff Costs	\$2,304.04
Other	MONTGOMERY COUNTY	\$33.00
Surcharge		\$190.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$9.00
Distribution Form		\$25.00
Service Mileage		\$30.00
Service	·	\$270.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,248.54
Posting Handbill		\$15.00
Levy Mailing Costs		\$96.00
Docketing		\$15.00 \$15.00
Crying Sale		\$15.00
Advertising Sale Bills & Copies		\$17.50 \$10.00
Advertising Sale (Newspaper)		\$15.00

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.

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 <u>,24</u> 8.54
चि€thonotary, Acknowledge Deed				• •	\$10.00
Sheriff Automation Fund	• • •				\$50.00
'She riff's Deed					\$35.00
-Selicitor Services					\$75.00
- Tran sfer 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	MONT	GOMERY C	OUNTY		\$33.00
			Total Sh	eriff Costs	\$2,304.04
Distribution Costs					
According Fees					\$67.00
			Total Dis	tribution Costs	\$67.00

Grand Total:

2.371.04

2134, 06

ads.

315.77

2449,76

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

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

DATE	CATEGORY	МЕМО	СНК #	DEBIT	CREDIT
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)

 Printed:
 5/25/2016
 9:26:09AM
 (Δ) County State Sheriff, Teleposoft, line
 Page 1 of 1

McCABE, WEISBERG & CONWAY, P.C. **ATTORNEYS AT LAW**

123 S. BROAD STREET SUITE 1400 PHILADELPHIA, PA 19109 (215) 790-1010



272006

One thousand ninety-nine and seventy-six/100

PAY:

DATE

05/12/2017

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

AMOUNT

\$1,099.76

TO THE

Sheriff of Columbia County

ORDER

PA

OF

Balance Due Sheriff(15-107289) - Wagner, Kathryn & Mccloughan, Seth AND SOME THE PROPERTY OF THE P

272006# #1031207607# B026350267#

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

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

SIJIE 201 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020 SUITE 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (235) 790-1010 FAX (215) 790-1274

March 1, 2016

SUITE2S09 I 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

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 TRANSMITTALNUMBER 570-389-5625 SHERIFF'S OFFICE-RECEIVED BY:					
SIGNATURE	DATE				

5-11-17
topl Ladira no
topl Ladira no
more well til
more well mells.

Co- cur call me
to question costs.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Freaky Moll. Cop VS	s Kathan wasn	ec Seth	McClooshav
Freedom Moll. Colp VS NO. 108-15 ED	NO. 753-1	5	JD
DATE/TIME OF SALE: May 25	-, 201 6 @9:00 AM	_	
BID PRICE (INCLUDES COST)	\$	-	
POUNDAGE – 2% OF BID	\$	-	
TRANSFER TAX – 2% OF FAIR MKT	\$	-	
MISC. COSTS	\$	-	
TOTAL AMOUNT NEEDED TO PURCI	HASE	\$	<u>.</u>
PURCHASER(S): ADDRESS: NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S):			
TOTAL DUE: LESS DEPOSIT:		\$ \$	
DOWN PAYMEN	۲ ۰.	\$ \$	DA 5155
TOTAL DUE IN 8		s	

FRICO FRICHMAN 10ABY 1815 FEB 20 OFF 8 28 GLOVE C

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:

McCABE, WEISBERG & CONWAY, P.C.

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 # 314675

LENA KRAVETS, ESQUIRE - ID # 316421

CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

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

PRICES 20 CAR 8 22 CLESS

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.
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] TERRENCE J. McCABE, ESQUIRE

[] EDWARD D. CONWAY, ESQUIRE

[] ANDREW L. MARKOWITZ, ESQUIRE

MARISA J. COHEN, ESQUIRE

[] BRIAN T. LAMANNA, ESQUIRE [] JOSEPH F. RIGA, ESQUIRE

[] CELINE P. DERKRIKORIAN, ESQUIRE [] LENA KRAVETS, ESQUIRE

[] JACOB M. OTTLEY, ESQUIRE Attorneys for Plaintiff

[] MARC S. WEISBERG, ESQUIRE

MARGARET GAIRO, ESQUIRE

I HEIDI R. SPIVAK, ESQUIRE

1 CHRISTINE L. GRAHAM, ESQUIRE

[] ANN E. SWARTZ, ESQUIRE

[] JOSEPH I. FOLEY, ESQUIRE

John Flick, Esquire

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESOUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID # 34419 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

Kathryn L. Wagner and Seth A. Mccloughan Defendants

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.

[] TERRENCE J. McCABE, ESOUIRE [] EDWARD D. CONWAY, ESQUIRE [] JOSEPH F. RIGA, ESQUIRE

[] JACOB M. OTTLEY, ESQUIRE Attorneys for Plaintiff

[] MARC S. WEISBERG, ESQUIRE MARGARET GAIRO, ESOUIRE

[] JOSEPH I. FOLEY, ESQUIRE

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.

BY: Mgt Sauce	<u> </u>
TERRENCE J. McCABE, ESQUIRE	[] MARC S. WEISBERG, ESQUIRE

[] EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE] ANDREW L. MARKOWITZ, ESQUIRE [] HEIDI R. SPIVAK, ESQUIRE [] MARISA J. COHEN, ESQUIRE [] CHRISTINE L. GRAHAM, ESQUIRE I BRIAN T. LAMANNA, ESQUIRE 1 I ANN E. SWARTZ, ESOUIRE [] JOSEPH F. RIGA, ESQUIRE [] JOSEPH I. FOLEY, ESQUIRE [] CELINE P. DERKRIKORIAN, ESQUIRE [] LENA KRAVETS, ESQUIRE [] JACOB M. OTTLEY, ESQUIRE

MCCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

John Flick, Esquire

Freedom Mortgage Corporation v. Kathryn L. Wagner and Seth A. Mccloughan

Columbia County; Number: 2015-CV-753

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE - ID # 16496 BY: MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESOUIRE - 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

COLUMBIA COUNTY COURT OF COMMON PLEAS

٧.

No. 2015-CV-753

Kathryn L. Wagner and Seth A. Mccloughan Defendants

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. Morgan

BY: 1160 Suu	
[] TERRENCE J. McCABE, ESQUIRE [] EDWARD D. CONWAY, ESQUIRE [] ANDREW L. MARKOWITZ, ESQUIRE [] MARISA J. COHEN, ESQUIRE [] BRIAN T. LAMANNA, ESQUIRE [] JOSEPH F. RIGA, ESQUIRE [] CELINE P. DERKRIKORIAN, ESQUIRE [] JACOB M. OTTLEY, ESQUIRE Attorneys for Plaintiff	[] MARC S. WEISBERG, ESQUIRE
Audineys for Flamuin	

LAW OFFICES OF

DERR, PURSEL, LUSCHAS & NAPARSTECK, LLP

120 WEST MAIN STREET P. O. BOX 539

CHARLES B. PURSEL

NOAH G. NAPARSTECK

C. BRIAN CRANE CHRISTINE M. LUSCHAS

ALVIN J. LUSCHAS

BLOOMSBURG, PENNSYLVANIA 17815

DALE A. DERR (1927-2000)

OF COUNSEL:

TELEPHONE (570) 784-4654

TELEFAX (570) 784-1281

TRANSMITTAL FORM

FAX NO. (570) 784-1281

TO: ATTN:	Shouffs		10-389-5625
RE:			
Now sendin	g this transmittal form pl	us <u>3</u> pages.	
		TIME:	

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.

LAW OFFICES OF

DERR, PURSEL, LUSCHAS & NAPARSTECK, LLP

OF COUNSEL: CHARLES B. PURSEL

ALVIN J. LUSCHAS NOAH G. NAPARSTECK C. BRIAN CRANE CHRISTINE M. LUSCHAS 120 WEST MAIN STREET
P. O. BOX 539

BLOOMSBURG, PENNSYLVANIA 17815

TELEPHONE (570) 784-4654

TELEFAX (570) 784-1281

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

DERR, PURSEL, LUSCHAS Fax: 15707841281

Feb 25 2016 04:06pm P003/003

Central Susquehanna Community

Federal Credit Union

510 E. MARKET ST. DANVILLE, PA 17821 570-275-3306 570-275-0599 (Fax) www.cscfederal.org

PAYABLE THROUGH MID.ATLANTIC CORPORATE FEDERAL GREDIT UNION MIDDLETOWN, PA 17057

50-6755 / 2313

No. 016961

016961 Feb 24, 2016

\$15,785.81

PAY Fifteen Thousand Seven Hundred Eighty Five Dollars and Eighty One Cents *****

TO

THE LOAN

LOANCARE, A DIVISION OF FNF SERVICING,

ORDER INC. N.K.A LOAN CARE, LLC

OF

MUX JUSUV AUTHORIZEO SIGNATURE

#O16961# #231387550##231380298013#

CANCOSSICES McCABE, WEISBERG & CONWAY, P.C.

SOUTE 2 (p Text (CCENT)) (x REIT) 转形形形成形式 (x REIT) (2 (d) a Text (2 (d)

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\$0,415,1466 123 \$00,714 #ROAD \$17(25)? #30,40,55,1704, PA 197,09 5275) \$65,10,19 #AX (215) 750-1273

February 24, 2016

SET (256) THE ETEMPTON QUARMANIQUE MILE VILLE, ET 1971 (GM) 0.7 498 FAN, (851) NOS 296

#UFF 142 \$PE 42 EX ROLD FOR EXSTRACT PLANA WOLVESOF ON 128 19851 (302) 455-352) FAX 833-423-1980

Timothy T. Chamberlain Columbia County Courthouse 35 West Mmn Street Bloomshirg, Pennsylvenia 17815

Freedom Mortgage Corporation vs. Kathryn I., Wagner and Seth A. Mccloughan

Columbia County, C.C.P. No. 2015-CV-753

Premises: 803 Ringtown Mountain Road, Catawissa, Pennsylvania 17820

Dear Shoriff:

As you know, the above-especioned matter is currently scheduled for the March 2, 2016 Sheritt'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). Sheritt's Sale. We are aware that we will be needing a court Order as soon as we receive a sale date we can used the matter to Local Counted and provide the threat Order. send the medion to Local Counsel and provide the slened Order

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

> Very traly yours Alease Adekeye, Legal Assistant

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

SIGNATURE

DATE

Sale May 25, 2015 at 9:00 AM

This is a communication from a deby collector.

This latter may be an attrappe to collect a debt and any information ributined will be used for that purpose.

TX RESULT REPORT

NAME :

DATE :FEB.24.2016 12:08

				_						
SESSION	FUNCTION	NO.	DESTINATION	STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
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		i	912157901274					551.5011111575		OK

Page 002

LAW CEFFICIES

McCABE, WEISBERG & CONWAY, P.C.

\$1,976,250 1/5 HUODENOT STREET NEW ROTHULE, NY (080) (91/0):636-8900 FAX (914) 636-8901

SURFECTOR 20/ HADDON AVENUE WESTMONT, NJ 08108 (830) 808-7080 FAX (850) 858,7020

8000013400 103 SOUTH BROAD STREET PEULADELPHIA, PA 19109. (215) 290-1010 PAX (213) 790-1274

February 24, 2016

\$177002800 LOUNTINGTON QUADRANGLE MRIATURE, NY 11242 (631) 832-4084 FAN: (851) 845-3584

SULTE FOR 1491 FOOUS BOAD FOULKSTONE PLAZA WILMINGTON, DR 19803 27025 400,3500 FAX 855-425-1980

Timothy T. Chamberlain. Colombia 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 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. Alease Adekeye, Legal Assistant

/AA

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

SIGNATURE DATE

Sale May 25, 2015 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 GAJRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
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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

Kathryn L. Wagner and Seth A. Mccioughan
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 <u>November 4, 2015</u> at 09:00 A.M. in the above-captioned matter has been continued until <u>March 2, 2016</u> 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

McCABE, WEISBERG & CONWAY, P.&

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: ///2/15

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. DerKrlkorian, Esq. [] Jacob M. Ottley, Esq. Attorneys for Plaintiff

[] Lena Kravets, Esq.

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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

SUFFE 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 (2) 5) 790-1274

November 2, 2015

SUITE2S09 I HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (631) 312-4084 FAX: (855) 845-2584

> SUITE 102 1407 POLICK 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 Madain:

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.

alease adehey

/AA

McCABE, WEISBERG & CONWAY, P.C.

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

SUITE 201 216 HADDON AVENUE WESTMONT, NJ 68168 (856) 858-7080 FAX (856) 858-7020 SUITH 1400 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

November 2, 2015

SUITE2S09 1 HUNTINGTON QUADRANGLE MELVILLE, NY 11747 (331) 812-4084 FAX: (855) 845-2584

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

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

Re:

/AA

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

a lesse aderen

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

SIGNATURE

DATE

Commonwealth of Pennsylvania

20/20 108

In the Court of Common Pleas of Columbia County

CASE NO.: 2015-CV-753

AFFIDAVIT OF SERVICE

Freedo	m Mortgage Corporation							
vs.								
Kathry: McClou	n L. Wagner and Seth A. ughan /	402859						
	wealth of Pennsylvania of Dauphin ss.							
12/30/20	an Morgan, a competent adult, being duly sworn acc 015, I scrved Kathryn L. Wagner at 803 Ringtown ed below:	cording to law, depose and say that at 8:50 AM on Mountain Road, Catawissa, PA 17820 in the manner						
	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 De	efendant(s) reside(s).						
	Agent or person in charge of Defendant's office	e or usual place of business.						
		an officer of said Defendant's company.						
V	Other: The document was posted to the prem	uises.						
a true an	nd correct copy of Order; Notice of Sheriff's Sale o	f Real Property issued in the above captioned matter.						
	COMMONNEALTH OF PENNSYLVANI NOTARIAL SEAL John F. Shinkowsky, Notary Public Lower Paxton Twp. Dauphin County My Commission Expires Sept. 28, 2018 MENBER, PENNSYLVANIA ASSOCIATION OF HOTARIA							

STATE OF PENNSYLV .N.Ä COUNTY OF COLUM' 1/

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.

}

	Ra
Sworn and subscribed to bef	ore me this 39th day of Cetaler 20/5
	Haren M. Beach (Notary Public)
	(Notary Public)
	COLDERNO CALFRON PUNNSYLVARRA REPARCA GARL Refer F. Sewell Notary Public Such The Colder by County My Ore these bids of the 2018 MERSEN FINITIVEVADA ACROCIATUR OF NOTARIES
	, 20, I hereby certify that the advertising and \$for publishing the foregoing notice, and the
fee for this affidavit have been pa	aid in full.

Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE, ESQUIRE - ID # 16496 BY: 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 - JD # 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

Freedom Mortgage Corporation
Plaintiff

(215) 790-1010

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

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Date: 10/30/15	McCABE, WEISBERG & CONV	NAY, P.C.
	Terrence J. McCabe, Esq. [] Edward D. Conway, Esq. [] Andrew L. Markowitz, Esq. [] Marisa J. Cohen, Esq. [] Brian T. LaManna, Esq. [] Joseph F. Riga, Esq. [] Celine P. DerKrikorian, Esq. [] Jacob M. Ottley, Esq.	[] Marc S. Weisberg, Esq. [] Margaret Gairo, Esq. [] Heidi R. Spivak, Esq. [] Christine L. Graham, Esq. [] Ann E. Swartz, Esq. [] Joseph I. Foley, Esq. [] Lena Kravets, Esq.

Attorneys for Plaintiff

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

STATE 210 445 HUGUIENOT STRECT NEW ROCHELLE, NY 10801 (914)-616-8900 FAX (914) 636-8901

SUITE 201 216 HADDON AVENUE WESTMONT, NI 08108 (856) 858-7080 PAX (856) 858-7020 SUITE 1400 123 SOUTH BROAD STREET P(IIIADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274

October 27, 2015

SUITE2809 FHUNTINGTON QUADRANGLE MELVILLE, NY 11747 (641) 812-4084 FAX: (855) 845-2584

> SUFTE LO2 L407 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:

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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

McCABE, WEISBERG & CONWAY, P.C.

SUITE 210 145 IN GUENOT STREET NEW ICC HELLE, NY 10801 (914)-636 8900 FAX (914) 636-8901

SULTE 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

October 27, 2015

SUITE2S09 I HUNTINGTUN QUADRANGLE MELVIILE, NY 11747 (611) B12-4084 FAX: (851) 845-2584

> SUITE 102 1407 FOULK ROAD FOULKSTONE PLAZA WILMINGTON, DE 19803 (302) 409-1820 FAX 855-425-1980

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

Re:

/AA

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:

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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

(Illuse Odelus

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

SIGNATURE

DATE

SHERIFF'S SALE COST SHEET

	vs. Wagner
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	
SERVICE PER DEF.	\$15.00
LEVY (PER PARCEL	\$ <u>370.00</u>
MAILING COSTS	\$15.00
	\$ <u>96.00</u>
ADVERTISING SALE BILLS & COPIE	·
ADVERTISING SALE (NEWSPAPER) MILEAGE	
POSTING HANDBILL	\$ <u>30,00</u>
	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM COPIES	\$25.00
	\$ <u>7,00</u>
NOTARY	\$ <u>15.00</u> ********** \$ 572,50
IOIAL *******	**********
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 1348,54
SOLICITOR'S SERVICES	\$75.00
TOTAL ******	******* \$ <u>1473,54</u>
	1
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *******	\$10,00
RECORDER OF DEEDS	\$ 6/100 27 m
IOIAL	******* \$ <u>//10</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20_	\$ 5,60
TOTAL ******	*********** \$ 5,00
MUNICIPAL FEES DUE:	
SEWER 20	•
WATER 20	\$
TOTAL *******	\$ \$ ********** \$
OLD CITATION FIRE (DOME)	190.00
SURCHARGE FEE (DSTE)	\$ 10;00
MISC. Mentsoner Co	\$ <u>53,00</u> .
TOTAL *******	\$_/70,00 \$
101711	i .
TOTAL COSTS (C	PENING BID) \$ 337/204

Commonwealth of Pennsylvania

In the Court of Common Pleas of Columbia County

CASE NO.: 2015-CV-753

AFFIDAVIT OF SERVICE

Freed	dom Mortgage Corporation	
vs.		
Kathi McCl	ryn L. Wagner and Seth A. loughan	370822
Count	onwealth of Pennsylvania by of Dauphin ss.	
02/10/	than Morgan, a competent adult, being duly sworn a //2015, I served Seth A. McCloughan at 465 West Mibed below:	according to law, depose and say that at 6:56 PM on Main Street, Bloomsburg, PA 17815 in the manner
Y	Defendant(s) personally served.	
	Adult family member with whom said Defendan Relationship is	t(s) reside(s).
	Adult in charge of Defendant(s) residence who n	efused to give name and/or relationship.
	Manager/Clerk of place of lodging in which Defe	1
	Agent or person in charge of Defendant's office of	or usual place of business.
		an officer of said Defendant's company.
	Other:	. ,
a true a	and correct copy of Notice of Sheriff's Sale of Real	Property issued in the above captioned matter.
Descrij Sex: M	ption: Aale – Age: 35 – Skin: White – Hair: Black – Hei	ght: 6' 00'' – Weight: 175
	to and subscribed before me on this day of Scotember , 20/5.	X Nathan Morgan AOSS 1 Huntington Quadrangle, Suite 2S04 Melville, NY 11747 (516) 284-5850
	NOTARIAL SEAL John F. Shinkowsky, Notary Put Lower Paxton Twp., Dauphin Co. My Commission Expires Sept. 28. NEMBER, PENNSYLVANIA ASSOCIATION OF	plic enty 2018



Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Sandy Pryz

Date: 4/23/2015

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

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.

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 22, 2015

22ND

day of

SEPTEMBER

		COMMONWEALTH OF PENNSYLVANIA
		Sarah Jane Klingaman, Notary Public Town of Bloomshura Col
	NOTARY	My Commission Expires Oct. 4, 2016
Affirmed and subscribed to before me this	HOTAIKI	1

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19105

2015

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	M MORTGAGE CORP			Case	Number
vs. WAGNER	, KATHRYN L (et al.)				5CV753
	SERVICE CO	OVER SH	EET	 -	
Service De					
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 11/04/2015 AT 9:00 AM SHERIFF'S SALE BILL	. <u> </u>		······································	
Serve To:		Final Serv	lce:		
Name:	(POSTING)	Served:	Personally · Adu	ılt In Charge	Posted Øther
Primary Address:	803 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820	Adult In Charge:	+	Posted	
Phone:	DOB:	Relation:			
Alternate Address:		Date:	8 9-25-15	Time:	10:03
Phone:	·	Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
Service At	tempts:				
Date:					
Time:					
Mileage:			·······		***************************************
Deputy:					
Service Ati	empt Notes:				
1.					
2.					
3.					
4.					
5.					
6.		· · ·			

(POSTING

2015CV753

303 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 1782 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 09/15/2015

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 NO TAX CLAIM TAXES DUE PAID BALANCE

COLUMBIA COUNTY SHERIFF	
By:	Per:



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:

		Discount:	<u>Face:</u>	Penalty:
<u>Bill #</u>		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
		Tot	al Paid To Date:	\$518.31

Signature

9/15/15

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.

/500**4988**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff

Earl D. Mordan, Jr. Chief Deputy



1-610-278-333a

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

Case Number 2015CV753

	, KATHKIN L (et al.)				5CV/53		
Service De		COVER SH	EET	ilrad lastatas raak - waka muu			
Category:	The state of the s			7			
Manner:	Deputize	Expires:	produce and constraint and constrain	Zone: Warrant:	The second of th		
Notes:	SALE DATE & TIME: 11/04/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Servi	íce:				
Name:	KATHRYN L WAGNER	Served:	Personally · Adu	ılt In Charge	Posted · Oth		
Primary Address:	193 OBERHOLTZER ROAD GILBERTSVILLE, PA 19525	Adult in Charge:	Kath	ryn Uegr	ver		
Phone:	DOB:	Relation:	A contract of the contract of	P/5	teres eres i manageres i per i un		
Alternate Address:	A CONTRACTOR OF MANAGEMENT OF THE CONTRACTOR OF	Date:	9-8-15	Time:	וסעץ		
Phone:	And the second section of the second	Deputy:	Korenkiewicz	Mileage:			
ttorney / C	Originator:						
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010				
ervice Afte	empis;						
Date:		100000000000000000000000000000000000000			1		
Time:			***************************************				
Mileage:							
Deputy:							
otes / Spec	cial Instructions:						
				2	• •		
					:		

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815 TIMOTHY T. CHAMBERLAIN, SHERIFF

193 OBERHOLTZER ROAD, GILBERTSVILLE, PA 19525 NO EXPIRATION

WAGNER, KATHRYN L

McCABE, WEISBERG AND CONWAY, P.C.

TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAJRO, 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, ESOUIRE - ID # 201926 JOSEPH F. RIGA, ESQUIRE - ID # 57716 JOSEPH 1. FOLEY, ESQUIRE - ID # 314675 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673 LENA KRAVETS, ESQUIRE - ID # 316421 JACOB M. OTTLEY, ESQUIRE - JD # 319404

123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109

(215) 790-1010

Freedom Mortgage Corporation Plaintiff^{*}

v.

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2015-CV-753

Kathryn L. Wagner and Seth A. Mccloughan Defendant

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 McCABE, WEISBERG & CONWAY, P.C. BY: 1 Marc S. Weisberg, Esquire [] Terrence J. McCabe Esquire Margaret Gairo, Esquire 1 Edward D. Conway, Esquire 1 Heidi/R. Spivak, Esquire [] Andrew L. Markowitz, Esquire [] Christine L. Graham, Esquire Marisa J. Cohen, Esquire [] Ann E. Swartz, Esquire NOTARIAL SEAL 1 Brian T. LaManna, Esquire REGINA AFFATATO, Notary Public Joseph I. Foley, Esquire [Joseph F. Riga, Esquire City of Philadelphia, Phila. County l Celine P. DerKrikorian, Esquire [] Lena Kravets, Esquire My Commission Explose July 16, 1957 [] Jacob M. Ottley, Esquire Attorneys for Plaintiff

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE - ID # 16496 BY: 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 - 1D # 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

٧.

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.

Name and address of Owner or Reputed Owner

Name

Address

Kathryn L. Wagner

803 Ringtown Mountain Road Catawissa, Pennsylvania 17820

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

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

Address Name

Plaintiff herein

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

> Address Name

Plaintiff herein

10000 Lincoln Drive West Suite 5 Greentree Mortgage Company LP

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

701 Route 73 M Suite 5 Greentree Mortgage Company LP

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

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

> Address Name

None

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

Name

Address

None

Name and address of every other person of whom the plaintiff has knowledge who has any interest 7. 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 8th 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

11 West Main Street Bloomsburg, PA 17815

County

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.

McCABE, WEISBERG	ONWAY, 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.
Jaseph F. Riga, Esq.	[] Joseph I. Foley, Esq.
[] Celine P. DerKrikorian, Esq.	[] Lena Kravets, Esq.
[] 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 # 34487
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

COURT OF COMMON PLEAS COLUMBIA COUNTY

V.

Kathryn L. Wagner and Seth A. Mccloughan Defendants 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.**

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Check type of mail or service: Check type of the mail of Begistered on Delivery Confirmation Insured Addresses Nail Addresses Name: Street and Po Address Addresses Name: Street and Po Address Addresses Name: Street and Po Address Catawkisa, Pennsylvania 17820 Greentre Mortgage Company LP AUTHONITY (CRA) AUTHONITY (CRA) AUTHONITY (CRA) AUTHONITY (CRA) AUTHONITY (CRA) Columbia Copunity Redevelopment Authority Tol Route 73 M Suite 5 Marlton, New Jersey 08053 Columbia Copunity Redevelopment Authority Company, LP 10000 Lincohn Drive West, Suite 5 Marlton, New Jersey 08053 Tenants Son Stingtown Mountain Road Catawissa, Pennsylvania 17815 Marlton, New Jersey 08033 Tenants Son Stingtown Mountain Road Catawissa, Pennsylvania 17820 Commonwealth of Pennsylvania Department of Public Weltere Burean of Child Support Enforcement P. D. Box 2675 Harrisburg, PA 17105 ATTN: Dan Roiblad		Postage										
Name and Address of Sender Vecale, Weisberg and Conway, P.C. 123 S. Broad St., Suite 1400 Philadelphia, PA 19109 Aktri, YELENA BELOUS 15-107289 Aktri, YELENA BELOUS 15-107289 Article Number Article Number 1 2 2 4 4 4 4 9 9	uil or service: D Cranation			Kathryn L. Wagner 803 Ringtown Mountain Road Catawissa, Pennsylvania 17820	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	Greentrec Mortgage Company LP 701 Route 73 M Suite 5 Martton, 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	Tenants 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
Name and McCabe, 123 S. Br. Philadely, YE. Afth, YE. Aft		Article Number	reedom Mortgage Corporation v. Kathryn L. 7agner and Seth A. Mccloughan					1	5	7	∞.	6
	Name and McCabe, 123 S. Brahiladelp	Line	ĒX		2		, 4	**1				

 10	Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107
11	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
12	Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
13	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
 14	PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948
 15	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
 16	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
88	Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815

					The full declaration of value is required on all domestic and metraterial registered haul. The maximum indentity payable for the reconstruction of nonnegotiable document order Express Mail document reconstruction insurance is \$300 per piece subject to additional limitations for mariniple pieces lost or damages in a single catastrophic occurrence. The maximum indentity payable on Express Mail merchandles insurance is \$500, but optional Express Mail Service metalandles is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered rail. See Domestic Mail Manual R900, \$913, and \$921 for lumitations of coverage on insurance and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) purvets.
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 United States Attorney for the Middle District of PA 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	Postmaster, Per (Name of receiving employee)
					Total Number of Pieces Received at Post Office
61	20	21	22	23	Total Number of Pieces Listed by Sender

PS Form **3877**, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

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



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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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

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

CIVIL ACTION LAW

Freedom Mortgage Corporation

COURT OF COMMON PLEAS COLUMBIA COUNTY

V.

Kathryn L. Wagner and Seth A. Mccloughan

Number 2015-CV-753

2015-ED-108

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Kathryn L. Wagner 803 Ringtown Mountain Road Catawissa, Pennsylvanja 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.)

Timothy T. Chamberlain Sheriff



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Earl D. Mordan, Jr. Chief Deputy

FREEDOM MORTGAGE CORP

Case Number

vs. WAGNER,	KATHRYN L (et al.)		1,	201	5CV753
	SERVICE	COVER SHI	EET		
Service De	talls;	and the second			
Category:	Real Estate Sale - Sale Notice			Zone:	108
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 11/04/2015 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S F	RIGHTS 170	+ g Cc re Qth #4	until pu
<u></u>	Hew Address - Mortgomeny Con	vrky.		+-> 4	Management and commander that we we
Serve To:		Final Serv	a despetation programme and a reserve in the		
Name:	KATHRYN L WAGNER	Served:	Personally Adu	It in Charge	· Posted · Other
Primary Address:	ROS RINGTOWN MOUNTAIN ROAD FAMES CATAWISSA, PA 17820	Adult In Charge:	Programme and the second secon		
Phone:	DOB:	Relation:		a de la desarra de deserva de des	() ()
Alternate Address:	193 Berholtzee Rd V	Date:	8-24-15	Time:	11:00
Phone:	Gilbertsville PA 19525 mu	Deputy:	4	Mileage:	Name of the second seco
Attorney / (Originator:	(1 ² 22)	344		
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
Service Att	tempts:				
Date: Time: Mileage: Deputy:	8-24-15 16:34 4		* 3		
Contraction and Assessment Contraction of	tempt Notes:			7	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	M MORTGAGE CORP , KATHRYN L (et al.)				Number 5CV753	
Service De		COVER SH	EET			_ MCCL
Category: Manner: Notes:	Real Estate Sale - Sale Notice < Not Specified > SALE DATE & TIME: 11/04/2015 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A	<i>Expires:</i> VM AND DEBTOR'S F	RIGHTS	Zone: Warrant:	108	MCCLOUGHAN, SETH A
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Primary Address:	803 RINGTOWN MOUNTAIN ROAD CATAWISSA, PA 17820	Adult In Charge:	LAMan	da lvo	1cott	V753
Phone:	DOB:	Relation:	G_{j}	ielfriene	4	w
Alternate Address:	465 WEST MAIN STREET BLOOMSBURG, PA 17815	Date:	824-15		11:05	303 RING
Phone:	The second control of	Deputy:	41	Mileage:	The second secon	RINGTOWN MOUNTAIN
Attorney /	Originator:	A Was				Σ
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010			S S
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FREEDOM vs.	MORTGAGE CORP				Number
-	KATHRYN L (et al.)			201	5CV753
	SERVICE	COVER SHE	ET		
Service De	talis:				
Category:	Real Estate Sale - Sale Notice		e de la composition de la composition de la composition de la composition della composition de la composition de la composition della com	Zone:	108
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 11/04/2015 AT 9:00 AI PLAINTIFF NOTICE OF SHERIFF'S SALE A		IGHTS	and the second	
Serve To:		Final Servi	Contract to 15 of white Management of a		
Name:	Debra A. Long	Served:	Personally. Ad	ult In Charge	· Posted · Other
Primary Address:	456 A Poorhouse Road Catawissa, PA 17820	Adult In Charge:	Debra		
Phone:	570-799-0156 DOB :	Relation:	TAX	Collecto	<u> </u>
Alternate Address:		Date:	8-24-15	Time:	10:21
Phone:	and the second s	Deputy:	4	Mileage:	And the second s
Attorney /	Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010	and the second s	teraterate
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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

1048012

Ad ID: Description:

Wagner/mccloughan Sale

Run Dates:

10/14/15 to 10/28/15

Class:

Agate Lines:

228

Blind Box:

Account:

Name: Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Total Ad Cost

\$1,248.54

Amount Paid

\$0.00

Publication Press Enterprise Start

Stop Inserts 10/14/1510/28/15

Cost \$1.248.54

By Virtue of a Wirt of Execution [Montgago Foreclosure]
No. 2015CV753
Issuexi out of the Court of Common Pleas of Columbia County, Pennsylvania and to me orrected, 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

WEDNESDAY, NOVEMBER 04, 2015 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed solvedule of distribution will be on file in the Streriffs Office no later than thirty (30) days after the date of the sale of any property sold horeunitier, and distribution of the proceeds with the made in accordance with the schedule ten (10) days after said filting, unless exceptions are filted with the Sheriffs Office prior therete.

ALT: HAT CERCAIN percel or tract of land situate in Rearing Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to-vvic BEGINNING at a stove comer of lancs of lony Machinsky and Victor Saurwage, area runging there by lyine 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 level to a stake; THENCE by same, South 20 degrees 40 minutes. The South 20 stakes THENCE by Industrial South 20 degrees 40 minutes West 286 feet to a stake in line of the South 20 degrees 40 minutes West 286 feet to a stake in line. of lands of Tony Machinsky, THENCE by lands of said Machineky, North 70 degrees 30 minutes West, 410 feet to the place of BEGINNING, CONTAINING 11 acres of land, TOGE 1HER with a right-of way 35 feet as winth, the center line thereof bounder, and described as follows

described as follows: BEBINNING at a point 17-1/2 feet distant from the southwest corner of the above described travtion a course running North 7 degrees 20 minutes East, and running therace North 70 degrees 30 minutes West, 5105 feet to a point in other tands of the Caratters: thereoe by a course running South 8 degrees 30 minutes West to the public highway leading from Bingtown to Nurmore, as a means of ingress, agress and regress. to and from the above described premises, in common with the Grantors, their hous and assigns, at all time and seasons beneather.

BEING KNOWN AS: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PENNSYLVA.

NIA 17820 TAX I.D. #: 30-03-001-00.000

THE IMPROVEMENTS THEREON ARE RESIDENTIAL DWG. LING BEING THE SAME PREMISES WHICH

Kathryn L. Snyver now Koown as Kathryn i. Wagnot, single by devid dated June 6, 2007 and recorded June 7, 2007 in Instrument Number 2007/05/825, granted and conveyed unto Kathryn L. Wagner and Seth A. Modoughan.

PROPERTY ADDRESS: 803 FINGTOWN MOUNTAIN ROAD, CATAWISSA, PA

UPL/ TAX PARCEL NUMBER, 30-03-001-00 000

Seiven and taken into execution to be sold as the property of KATHRYN C 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, cortified check or cashier's check at time of sale, REMAINING BALLANCE OF BID PRICE; Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, cortified check or cashier's check. IMPORTANT NOTICE, FOR FAILURE TO PAY 11HE BID PRICE IN ACORDIANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO NOT BID UNILESS FUNDS ARE AVAILABLE HOR PAYMENT WITH IN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may clock to either sue the bidder for the balance due without a resule of the property, or to reself the property of the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeiter, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any action will be responsible for any action will be reposable to the Plaintiff, the proceeds check will be payable to the Plaintiff, unless the Columbia County Sheriffs Office recovers advance written notice otherwise, signed the Columbia County Sheriffs Office recovers advance written notice otherwise, signed the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

> TIMOTHY T. CHAMBERLAIN, Sherift COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff.
MCCABE, WEISBERG & CONWAY PC
PHIL ADELPHIA, PA 216-790-1010

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	MORTGAGE CORP KATHRYN L (et al.)				Number 5CV753
	SERVICE CO	OVER SHI	EET		
Service De					
Category:	Real Estate Sale - Sale Notice	e e como como o como como		Zone:	1/15
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 R	IGHTS	The second of th	Van marian manani.
Serve To:		Final Servi	ce:		
Name:	COLUMBIA COUNTY REDEVELOPMENT AI	Served:	Personally Adu	ılt In Charge	Posted · Other
Primary Address:	700 SAWMILL ROAD STE. 101 BLOOMSBURG, PA 17815	Adult In Charge:	Amanda	Samsel	/ /
Phone:	DOB:	Relation:	Terretoria deserva de terretorio de la companya della companya de la companya della companya del		
Alternate Address:		Date:	8/21/15	Time:	12:41
Phone:	The second secon	Deputy:	6	Mileage:	e e manere. Le arrande
\ttorney / (Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010		
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Date:					~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
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COLUMBIA COUNTY REDE

2015CV753

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	M MORTGAGE CORP				e Number	
	KATHRYN L (et al.)	<u>.</u>			15CV753	
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Name:	Domestic Relations Office of Columbia Col	Served:	Personally · Adu	In Charge	Posted Other	150
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Phone:	DOB:	Relation:	Cle	200	TOTAL TO THE CONTROL C	
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Phone:		Deputy:	L	Mileage:		. ĭ
Attorney /	Originatoe:		**************************************			MAIN
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010			STREET,
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	MORTGAGE CORP KATHRYN L (et al.)				Number 5CV753	
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Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult in Charge:	Denise	Sieg	eC	7753
Phone:	570-389-5649 DOB :	Relation:		Cell		
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Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010)
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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 failts 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 agiainst 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 conneciton 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#<u>2015 ED108</u>

DATE RECEIVED 8-19.	7 AL-		
DOCKET AND DEPAR			
DOCKET AND INDEX	5 CV 753		<u> </u>
CHECK FOR PROPER	INFO		
WRIT OF EXECUTION	V		
COPY OF DESCRIPTION	$\frac{1}{\lambda}$		
WHEREABOUTS OF LKA	-X-		
NON-MILITARY AFFIDAVIT	<u> </u>		
NOTICES OF SHERIFF SALE	- <u>X</u>		
WAIVER OF WATCHMAN			
AFFIDAVIT OF LIENS LIST	\overline{X}		
CHECK FOR \$1,350.00 OR	<u> </u>	CK# 19	J5999
IF ANY OF ABOVE IS MISSIN	G DO NOT PRO	CEED	90111
	0.001110	CLLD	
SALE DATE	NOV. 42	TIME	900
POSTING DATE	7.04.		
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	3 RD WEEK		
200	-1010 cp. 753		
wagner,	Kethy		

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

Freedom Mortgage Corporation	IN THE COURT OF COMMON PLEAS OF
Plaintiff	COLUMBIA COUNTY, PENNSYLVANIA
	No. 108 Term <u>2015</u> E.D.
v.	NoA.D.
Kathryn L. Wagner and Seth A. Mccloughan	No. <u>2015-CV-753</u> Term J.D.
Defendants	100. <u>2015-0 y - 753</u> 16111 J.D.
	WRIT OF EXECUTION MORTGAGE FORECLOSURE
Commonwealth of Pennsylvania:	
County of Columbia	
TO THE SHERIFF OF COLUMBIA COUNTY, PENNS	SYLVANIA
Being Known As: 803 Ringtown Mountain Road, Catawis: 17820	sa, Pennsylvania
Amount Due	\$ 105,910.54
Interest from 07/17/15 to DATE O	F SALE \$
plus \$17.41 per diem thereafter	
(Costs to be added)	
Total	\$
	onotary, Common Pleas Court of abia County Penna.

No. 10 C Term	<u>3/0 (5</u> E.D.
NoTerm_	A.D.
No. <u>2015-CV-753</u> T	ermJ.D.
	COMMON PLEAS OF ITY PENNSYLVANIA
Freedom Mort	gage Corporation
	v.
Kathryn L. Wagner a	nd Seth A. Mccloughan
WRIT OF I	EXECUTION
(Mortgage	Foreclosure)
C	osts
Pro. Pd.	
Judg. Fee	
Cr.	
Sat.	
McCABE, WEISBERG & CONV	
WICCADE, WEISBERG & CONVI	VAT, P.C.
BY:	
[] Terrence J. McCabe, Esq. [] Edward D. Conway, Esq. [] Andrew L. Markowitz, Esq. [] Marisa J. Cohen, Esq. [] Brian T. LaManna, Esq. [] Joseph F. Riga, Esq. [] Celine P. DerKrikorian, Esq. [] Jacob M. Ottley, Esq. Attorneys for Plaintiff	[] Marc S. Weisberg, Esq. [] Margaret Gairo, Esq. [] Heidi R. Spivak, Esq. [] Christine L. Graham, Esq. [] Ann E. Swartz, Esq. [] Joseph I. Foley, Esq. [] Lena Kravets, Esq.

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:

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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 - 1D # 319404

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

Freedom Mortgage Corporation

Plaintiff

ν.

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.

Address

1. Name and address of Owner or Reputed Owner

Name

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

 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 PO Box 2026 Systems, Inc. Flint, Michigan 48501-2026 COLUMBIA COUNTY 700 Sawmill Road, Suite 101 REDEVELOPMENT AUTHORITY Bloomsburg, Pennsylvania 17815 (CCRA) Columbia Copunty Redevelopment 700 Sawmill Road, Suite 101 Authority Bloomsburg, Pennsylvania 17815 First Trust as Warehouse Lender 10000 Lincoln Drive West, Suite 5 Greentree Mortgage Company, LP Marlton, New Jersey 08053 Name and address of every other person who has any record lien on the property: 5. 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 110 North 8th Street Inheritance Tax Office Suite #204 Philadelphia, PA 19107 Commonwealth of Pennsylvania 6th Floor, Strawberry Square Bureau of Individual Tax Department #280601 Inheritance Tax Division Harrisburg, PA 17128

Department of Public Welfare Willow Oak Building TPL Casualty Unit Estate P.O. Box 8486 Recovery Program Harrisburg, PA 17105-8486 PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230 PO BOX 280948 PA Department of Revenue Bureau of Compliance Harrisburg PA 17128-0948 Lien Section Commonwealth of Pennsylvania Clearance Support Department 281230 Department of Revenue Bureau of Harrisburg, PA 17128-1230 Compliance 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 11 West Main Street County Bloomsburg, PA 17815 Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Lovel Bloomsburg, PAN 7815 Commonwealth of PA Burgau of Compliance 416 Department of Revenue 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 U.S. Dept of Justice, Room 5111 Atty General of the United States 950 Pennsylvania Avenue NW Washington, DC 20530-0001

U.S. Dept of Justice, Room 4400

950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o

Atty General of the United States

Name	Address
None	
I verify that the statements i	nade in this Affidavit are true and correct to the best of my personal knowledge
or information and belief. I understa	nd that false statements herein are made subject to the penalties of 18 Pa.C.S.
Section 4904 relating to unsworn fals	ification to authorities.
<u>G/11/15</u> DATE	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 I. Foley, Esq. [] Joseph I. Foley, Esq. [] Jacob M. Ottley, Esq. [] Lena Kravets, Esq. [] Attorneys for Plaintiff

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

Name and address of Attorney of record:

8,

LEGAL DESCRIPTION

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

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

SUFFE 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 SUFFE2S09 I HUNTINGTON QUADRANGLE MELVILLIE, NY 11747 (631) 812-4084 FAX. (855) 845-2584

SUITE 130
DELAWARE CORPORATE CENTER 1
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
PAX 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 TERRENCE J. McCABE, ESQUIRE - ID # 16496 BY: 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 COLUMBIA COUNTY Freedom Mortgage Corporation COURT OF COMMON PLEAS Plaintiff Number 2015-CV-753 Kathryn L. Wagner and Seth A. Mccloughan Defendants 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 L. Wagner and Seth A. Mccloughan, are over eighteen (18) years of age, and reside as follows: Seth A. Mccloughan, Kathryn L. Wagner, 465 West Main Street 803 Ringtown Mountain Road

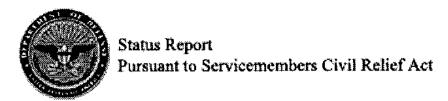
and Seth A. Mccloughan, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, et seq.; and that the Defendants, Kathryn

Catawissa, PA 17820

Bloomsburg, PA 17815

SWORN AND SUBSCRIBED	Date: 8/12/15	
OF AUGUST, 2015 LINGTON WEALTH OF PENNSYLVANIA Kimberly Lynn McCloskey, Notary Public City of Philadelphia, Phila. County My Commission September 7, 2018	McCABE, WEISBERG & CONS BY: [] Terrence J. McCabe, Esq. [] Edward D. Conway, Esq. [] Andrew L. Markowitz, Esq. [] Marisa J. Cohen, Esq. [] Brian T. LaManna, Esq. [] Joseph F. Riga, Esq. [] Celine P. DerKrikorian, Esq. [] Jacob M. Ottley, Esq. Attorneys for Plaintiff	MAY, P.C. [] Marc S. Weisberg, Esq. [] Margaret Gairo, Esq. [] Heidi R. Spivak, Esq. [] Christine L. Graham, Esq. [] Ann E. Swartz, Esq. [] Joseph I. Foley, Esq. [] Lena Kravets, Esq.

Results as of : Aug-11-2015 10:07:06 AM



Last Name: WAGNER
First Name: KATHRYN

Middle Name:

Active Duty Status As Of: Aug-11-2015

	On Active Duty On Ac	ctive Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA.	NA LL LE	No No	NA 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 Duly End Date	Status	Service Component
NA	n in NA	No	NA
This re	sponse reflects where the individual left active duty statu	is within 367 days preceding the Active Duty State	us Date

The second secon	The Mamber of His/Her Unit Was Notified of a Futu	re Call-Up to Active Duty on Active Duty Status Date	
Order Notification Starf Date	Order Notification End Date	Stetus	Service Component
NA NA	NA	No .	NA 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. Snavely-Dison

Mary M. Snavely-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 "defenselink.mil" URL: http://www.defenselink.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

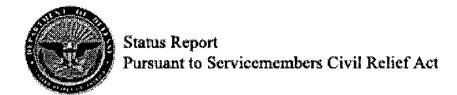
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. 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



Last Name: MCCLOUGHAN

First Name: <u>SETH</u> Middle Name:

Active Duty Status As Of: Aug-11-2015

The state of the s	On Active Duty On Ac	ctive Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA NA	NA LE SE L	No.	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

	The second secon	ays of Active Duly Status Dele	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No No	NA NA
This re	esponse reflects where the individual left active duty s	tatus within 367 days preceding the Active Duty State	us Date

	The Member or His/Her Unit Was Notified of a Futur	re 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/har unit has received early notification to report for active duty			

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Mary M. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

4800 Mark Center Drive, Suite 04E25

Arlington, VA 22350

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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

[] Edward D. Conway, Esq.

[] Marisa J. Cohen, Esq.

✓ Loseph F. Riga, Esq.

[] Jacob M. Ottley, Esq. Attorneys for Plaintiff

[] Brian T. LaManna, Esq.

[] Andrew L. Markowitz, Esq.

[] Celine P. DerKrikorian, Esq.

[] Margaret Gairo, Esq.

[] Christine L. Graham, Esq.

[] Heidi R. Spivak, Esq.

[] Ann E. Swartz, Esq.

[] Joseph I. Foley, Esq.

[] Lena Kravets, Esq.

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

Trans #

6107 Carrier / se

Carrier / service: USPS Server

First-Class Mail®

8/20/2015 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #:

71901140006000060995

ROBERT N.C. NIX FEDERAL BUILDING

Doc Ref#:

2015ED108

Postage

5.1300

PHILADELPHIA PA 19107

Document	Doorint

Trans#

6106

Carrier / service: USPS Server

First-Class Mail®

8/20/2015 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

Tracking #:

71901140006000060988

Doc Ref#:

2015ED108

Postage

5 1300

HARRISBURG

PO BOX 8016

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

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000060971

Doc Ref #: 2015ED108
Postage 5.1300

Postage 5.130

Trans#

6125

Carrier / service: USPS Server

First-Class Mail®

8/21/2015 12:00:00 AM

Ship to:

UNITED STATE OF AMERICA

U.S. DEPT OF JUSTICE ROOM 4400

950 PENNSYLVANIA AVENUE NW

Tracking #: Doc Ref #:

71901140006000061176

Postage

2015ED108 5.1300

WASHINGTON DC 20530

Trans#

6124

Carrier / service:

USPS Server

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Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL OF THE

UNITED STATES

950 PENNSYLVANIA AVENUE NW

Tracking #:

71901140006000061169

ROOM 5111

Doc Ref#: Postage 2015ED108

5.1300

WASHINGTON

DC 20530-0001

108

8/21/2015

Trans#

6124

Carrier / service:

USPS Server F

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8/21/2015 12:00:00 AM

Ship to:

UNITED STATE OF AMERICA

ATTY GENERAL OF THE

UNITED STATES

950 PENNSYLVANIA AVENUE NW

Tracking #:

71901140006000061169

ROOM 5111

Doc Ref#: Postage 2015ED108 5.1300

WASHINGTON

DC 20530-0001

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Print Your Documents Page 1 of 1

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C/O US ATTY MIDDLE DISTRICT UNITED STATES OF AMERICA

PA 18503

WILLIAM J NEALSON FEDERAL

BUILDING

Tracking #: 71901140006000061152

SUITE 311

SCRANTON

235 NORTH WASHINGTON AVENUE Doc Ref#: 2015ED108

Postage

8/21/2015

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

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C/O US ATTY MIDDLE DISTRICT UNITED STATES OF AMERICA

WILLIAMUNEALSONFEDERAL

Tracking #:

71901140006000061152

BUILDING 235 NORTH WASHINGTON AVENUE

Doc Ref#:

2015ED108

SUITE 311

Postage

5.1300

SCRANTON

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Trans # 6123 Carrier / service:

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Ship to:

UNITED STATES OF AMERICA

C/O US ATTY MIDDLE DISTRICT

USPS Server

WILLIAM J NEALSON FEDERAL

Tracking #

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BUILDING

235 NORTH WASHINGTON AVENUE

Doc Ref#:

2015ED108

SUITE 311

Postage

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Ship to:

COMMON OF PA

BUREAU OF COMPLIANCE

DEPARTMENT 280946

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71901140006000061145

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Carrier / service:

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Ship to:

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BUREAU OF COMPLIANCE

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Trans#

6121

Carrier / service:

USPS Server

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8/21/2015 12:00:00 AM

Ship to:

COMMON OF PENN DEPT OF REVENUE

CLEARANCE SUPPORT DEPT 281230 ATTN: SHERIFF SALES

Tracking #:

71901140006000061138

Doc Ref#:

2015ED108

Postage

5.1300

HARRISBURG

USPS Server

Trans# 61

6121 Carrier / service:

First-Class Mail®

8/21/2015 12:00:00 AM

Ship to:

COMMON OF PENN DEPT OF REVENUE

CLEARANCE SUPPORT DEPT

281230 ATTN: SHERIFF SALES

Tracking #:

71901140006000061138

Doc Ref #: Postage 2015ED108 5.1300

HARRISBURG

D-41	man not	Recei	int

Trans # 6120

120

Carrier / service: USPS Server

First-Class Mail®

8/21/2015 12:00:00 AM

Ship to:

PAIDEPT OF REVENUE

P.O. BOX 280948

Tracking #:

719011400060000061121

Doc Ref #:

2015ED108

Postage

5 1300

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

Ship to:

DEPTOF PUBLIC WELFARE

PA 17105

WILLOW OAK BUILDING

P.O. BOX 8486 HARRISBURG Tracking #:

71901140006000061114

Doc Ref #: 2015ED108

Postage

5.1300

108

MicCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400 PHILADELPHIA, PA 19109 (215) 790 1010





105999

102333

3-50/310

One thousand three hundred fifty and NO/100

DATE

08/10/2015

AMOUNT \$1,350.00

TO THE

OF

Sheriff of Columbia County

ORDER

PA

ESCROW TRUST VOID AFTER 90 DAYS

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