

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Representing Lenders in
Pennsylvania

Foreclosure Manager

September 3, 2015

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: PENNYMAC HOLDINGS, LLC v.
HARRY W. ROGERS and MARY A. ROGERS
2890 SKATETOWN ROAD BLOOMSBURG, PA 17815-3261
No.: 2014-CV-1485

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for September 9, 2015 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

\$3,662.68 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan Diamond & Jones, LLP

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: David Tran

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: September 3, 2015

Re: Rogers execution

CC:

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

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$636.47

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC HOLDINGS, LLC
vs.
HARRY W ROGERS (et al.)

Case Number
2014CV1485

PROPERTY ADDRESS

2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
02/04/2015	Advance Fee	Advance Fee	00145430	\$0.00	\$1,350.00
02/04/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/04/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/04/2015	Crying Sale			\$10.00	\$0.00
02/04/2015	Docketing			\$15.00	\$0.00
02/04/2015	Levy			\$15.00	\$0.00
02/04/2015	Mailing Costs			\$84.00	\$0.00
02/04/2015	Posting Handbill			\$15.00	\$0.00
02/04/2015	Poundage			\$73.25	\$0.00
02/04/2015	Press Enterprise Inc.			\$1,118.22	\$0.00
02/04/2015	Sheriff Automation Fund			\$50.00	\$0.00
02/04/2015	Web Posting			\$100.00	\$0.00
09/02/2015	Service			\$255.00	\$0.00
09/02/2015	Service Mileage			\$10.00	\$0.00
09/02/2015	Copies			\$8.50	\$0.00
09/02/2015	Notary Fee			\$15.00	\$0.00
09/02/2015	Tax Claim Search			\$5.00	\$0.00
09/02/2015	Surcharge			\$180.00	\$0.00
				\$1,986.47	\$1,350.00

TOTAL BALANCE: \$(636.47)

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001553870

DATE
9/18/2015

AMOUNT
****\$636.47

PAY SIX HUNDRED THIRTY-SIX AND 47 / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

KXL [951558] 2890 SKATETOWN ROAD (2014-CV-1485) *Recess*

Francis S. Hallinan
AUTHORIZED SIGNATURE

001553870 036001808 361508666

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PENNYMAC HOLDINGS, LLC

vs.

Defendant
HARRY W ROGERS
MARY A ROGERS

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, September 9, 201

Writ of Execution No. : 2014CV1485

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

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	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$255.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$180.00
Total Sheriff Costs	\$2,083.22

Municipal Costs

Sewer	\$111.75
Total Municipal Costs	\$111.75

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$2,261.97**

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

1913.22

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Pennymac Holdings VS Harry & Mary Markers

NO. 1415 ED NO. 1485-14 JD

DATE/TIME OF SALE: SEPTEMBER 9, 2015 @ 9:00AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PENNYMAC HOLDINGS, LLC

vs.

Defendant
HARRY W ROGERS
MARY A ROGERS

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, September 9, 201

Writ of Execution No. : 2014CV1485

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

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	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
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Service	\$255.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$180.00

Total Sheriff Costs **\$2,083.22**

Municipal Costs

Sewer	\$111.75
-------	----------

Total Municipal Costs **\$111.75**

Distribution Costs

Recording Fees	\$67.00
----------------	---------

Total Distribution Costs **\$67.00**

Grand Total: **\$2,261.97**

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

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>84.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.50</u>	
NOTARY	\$ <u>16.00</u>	
TOTAL *****		\$ <u>545.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1118.22</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1343.22</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>111.75</u>	
WATER 20	\$	
TOTAL *****		\$ <u>111.75</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>20</u>

TOTAL COSTS (OPENING BID) \$ 2261.77

Scott Township FAX: 570-784-6553 Jul 14 2015 12:11 P002/002
SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553
~~~~~

July 14, 2015

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

Reference Docket # 2014-CV-1485  
2890 Skatetown Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Harry & Mary Rogers, for the property located at 2890 Skatetown Road, Bloomsburg, PA 17815, Columbia County in the amount of \$111.75. Services dates for the fees in question are from April – July 15, 2015.

If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

**Phelan Hallinan Diamond & Jones, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: PENNYMAC HOLDINGS, LLC v. HARRY W. ROGERS et al.**  
**No.: 2014-CV-1485**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 09/09/2015 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By:  
Legal Assistant

CC: HARRY W. ROGERS and MARY A. ROGERS

PHELAN HALLINAN DIAMOND & JONES, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**PENNYMAC HOLDINGS, LLC**  
Plaintiff

v.


**HARRY W. ROGERS**  
**MARY A. ROGERS**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-1485**  
:  
:

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 7/2/15

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**PENNYMAC HOLDINGS, LLC**  
Plaintiff

v.

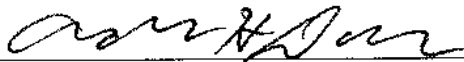
**HARRY W. ROGERS**  
**MARY A. ROGERS**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-1485**  
:  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 07/15/2015 at 09:00 AM in the above-captioned matter has been continued until 09/09/2015 at 09:00 AM.

Date: 7/2/15

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**PENNYMAC HOLDINGS, LLC**  
Plaintiff

v.

**HARRY W. ROGERS**  
**MARY A. ROGERS**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-1485**  
:  
:

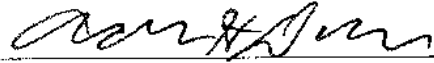
**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

HARRY W. ROGERS  
2890 SKATETOWN ROAD  
BLOOMSBURG, PA 17815-3261

Date: 7/2/15

MARY A. ROGERS  
2890 SKATETOWN ROAD  
BLOOMSBURG, PA 17815-3261

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

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

**PENNYMAC HOLDINGS, LLC**  
Plaintiff

v.


**HARRY W. ROGERS**  
**MARY A. ROGERS**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-1485**  
:  
:

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 7/2/15

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

**Phelan Hallinan Diamond & Jones, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania

June 30, 2015

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: PENNYMAC HOLDINGS, LLC v.  
HARRY W. ROGERS and MARY A. ROGERS  
2890 SKATETOWN ROAD BLOOMSBURG, PA 17815-3261  
No.: 2014-CV-1485

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 15, 2015 due to the following: Loss Mitigation.

The Property is to be relisted for the September 9, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Patrick Cosenza for  
Phelan Hallinan Diamond & Jones, LLP

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan  
Diamond & Jones, LLP**

# Fax

**To:** Columbia County Sheriff Office

**From:** Patrick Ralston

**Fax:** 570-389-5625

**Date:** June 25, 2015

**Phone:** 570-389-5622

**Pages:** 1

**Re:** Postpone Sale Date

**CC:**

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

**•Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for two months to a date in September 2015. Currently the sale is set for 7/15/15 at 9:00am. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

**RE:** PENNYMAC HOLDINGS, LLC v. HARRY W. ROGERS & MARY A. ROGERS  
COLUMBIA County, 2014-CV-1485

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

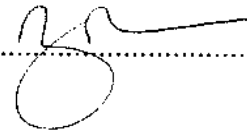
Patrick Ralston

Fax – 215-563-8656

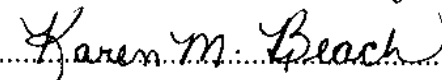


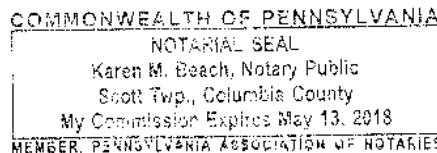
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 April 22, 29 and May 6, 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.

.....

Sworn and subscribed to before me this 6<sup>th</sup> day of May 2015....

.....  
(Notary Public)



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

.....

**Phelan Hallinan Diamond & Jones, LLP**  
**1617 JFK Boulevard, Suite 1400**  
**One Penn Center Plaza**  
**Philadelphia, PA 19103**  
**215-563-7000**  
**Fax: 215-568-7616**

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: PENNYMAC HOLDINGS, LLC v. HARRY W. ROGERS et al.**  
**No.: 2014-CV-1485**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 07/15/2015 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By:  
Legal Assistant

CC: HARRY W. ROGERS and MARY A. ROGERS

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**PENNYMAC HOLDINGS, LLC**  
Plaintiff

v.

**HARRY W. ROGERS**  
**MARY A. ROGERS**  
Defendant(s)

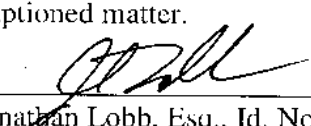
**CIVIL DIVISION**

**No.: 2014-CV-1485**

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 5/16/15

  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**PENNYMAC HOLDINGS, LLC**  
Plaintiff

v.

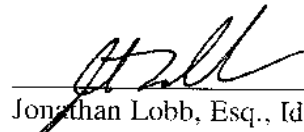
**HARRY W. ROGERS**  
**MARY A. ROGERS**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-1485**  
:  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 05/13/2015 at 09:00 AM in the above-captioned matter has been continued until 07/15/2015 at 09:00 AM.

Date: 5/16/15

  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**PENNYMAC HOLDINGS, LLC**  
Plaintiff

v.

**HARRY W. ROGERS**  
**MARY A. ROGERS**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:

: **No.: 2014-CV-1485**  
:  
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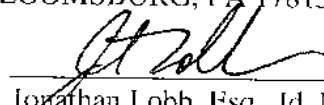
**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

**HARRY W. ROGERS**  
2890 SKATETOWN ROAD  
BLOOMSBURG, PA 17815-3261

Date: 5/6/15

**MARY A. ROGERS**  
2890 SKATETOWN ROAD  
BLOOMSBURG, PA 17815-3261

  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**PENNYMAC HOLDINGS, LLC**  
Plaintiff

v.

**HARRY W. ROGERS**  
**MARY A. ROGERS**  
Defendant(s)

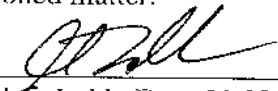
**CIVIL DIVISION**

**No.: 2014-CV-1485**

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 5/10/15

  
\_\_\_\_\_  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

# SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

May 4, 2015

Columbia County Sheriff's Office  
Attn: Tim Chamberlin  
PO Box # 380  
35 West Main Street  
Bloomsburg, PA 17815

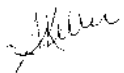
Reference Docket # 2014-CV-1485  
2890 Skatetown Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for the home owners – Harry & Mary Rogers, for the property located at 2890 Skatetown Road, Bloomsburg, PA 17815, Columbia County in the amount of \$151.75. Services dates for the fees in question are from January 28 – May 13, 2015.

If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller  
Administrative Assistant

cc P. Jeffrey Hill, Esquire  
Scott Township Authority Board Members  
File

**Phelan Hallinan Diamond & Jones, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

May 1, 2015

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: PENNYMAC HOLDINGS, LLC v.  
HARRY W. ROGERS and MARY A. ROGERS  
2890 SKATETOWN ROAD BLOOMSBURG, PA 17815-3261  
No.: 2014-CV-1485

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for May 13, 2015 due to the following: Loss Mitigation.

The Property is to be relisted for the July 15, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Patrick Cosenza for  
Phelan Hallinan Diamond & Jones, LLP



Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax 215-568-7616

Kathryn McGurl  
Legal Assistant, 1482

Representing Lenders in  
Pennsylvania

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

No.: 2014-CV-1485  
No.:

Re: PENNYMAC HOLDINGS, LLC VS. HARRY W. ROGERS, and MARY A. ROGERS  
No.: 2014-CV-1485, No.:

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

**\*\*Property is listed for the 05/13/2015 Sheriff Sale.\*\***

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Kathryn McGurl, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC  
Plaintiff,

v.

HARRY W. ROGERS  
MARY A. ROGERS  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2014-CV-1485  
No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY ) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A"

Date:

4/16/15

Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

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

**Pennymac Holdings, LLC**  
Plaintiff

v.

**Harry W. Rogers**  
**Mary A. Rogers**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1485**  
:  
: **COLUMBIA COUNTY**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**Pennymac Holdings, LLC**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **2890 Skatetown Road, Bloomsburg, PA 17815-3261**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**Harry W. Rogers** **2890 Skatetown Road,**  
**Bloomsburg, PA 17815-3261**  
  
**Mary A. Rogers** **2890 Skatetown Road,**  
**Bloomsburg, PA 17815-3261**
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**Harry W. Rogers** **2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**  
  
**Mary A. Rogers** **2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**Asset Acceptance, LLC** **P.O. Box 2036**  
**Warren, MI 48090-2036**  
  
**Asset Acceptance** **P.O. Box 517**  
**C/O: Daniel J. Santucci, Esquire** **Essington, PA 19029**  
  
**Asset Acceptance** **130B Gettysburg Pike**  
**C/O: David R. Galloway, Esquire** **Mechanicsburg, PA 17055**  
  
**Asset Acceptance** **6 Kacey Court; Suite 203**  
**C/O: Michael Volk, Esquire** **Mechanicsburg, PA 17055-9237**  
  
**Discover Bank** **6500 New Albany Road**  
**New Albany, OH 43054**

Discover Bank C/O Benjamin Cavallaro, Esq. 520 Fellowship Road, C306  
Mount Laurel, NJ 08054

Discover Bank C/O: David J. Apothaker, Esquire 520 Fellowship Road; C306  
Mount Laurel, NJ 08054

Discover Bank C/O: Db Servicing Corporation 6500 New Albany Road  
New Albany, OH 43054

Columbia County Farmers National Bank 232 East Street  
Bloomsburg, PA 17815

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
**Navgen Capital Fund I, LLC 35 Journal Square, Suite 1101  
Jersey City, NJ 07306**

**Navgen Capital Fund I, LLC P.O. Box 458  
C/O: Richmond Monroe Group Kimberling City, MO 65686-9906**

**Navgen Capital Fund I, LLC P.O. Box 458  
Richmond Monroe Group Kimberling City, MO 65686-9906  
C/O: Tara Newton**

5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)

**None.**

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be reasonably ascertained, please indicate)

**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 (if address cannot be reasonably ascertained, please indicate)

**Tenant/Occupant 2890 Skatetown Road  
Bloomsburg, PA 17815-3261**

**Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq.  
Harrisburg, PA 17128**

**Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486  
Harrisburg, PA 17105**

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

**Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675  
Harrisburg, PA 17105**

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222

U.S. Department of Justice  
U.S. Attorney for The Middle District of PA  
Federal Building

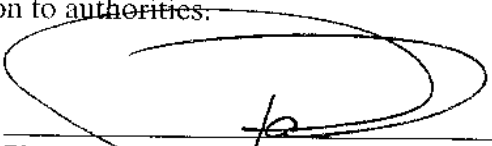
228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754

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.A. § 4904 relating to unsworn falsification to authorities.

Date:

4/16/15

By:

  
Phelan Hallinan Diamond & Jones, LLP

Paul Cressman, Esq., Id. No. 318079

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Name and  
Address  
Of Sender



Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/KCM - 05/13/2015 SALE

| Line                                                               | Article Number | Name of Addressee, Street, and Post Office Address                                                      | Postage |
|--------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------|---------|
| 1                                                                  | ****           | Columbia County Farmers National Bank<br>232 EAST STREET<br>BLOOMSBURG, PA 17815                        | \$0.47  |
| 2                                                                  | ****           | Discover Bank C/O Benjamin Cavallaro, Esq.<br>520 FELLOWSHIP ROAD, C306<br>MOUNT LAUREL, NJ 08054       | \$0.47  |
| 3                                                                  | ****           | Navgen Capital Fund I, LLC C/O: Richmond Monroe Group<br>P.O. BOX 458<br>KIMBERLING CITY, MO 65686-9906 | \$0.47  |
| 4                                                                  | ****           | Navgen Capital Fund I, LLC C/O: Tara Newton<br>P.O. BOX 458<br>KIMBERLING CITY, MO 65686-9906           | \$0.47  |
| RE: HARRY W. ROGERS (COLUMBIA) PH # 951558/1026 Page 1 of 1 45 Day |                |                                                                                                         | \$1.88  |

|                                            |                                                   |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------|---------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Number of<br>Pieces Listed by Sender | Total Number of Pieces<br>Received at Post Office | Postmaster, Per (Name of<br>Receiving Employee) | The full declaration of value is required on all domestic and international registered mail<br>for the reconstruction of negotiable documents under Express Mail document reconstruc<br>piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on E<br>The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance.<br>R300 \$913 and \$921 for limitations of coverage. |
|--------------------------------------------|---------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Form 3877 Facsimile

Name and  
Address  
Of Sender



Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/KCM - 05/13/2015 SALE

| Line | Article Number | Name of Addressee, Street, and Post Office Address                                                      | Postage |
|------|----------------|---------------------------------------------------------------------------------------------------------|---------|
| 1    | ****           | Columbia County Farmers National Bank<br>232 EAST STREET<br>BLOOMSBURG, PA 17815                        | \$0.47  |
| 2    | ****           | Discover Bank C/O Benjamin Cavallaro, Esq.<br>520 FELLOWSHIP ROAD, C306<br>MOUNT LAUREL, NJ 08054       | \$0.47  |
| 3    | ****           | Navgen Capital Fund I, LLC C/O: Richmond Monroe Group<br>P.O. BOX 458<br>KIMBERLING CITY, MO 65686-9906 | \$0.47  |
| 4    | ****           | Navgen Capital Fund I, LLC C/O: Tara Newton<br>P.O. BOX 458<br>KIMBERLING CITY, MO 65686-9906           | \$0.47  |
|      |                | RE: HARRY W. ROGERS (COLUMBIA) PH # 951558/1026 Page 1 of 1 45 Day                                      | \$1.88  |

|                                            |                                                   |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------|---------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Number of<br>Pieces Listed by Sender | Total Number of Pieces<br>Received at Post Office | Postmaster, Per (Name of<br>Receiving Employee) | The full declaration of value is required on all domestic and international registered mail. The m<br>for the reconstruction of nonnegotiable documents under Express Mail document reconstruction<br>piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Expres<br>The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. \$<br>R000 \$013 and \$021 for limitations of coverage. |
|--------------------------------------------|---------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Form 3877 Facsimile

Name and  
Address  
Of Sender

Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/ALE - 05/13/2015 SALE

| Line                           | Article Number | Name of Addressee, Street, and Post Office Address                                                                                                                         | Postage |
|--------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1                              | ****           | Navgen Capital Fund I, LLC<br>35 Journal Square, Suite 1101<br>Jersey City, NJ 07306                                                                                       | \$0.47  |
| 2                              | ****           | Domestic Relations of<br>Columbia County<br>COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                                                             | \$0.47  |
| 3                              | ****           | Commonwealth of Pennsylvania<br>Department of Welfare<br>P.O. Box 2675<br>Harrisburg, PA 17105                                                                             | \$0.47  |
| 4                              | ****           | Internal Revenue Service Advisory<br>1000 Liberty Avenue Room 704<br>Pittsburgh, PA 15222                                                                                  | \$0.47  |
| 5                              | ****           | U.S. Department of Justice<br>U.S. Attorney for The Middle District of PA<br>Federal Building<br>228 Walnut Street, Suite 220<br>PO Box 11754<br>Harrisburg, PA 17108-1754 | \$0.47  |
| RE: HARRY W. ROGERS (COLUMBIA) |                |                                                                                                                                                                            | \$7.05  |

Page 2 of 2

PH # 951558/1021

Writ Team

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$2,500 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Postmaster, Per (Name of  
Receiving Employee)

Total Number of Pieces  
Received at Post Office

Total Number of  
Pieces Listed by Sender

Form 3877 Facsimile



Name and  
Address  
Of Sender

Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/ALE - 05/13/2015 SALE

| Line | Article Number | Name of Addressee, Street, and Post Office Address                                                                                    | Postage   |
|------|----------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1    | ****           | TENANT/OCCUPANT<br>2890 SKATETOWN ROAD<br>BLOOMSBURG, PA 17815-3261                                                                   | \$0.47    |
| 2    | ****           | Asset Acceptance C/O: Daniel J. Santucci, Esquire<br>P.O. BOX 517<br>ESSINGTON, PA 19029                                              | \$0.47    |
| 3    | ****           | Asset Acceptance C/O: David R. Galloway, Esquire<br>130B GETTYSBURG PIKE<br>MECHANICSBURG, PA 17055                                   | \$0.47    |
| 4    | ****           | Asset Acceptance C/O: Michael Volk, Esquire<br>6 KACEY COURT, SUITE 203<br>MECHANICSBURG, PA 17055-9237                               | \$0.47    |
| 5    | ****           | Asset Acceptance, LLC<br>P.O. BOX 2036<br>WARREN, MI 48090-2036                                                                       | \$0.47    |
| 6    | ****           | Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division<br>6th Floor, Strawberry Sq.<br>Harrisburg, PA 17128 | \$0.47    |
| 7    | ****           | Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program<br>P.O. Box 8486<br>Harrisburg, PA 17105                     | \$0.47    |
| 8    | ****           | Discover Bank<br>6500 New Albany Road<br>New Albany, OH 43054                                                                         | \$0.47    |
| 9    | ****           | Discover Bank C/O: David J. Apothaker, Esquire<br>520 FELLOWSHIP ROAD; C306<br>MOUNT LAUREL, NJ 08054                                 | \$0.47    |
| 10   | ****           | Discover Bank C/O: Db Servicing Corporation<br>6500 NEW ALBANY ROAD<br>NEW ALBANY, OH 43054                                           | \$0.47    |
|      |                | RE: HARRY W. ROGERS (COLUMBIA) PH #951558/1021                                                                                        | Writ Team |

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Postmaster, Per (Name of  
Receiving Employee)

Total Number of Pieces  
Received at Post Office

Total Number of  
Pieces Listed by Sender

Form 3877 Facsimile

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

REAL ESTATE TAX CERTIFICATION

Date: 04/14/2015

Fee: \$5.00

Cert. NO: 20663

ROGERS HARRY W & MARY A  
2890 SKATETOWN ROAD  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 0387 -0946  
Location: 2890 SKATETOWN RD  
Parcel Id: 31 -04 -010-05,000

Assessment: 53,154

Balances as of 04/14/2015

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

S/LE

Pennymac Holdings, LLC

Plaintiff

vs.

Harry W. Rogers

Mary A. Rogers

Defendant(s)

SHERIFF  
31-04-010-05 NO  
DELO  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO.: 2014-CV-1485  
2015-ED-14  
COLUMBIA County

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

TO: Harry W. Rogers  
Mary A. Rogers  
2890 Skatetown Road  
Bloomsburg, PA 17815-3261

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at 2890 Skatetown Road, Bloomsburg, PA 17815-3261 is scheduled to be sold at the Sheriff's Sale on May 13<sup>th</sup> 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$159,669.97 obtained by Pennymac Holdings, LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
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.

You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNYMAC HOLDINGS, LLC  
vs.  
HARRY W ROGERS (et al.)

Case Number  
2014CV1485

## SHERIFF'S RETURN OF SERVICE

04/06/2015 03:00 PM - DEPUTY MARTIN BOUDMAN, 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 2890 SKATETOWN ROAD, BLOOMSBURG PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 06, 2015

NOTARY

Affirmed and subscribed to before me this

6TH day of APRIL 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

(If County State Sheriff's Office Seal is not used)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNYMAC HOLDINGS, LLC  
vs.  
HARRY W ROGERS (et al.)

Case Number  
2014CV1485

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 2890 SKATETOWN ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge ~~Posted~~ Other

Adult In Charge:

Relation: DEF

Date: 4-6-15 Time: 1500

Deputy: 8 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

(POSTING)

2014CV1485

2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Fax: 215-563-7009

Judith Pomroy  
Legal Assistant, Ext. 1630

Representing Lenders in  
Pennsylvania and New Jersey

March 31, 2015

Office of the Sheriff  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy  
Enclosure

PLAINTIFF  
PENNYMAC HOLDINGS, LLC

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 951558

DEFENDANT  
HARRY W. ROGERS  
MARY A. ROGERS

SERVICE TEAM/Imm  
COURT NO.: 2014-CV-1485

SERVE HARRY W. ROGERS AT:  
2890 SKATETOWN ROAD  
BLOOMSBURG, PA 17815-3261

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: May 13, 2015

SERVED

Served and made known to HARRY W. ROGERS, Defendant on the 26<sup>ST</sup> day of FEB, 20 15, at 11:11 o'clock A. M., at 2890 SKATETOWN RD, in the manner described below:  
XX Defendant personally served.

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

Description: Age 65 Height 6'-1" Weight 190 Race W Sex M Other GRAY HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 02-26-2015

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AFFIDAVIT OF SERVICE

PLAINTIFF  
PENNYMAC HOLDINGS, LLC

COLUMBIA COUNTY

PH # 951558

DEFENDANT  
HARRY W. ROGERS  
MARY A. ROGERS

SERVICE TEAM/lmm  
COURT NO.: 2014-CV-1485

SERVE MARY A. ROGERS AT:  
2890 SKATETOWN ROAD  
BLOOMSBURG, PA 17815-3261

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: May 13, 2015

SERVED

Served and made known to MARY A. ROGERS, Defendant on the 26<sup>th</sup> day of FEB, 2015, at 11:11 o'clock A. M., at 2890 SKATETOWN RD, in the manner described below:

☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is HUSBAND "HARRY ROGERS"

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ an officer of said Defendant's company.

☐ Other:

Description: Age 65 Height 6'-1" Weight 190 Race W Sex M Other GRAY HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 02-26-2015

NAME:

PRINTED NAME:

TITLE:

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other:

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

6  
280



IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC  
Plaintiff

vs.

HARRY W. ROGERS  
MARY A. ROGERS

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2014-CV-1485

**ORDER**

AND NOW, this 6th day of March, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

|                                 |              |
|---------------------------------|--------------|
| Principal Balance               | \$153,539.47 |
| Interest Through April 17, 2015 | \$5,899.02   |
| Legal fees                      | \$2,775.00   |
| Cost of Suit and Title          | \$862.44     |
| Property Inspections            | \$252.00     |
| Property Preservation           | \$24.00      |
| Escrow to be Paid Prior         | \$731.67     |
| Escrow Deficit                  | \$479.59     |
| Suspense/Misc. Credits          | (\$421.66)   |

**TOTAL** \$164,141.53

Plus interest at six percent per annum.

~~Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.~~

BY THE COURT

J.

CLERK OF COURT  
COLUMBIA COUNTY, PA  
2015 MAR 6 PM 4:02

2015 MAR 6 PM 4:02

PROTHONOTARY  
FILED

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



71901140006000046517

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

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Pennymac Holdings, LLC

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

Harry W. Rogers  
Mary A. Rogers

: NO.: 2014-CV-1485  
:  
: 2015-ED-14  
: COLUMBIA County  
Defendant(s) :

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

TO: Harry W. Rogers  
Mary A. Rogers  
2890 Skatetown Road  
Bloomsburg, PA 17815-3261

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **2890 Skatetown Road, Bloomsburg, PA 17815-3261** is scheduled to be sold at the Sheriff's Sale on May 13<sup>th</sup> 2015 at 9:00 am in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$159,669.97** obtained by **Pennymac Holdings, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
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.

You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

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



71901140006000046548

DAVID GALLOWAY  
130 B GETTYSBURG PIKE

MECHANICSBU PA 17055  
RG

---

Pennymac Holdings, LLC

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-1485

Harry W. Rogers

Mary A. Rogers

: 2015-ED-14

: COLUMBIA County

Defendant(s) :

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

TO: Harry W. Rogers  
Mary A. Rogers  
2890 Skatetown Road  
Bloomsburg, PA 17815-3261

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at 2890 Skatetown Road, Bloomsburg, PA 17815-3261 is scheduled to be sold at the Sheriff's Sale on May 13<sup>th</sup> 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$159,669.97 obtained by Pennymac Holdings, LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
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You may also be able to stop the sale through other legal proceedings.

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNYMAC HOLDINGS, LLC  
vs.  
HARRY W ROGERS (et al.)

Case Number  
2014CV1485

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

14

Warrant:

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

### Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

TAX COLLECTOR

Date:

2/6/15

Time:

1039

Deputy:

4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

HOCK, H. JAMES

2014CV1485

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNYMAC HOLDINGS, LLC  
vs.  
HARRY W ROGERS (et al.)

Case Number  
2014CV1485

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 14

Warrant:

### Serve To:

Name: MARY A ROGERS

Primary Address: 2890 SKATETWON ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 304 VALLEY ROAD  
SUITE # 2  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Harry Rogers

Relation: Mordan

Date: 2-6-15

Time: 2:18

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date: 2-6-15

Time: 10:19

Mileage:

Deputy: 4

### Service Attempt Notes:

1. 2-6-15 L/C

2.

3.

4.

5.

6.

ROGERS, MARY A

2014CV1485

2890 SKATETWON ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PENNYMAC HOLDINGS, LLC  
vs.  
HARRY W ROGERS (et al.)

Case Number  
2014CV1485

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 14

Warrant:

### Serve To:

Name: OCCUPANT

Primary Address: 2890 SKATETOWN ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: HARRY ROGERS

Relation:

Date: 2-6-15 Time: 2:18

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

|          |        |  |  |  |  |  |
|----------|--------|--|--|--|--|--|
| Date:    | 2-6-15 |  |  |  |  |  |
| Time:    | 10:19  |  |  |  |  |  |
| Mileage: |        |  |  |  |  |  |
| Deputy:  | 4      |  |  |  |  |  |

### Service Attempt Notes:

1. 2-6-15 L/C

2.

3.

4.

5.

6.

OCCUPANT

2014CV1485

2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNYMAC HOLDINGS, LLC  
vs.  
HARRY W ROGERS (et al.)

Case Number  
2014CV1485

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

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

**Zone:** 14

**Warrant:**

**Serve To:**

**Name:** HARRY W ROGERS

**Primary Address:** 2890 SKATETWON ROAD  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:** 304 VALLEY ROAD  
SUITE # 2  
BLOOMSBURG, PA 17815

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** Harry Rogers

**Relation:** DEF

**Date:** 2-6-15

**Time:** 2:18

**Deputy:** 4

**Mileage:**

**Attorney / Originator:**

**Name:** PHELAN & HALLINAN LLP

**Phone:** 215-563-7000

**Service Attempts:**

**Date:** 2-6-15

**Time:** 11:19

**Mileage:**

**Deputy:** 4

**Service Attempt Notes:**

1. 2-6-15 4/C

2.

3.

4.

5.

6.

ROGERS, HARRY W

2014CV1485

2890 SKATETWON ROAD, BLOOMSBURG, PA 17815

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 02/04/15

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 1024308  
Description: Harry & Mary Rogers sale  
Run Dates: 04/22/15 to 05/06/15  
Class: 2  
Agate Lines: 204  
Blind Box:

Total Ad Cost \$1,118.22  
Amount Paid \$0.00

| Publication      | Start    | Stop     | Inserts | Cost       |
|------------------|----------|----------|---------|------------|
| Press Enterprise | 04/22/15 | 05/06/15 | 3       | \$1,118.22 |

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1485

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, MAY 13, 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 piece, parcel or lot of land situate in Scott Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin in place at the Southwestern corner of lands of Lunas V. and Mildred M. Shaffer; Thence along same and lands of George Whitfield, South 26 degrees 44 minutes 30 seconds East, 224.88 feet to an iron pin; Thence along lands of Frank Kessler and William Ryan, South 63 degrees 17 minutes 28 seconds West, 97.00 feet to an iron pin; Thence along the Eastern edge of Tract No. 2 in the Knouse Subdivision, North 26 degrees 44 minutes 30 seconds West, 224.79 feet to an iron pin on the Southern edge of a 50 foot wide right-of-way; Thence along the Southern edge of said right-of-way, North 63 degrees 14 minutes 20 seconds East, 97.00 feet to an iron pin in place, the point and place of Beginning.

Containing 21,809.39 square feet (0.501 acres) and being designated as Tract No. 1 in the plot of survey for Leroy and Eileen Knouse as surveyed by L. Wayne Laidacker, P.L.S., said survey being dated June 12, 1986, and recorded in Columbia County Map Book 5, at page 746.

This subdivision was approved by act of the Scott Township Planning Commission on July 1, 1986 and approved by the Supervisors on July 8, 1986.

TITLE TO SAID PREMISES IS VESTED IN Harry W. Rogers and Mary A. Rogers, his wife, by Deed from Kevin L. Knouse and Sharon A. Knouse, his wife, dated 05/04/1987, recorded 05/05/1987 in Book 387, Page 946, Instrument Number 198702174.

Tax Parcel: 31-04-010-05.000

Premises Being: 2890 Skatetown Road, Bloomsburg, PA 17815-3261

PROPERTY ADDRESS: 2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04-010-05.000

Seized and taken into execution to be sold as the property of HARRY W. ROGERS, MARY A. ROGERS in suit of PENNYMAC HOLDINGS, LLC.

TERMS OF SALE. MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNYMAC HOLDINGS, LLC  
vs.  
HARRY W ROGERS (et al.)

Case Number  
2014CV1485

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

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

**Zone:** 14

**Warrant:**

**Serve To:**

**Name:** Columbia County Tax Office

**Primary Address:** PO Box 380

Bloomsburg, PA 17815

**Phone:** 570-389-5649

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** SHERRY EVANS

**Relation:** CLERK

**Date:** 2-4-15

**Time:** 1400

**Deputy:** 8

**Mileage:**

**Attorney / Originator:**

**Name:** PHELAN & HALLINAN LLP

**Phone:** 215-563-7000

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
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|  |  |  |  |  |  |
|  |  |  |  |  |  |

**Service Attempt Notes:**

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

COLUMBIA COUNTY TAX C

2014CV1485

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PENNYMAC HOLDINGS, LLC  
vs.  
HARRY W ROGERS (et al.)

Case Number  
2014CV1485

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

14

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

CAROL FRELEY

Relation:

CLERK

Date:

2-4-15

Time:

1410

Deputy:

8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2014CV1485

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1485

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, MAY 13, 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 piece, parcel or lot of land situate in Scott Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in place at the Southwestern corner of lands of Lunias V. and Mildred M. Shaffer; Thence along same and lands of George Whitfield, South 26 degrees 44 minutes 30 seconds East, 224.88 feet to an iron pin; Thence along lands of Frank Keller and William Ryan, South 63 degrees 17 minutes 28 seconds West, 97.00 feet to an iron pin; Thence along the Eastern edge of Tract No. 2 in the Knouse Subdivision, North 26 degrees 44 minutes 30 seconds West, 224.79 feet to an iron pin on the Southern edge of a 50 foot wide right-of-way; Thence along the Southern edge of said right-of-way, North 63 degrees 14 minutes 20 seconds East, 97.00 feet to an iron pin in place, the point and place of Beginning.

Containing 21,809.39 square feet (0.501 acres) and being designated as Tract No. 1 in the plot of survey for Leroy and Eileen Knouse as surveyed by L. Wayne Laidacker, P.L.S., said survey being dated June 12, 1986, and recorded in Columbia County Map Book 5, at page 748.

This subdivision was approved by act of the Scott Township Planning Commission on July 1, 1986 and approved by the Supervisors on July 8, 1986.

TITLE TO SAID PREMISES IS VESTED IN Harry W. Rogers and Mary A. Rogers, his wife, by Deed from Kevin L. Knouse and Sharon A. Knouse, his wife, dated 05/04/1987, recorded 05/05/1987 in Book 387, Page 946, Instrument Number 198702174.

Tax Parcel: 31-04-010-05,000

Premises Being: 2890 Skatetown Road, Bloomsburg, PA 17815-3261

PROPERTY ADDRESS: 2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04-010-05,000

---

Seized and taken into execution to be sold as the property of HARRY W ROGERS, MARY A ROGERS in suit of PENNYMAC HOLDINGS, LLC.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

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

# REAL ESTATE OUTLINE

ED # 2015 2014

DATE RECEIVED

2/2/2015

DOCKET AND INDEX

2014 CV 1485

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

X

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$1,350.00 OR

X

CK# 001485430

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

SALE DATE

May 13<sup>th</sup>

TIME

9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

2<sup>ND</sup> WEEK

3<sup>RD</sup> WEEK

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

**Pa.R.C.P. 3180-3183 and Rule 3257**

Pennymac Holdings, LLC

vs.

Harry W. Rogers

Mary A. Rogers

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-1485

2015-ED-14  
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 2890 Skatetown Road, Bloomsburg, PA 17815-3261  
(See Legal Description attached)

Amount Due

\$159,669.97

Interest from 12/18/2014 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$26.25 per diem



(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated

02-03-15

(SEAL)

PH # 951558

**Proth & Clerk of Sev. Courts**

**My Com. Ex. 1st Monday in 2016**

**Pennymac Holdings, LLC**  
Plaintiff

v.

**Harry W. Rogers**  
**Mary A. Rogers**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-1485  
: 2015-ED-14  
: COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Pennymac Holdings, LLC**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **2890 Skatetown Road, Bloomsburg, PA 17815-3261**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**Harry W. Rogers** **2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**  
  
**Mary A. Rogers** **2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**Harry W. Rogers** **2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**  
  
**Mary A. Rogers** **2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**Asset Acceptance, LLC** X **P.O. Box 2036**  
**Warren, MI 48090-2036**  
  
**Asset Acceptance** X **P.O. Box 517**  
**C/O: Daniel J. Santucci, Esquire** **Essington, PA 19029**  
  
**Asset Acceptance** X **130B Gettysburg Pike**  
**C/O: David R. Galloway, Esquire** **Mechanicsburg, PA 17055**  
  
**Asset Acceptance** X **6 Kacey Court; Suite 203**  
**C/O: Michael Volk, Esquire** **Mechanicsburg, PA 17055-9237**  
  
**Discover Bank** X **6500 New Albany Road**  
**New Albany, OH 43054**



**Discover Bank**  
**C/O: David J. Apothaker, Esquire**

**520 Fellowship Road; C306**  
**Mount Laurel, NJ 08054**

**Discover Bank**  
**C/O: Db Servicing Corporation**

**6500 New Albany Road**  
**New Albany, OH 43054**

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)

**Navgen Capital Fund I, LLC**

**35 Journal Square, Suite 1101**  
**Jersey City, NJ 07306**

**Navgen Capital Fund I, LLC**  
**C/O: Richmond Monroe Group**

**P.O. Box 458**  
**Kimberling City, MO 65686-9906**

**Navgen Capital Fund I, LLC**  
**C/O: Richmond Monroe Group**  
**C/O: Tara Newton**

**P.O. Box 458**  
**Kimberling City, MO 65686-9906**

5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)

**None.**

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be reasonably ascertained, please indicate)

**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 (if address cannot be reasonably ascertained, please indicate)

**Tenant/Occupant**

**2890 Skatetown Road  
Bloomsburg, PA 17815-3261**

**Commonwealth of Pennsylvania Bureau of  
Individual Taxes Inheritance Tax Division**

**6th Floor, Strawberry Sq.  
Harrisburg, PA 17128**

**Department of Public Welfare, TPL Casualty  
Unit, Estate Recovery Program**

**P.O. Box 8486  
Harrisburg, PA 17105**

**Domestic Relations of  
Columbia County**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

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

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

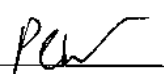
**U.S. Department of Justice  
U.S. Attorney for The Middle District of PA  
Federal Building**

**228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754**

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 1/30/15

By: \_\_\_\_\_

  
**Phelan Hallinan Diamond & Jones, LLP**  
PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

PHELAN HALLINAN DIAMOND & JONES, LLP  
PETER WAPNER, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Pennymac Holdings, LLC**  
Plaintiff

v.

**Harry W. Rogers**  
**Mary A. Rogers**  
Defendant(s)


: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1485**  
: **2015-ED-14**  
:  
: **COLUMBIA County**  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:   
**Phelan Hallinan Diamond & Jones, LLP**  
PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
PETER WAPNER, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**Pennymac Holdings, LLC**

vs.

**Harry W. Rogers  
Mary A. Rogers**

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-1485  
: 2015-ED-14

**VERIFICATION OF NON-MILITARY SERVICE**

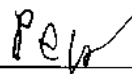
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) 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, as amended.

(b) that defendant Harry W. Rogers is over 18 years of age and resides at 2890 Skatetown Road, Bloomsburg, PA 17815-3261.

(c) that defendant Mary A. Rogers is over 18 years of age and resides at 2890 Skatetown Road, Bloomsburg, PA 17815-3261.

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

  
\_\_\_\_\_  
Phelan Hallinan Diamond & Jones, LLP  
PETER WAPNER, Esq., Id. No.318263  
Attorney for Plaintiff

### LEGAL DESCRIPTION

All that certain piece, parcel or lot of land situate in Scott Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in place at the Southwestern corner of lands of Lunias V. and Mildred M. Shaffer;

Thence along same and lands of George Whitfield, South 26 degrees 44 minutes 30 seconds East, 224.88 feet to an iron pin;

Thence along lands of Frank Keller and William Ryan, South 63 degrees 17 minutes 28 seconds West, 97.00 feet to an iron pin;

Thence along the Eastern edge of Tract No. 2 in the Knouse Subdivision, North 26 degrees 44 minutes 30 seconds West, 224.79 feet to an iron pin on the Southern edge of a 50 foot wide right-of-way;

Thence along the Southern edge of said right-of-way, North 63 degrees 14 minutes 20 seconds East, 97.00 feet to an iron pin in place, the point and place of Beginning.

Containing 21,809.39 square feet (0.501 acres) and being designated as Tract No. 1 in the plot of survey for Leroy and Eileen Knouse as surveyed by L. Wayne Laidacker, P.L.S., said survey being dated June 12, 1986, and recorded in Columbia County Map Book 5, at page 748.

This subdivision was approved by act of the Scott Township Planning Commission on July 1, 1986 and approved by the Supervisors on July 8, 1986.

TITLE TO SAID PREMISES IS VESTED IN Harry W. Rogers and Mary A. Rogers, his wife, by Deed from Kevin L. Knouse and Sharon A. Knouse, his wife, dated 05/04/1987, recorded 05/05/1987 in Book 387, Page 946, Instrument Number 198702174.

Tax Parcel: 31-04-010-05,000

Premises Being: 2890 Skatetown Road, Bloomsburg, PA 17815-3261

**Pennymac Holdings, LLC**  
Plaintiff

: **COURT OF COMMON PLEAS**

:  
: **CIVIL DIVISION**

:  
: **NO.: 2014-CV-1485**

:  
: **2015-ED-14**  
: **COLUMBIA COUNTY**

**Harry W. Rogers**  
**Mary A. Rogers**  
Defendant(s)

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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Address (if address cannot be reasonably ascertained,  
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**2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**

**Mary A. Rogers**

**2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**

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

Address (if address cannot be reasonably  
ascertained, please so indicate)

**Harry W. Rogers**

**2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**

**Mary A. Rogers**

**2890 Skatetown Road**  
**Bloomsburg, PA 17815-3261**

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

Address (if address cannot be  
reasonably ascertained, please indicate)

**Asset Acceptance, LLC**

**P.O. Box 2036**  
**Warren, MI 48090-2036**

**Asset Acceptance**  
**C/O: Daniel J. Santucci, Esquire**

**P.O. Box 517**  
**Essington, PA 19029**

**Asset Acceptance**  
**C/O: David R. Galloway, Esquire**

**130B Gettysburg Pike**  
**Mechanicsburg, PA 17055**

**Asset Acceptance**  
**C/O: Michael Volk, Esquire**

**6 Kacey Court; Suite 203**  
**Mechanicsburg, PA 17055-9237**

**Discover Bank**

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**Discover Bank**  
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**Kimberling City, MO 65686-9906**

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**C/O: Tara Newton**

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**Kimberling City, MO 65686-9906**

5. Name and address of every other person who has any record lien on the property:  
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reasonably ascertained, please indicate)

**None.**

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reasonably ascertained, please indicate)

**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:

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Tenant/Occupant

2890 Skatetown Road  
Bloomsburg, PA 17815-3261

Commonwealth of Pennsylvania Bureau of  
Individual Taxes Inheritance Tax Division

6th Floor, Strawberry Sq.  
Harrisburg, PA 17128

Department of Public Welfare, TPL Casualty  
Unit, Estate Recovery Program

P.O. Box 8486  
Harrisburg, PA 17105

Domestic Relations of  
Columbia County

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

Commonwealth of Pennsylvania  
Department of Welfare

P.O. Box 2675  
Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222

U.S. Department of Justice  
U.S. Attorney for The Middle District of PA  
Federal Building

228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 1/30/15

By: \_\_\_\_\_

Phelan Hallinan Diamond & Jones, LLP

PETER WAPNER, Esq., Id. No. 318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000



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Tax Parcel: 31-04-010-05,000

Premises Being: 2890 Skatetown Road, Bloomsburg, PA 17815-3261

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2014-CV-1485** 2015-ED-14

**Pennymac Holdings, LLC**

v.

**Harry W. Rogers**

**Mary A. Rogers**

owner(s) of property situate in the **SCOTT TOWNSHIP, COLUMBIA County, Pennsylvania**,  
being

**2890 Skatetown Road, Bloomsburg, PA 17815-3261**

**Parcel No. 31-04-010-05,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$159,669.97**

**Attorneys for Plaintiff**

**Phelan Hallinan Diamond & Jones, LLP**

## SHERIFF'S RETURN

Pennymac Holdings, LLC

Plaintiff

vs.

Harry W. Rogers

Mary A. Rogers

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2014-CV-1485 2015-ED-14

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do  
hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being  
made at the request and risk of the Plaintiff.  
Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within  
upon \_\_\_\_\_ at \_\_\_\_\_  
\_\_\_\_\_ by handing to  
\_\_\_\_\_ a true and correct copy of the original Notice of  
Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

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

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Pennymac Holdings, LLC

No.: 2014-CV-1485

**2015-ED-14**

Defendant  
Harry W. Rogers  
Mary A. Rogers

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**

**AT**

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
2890 Skatctown Road

Bloomsburg, PA 17815-3261

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

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

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

|                                                                                                                         |                                   |                        |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|
| Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff<br>_____ Defendant        | Telephone Number<br>(215)563-7000 | Date<br><u>1/30/15</u> |
| ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400<br>Philadelphia, PA 19103-1814 |                                   |                        |

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

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

### RETURNED:

|                                                                        |                                                                                                                                                                                                                                                                                                  |                                         |      |                      |      |            |  |
|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------|----------------------|------|------------|--|
| AFFIRMED and subscribed to before me this _____ day<br>of _____ 20____ | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">SO ANSWERS<br/>Signature of Dep. Sheriff</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of</td> </tr> </table> | SO ANSWERS<br>Signature of Dep. Sheriff | Date | Signature of Sheriff | Date | Sheriff of |  |
| SO ANSWERS<br>Signature of Dep. Sheriff                                | Date                                                                                                                                                                                                                                                                                             |                                         |      |                      |      |            |  |
| Signature of Sheriff                                                   | Date                                                                                                                                                                                                                                                                                             |                                         |      |                      |      |            |  |
| Sheriff of                                                             |                                                                                                                                                                                                                                                                                                  |                                         |      |                      |      |            |  |

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Pennymac Holdings, LLC

No.: 2014-CV-1485

2015-ED-14

Defendant

Harry W. Rogers

Mary A. Rogers

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

HARRY W. ROGERS

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

2890 Skatetown Road

Bloomsburg, PA 17815-3261

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Defendant

Telephone Number

Date

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

(215)563-7000

1/30/15

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Pennymac Holdings, LLC

No.: 2014-CV-1485

**2015-ED-14**

Defendant  
Harry W. Rogers  
Mary A. Rogers

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**



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

**HARRY W. ROGERS**

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

**2890 Skatetown Road**

**Bloomsburg, PA 17815-3261**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF SERVICE  
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

No.: 2014-CV-1485

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

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

MARY A. ROGERS

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

2890 Skatetown Road

Bloomsburg, PA 17815-3261

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
 \_\_\_\_\_ Defendant  
 ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
 Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date 1/30/15

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

---

PLAINTIFF

|              |
|--------------|
| Court Number |
|--------------|

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of 20

SO ANSWERS  
Signature of Dep. Sheriff

Date:

Signature of Sheriff

|      |
|------|
| Date |
|------|

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff  
Pennymac Holdings, LLC

No.: 2014-CV-1485

2015-ED-14

Defendant  
Harry W. Rogers  
Mary A. Rogers

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  
→  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
**MARY A. ROGERS**  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**2890 Skatetown Road**

**Bloomsburg, PA 17815-3261**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date  
1/30/15

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of



## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Harry W. Rogers, Mary A. Rogers at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis  
Supervisor  
Writ Department  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 Ext. 1265  
Front Desk: (215) 563-7000 Ext. 1265  
Fax: (215) 563-3826

| Document Receipt          |      |                          |                      |                   |
|---------------------------|------|--------------------------|----------------------|-------------------|
| Trans #                   | 4652 | Carrier / service:       | USPS Server          | First-Class Mail® |
| 2/4/2015 12:00:00 AM      |      |                          |                      |                   |
| Ship to:                  |      |                          |                      |                   |
| TECHNICAL SUPPORT GROUP   |      | INTERNAL REVENUE SERVICE |                      |                   |
| 600 ARCH STREET ROOM 3259 |      | Tracking #:              | 71901140006000046524 |                   |
|                           |      | Doc Ref #:               | 2015ED14             |                   |
|                           |      | Postage                  | 5.3400               |                   |
| PHILADELPHIA PA 19106     |      |                          |                      |                   |

## Document Receipt

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|         |      |                   |             |                   |                      |
|---------|------|-------------------|-------------|-------------------|----------------------|
| Trans # | 4649 | Carrier / service | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|-------------------|-------------|-------------------|----------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000046494

Doc Ref #: 2015ED14

Postage 5.3400

HARRISBURG PA 17128

## Document Receipt

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|         |      |                   |             |                   |                      |
|---------|------|-------------------|-------------|-------------------|----------------------|
| Trans # | 4649 | Carrier / service | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|-------------------|-------------|-------------------|----------------------|

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Ship to

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000046494

Doc Ref #: 2015ED14

Postage 5.3400

HARRISBURG PA 17128

## Document Receipt

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|         |      |                    |             |                   |                      |
|---------|------|--------------------|-------------|-------------------|----------------------|
| Trans # | 4650 | Carrier / service: | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|----------------------|

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000046500

Doc Ref #: 2015ED14

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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|         |      |                    |             |                   |                      |
|---------|------|--------------------|-------------|-------------------|----------------------|
| Trans # | 4650 | Carrier / service: | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|----------------------|

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking # 71901140006000046500

Doc Ref #: 2015ED14

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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|         |      |                    |             |                   |                      |
|---------|------|--------------------|-------------|-------------------|----------------------|
| Trans # | 4651 | Carrier / service: | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|----------------------|

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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

|             |                      |
|-------------|----------------------|
| Tracking #: | 71901140006000046517 |
| Doc Ref #:  | 2015ED14             |
| Postage     | 5.3400               |

PHILADELPHIA PA 19107

## Document Receipt

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|         |      |                    |             |                   |                      |
|---------|------|--------------------|-------------|-------------------|----------------------|
| Trans # | 4656 | Carrier / service: | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|----------------------|

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Ship to:

NAVGEN CAPITAL FUND LLC

RICHMOND MONROE GROUP

P.O. BOX 458

Tracking #: 71901140006000046562

Doc Ref #: 2015ED14

Postage 5.3400

KIMBERLING MO 65686  
CITY



## Document Receipt

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|         |      |                    |             |                   |                      |
|---------|------|--------------------|-------------|-------------------|----------------------|
| Trans # | 4655 | Carrier / service: | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|----------------------|

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Ship to:

DISCOVER BANK

6500 NEW ALBANY ROAD

Tracking #: 71901140006000046555

Doc Ref #: 2015ED14

Postage 5.3400

NEW ALBANY OH 43054

## Document Receipt

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|         |      |                    |             |                   |                      |
|---------|------|--------------------|-------------|-------------------|----------------------|
| Trans # | 4656 | Carrier / service: | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|----------------------|

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Ship to:

NAVGEN CAPITAL FUND LLC

RICHMOND MONROE GROUP

P.O. BOX 458

Tracking #: 71901140006000046562

Doc Ref #: 2015ED14

Postage 5.3400

KIMBERLING MO 65686  
CITY

| Document Receipt     |      |                    |             |                      |
|----------------------|------|--------------------|-------------|----------------------|
| Trans #              | 4655 | Carrier / service: | USPS Server | First-Class Mail®    |
| 2/4/2015 12:00:00 AM |      |                    |             |                      |
| Ship to:             |      |                    |             |                      |
| DISCOVER BANK        |      |                    |             |                      |
| 6500 NEW ALBANY ROAD |      |                    |             |                      |
|                      |      |                    | Tracking #: | 71901140006000046555 |
|                      |      |                    | Doc Ref #:  | 2015ED14             |
|                      |      |                    | Postage     | 5.3400               |
| NEW ALBANY OH 43054  |      |                    |             |                      |

| Document Receipt      |      |                    |             |                      |
|-----------------------|------|--------------------|-------------|----------------------|
| Trans #               | 4654 | Carrier / service: | USPS Server | First-Class Mail®    |
| 2/4/2015 12:00:00 AM  |      |                    |             |                      |
| Ship to:              |      |                    |             |                      |
| DAVID GALLOWAY        |      |                    |             |                      |
| 130 B GETTYSBURG PIKE |      |                    |             |                      |
|                       |      |                    | Tracking #: | 71901140006000046548 |
|                       |      |                    | Doc Ref #:  | 2015ED14             |
|                       |      |                    | Postage     | 5.3400               |
| MECHANICSBUR PA 17055 |      |                    |             |                      |
| G                     |      |                    |             |                      |

## Document Receipt

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|         |      |                    |             |                   |                      |
|---------|------|--------------------|-------------|-------------------|----------------------|
| Trans # | 4653 | Carrier / service: | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|----------------------|

Ship to:

ASSET ACCEPTANCE LLC

P.O. BOX 2036

Tracking #: 71901140006000046531

Doc Ref #: 2015ED14

Postage 5.3400

WARREN MI 48090

14

## Document Receipt

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|         |      |                    |             |                   |                      |
|---------|------|--------------------|-------------|-------------------|----------------------|
| Trans # | 4653 | Carrier / service: | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|----------------------|

Ship to:

ASSET ACCEPTANCE LLC

P.O. BOX 2036

Tracking #: 71901140006000046531

Doc Ref #: 2015ED14

Postage 5.3400

WARREN MI 48090

14

## Document Receipt

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|         |      |                   |             |                   |                      |
|---------|------|-------------------|-------------|-------------------|----------------------|
| Trans # | 4652 | Carrier / service | USPS Server | First-Class Mail® | 2/4/2015 12:00:00 AM |
|---------|------|-------------------|-------------|-------------------|----------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000046524

Doc Ref #: 2015ED14

Postage 5.3400

PHILADELPHIA PA 19106

Phelan Hallinan, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001485430

DATE  
12/30/2014

AMOUNT  
\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

VAV [951558] 2890 SKATETOWN ROAD (2014-CV-1485)

  
AUTHORIZED SIGNATURE

⑈001485430⑈ ⑆036001808⑆ 361508666⑈