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





• Com	ment	ts:			
□ Urgent		☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
Re:	Rog	ers execution	CC:		
Phone:			Date:	September 3, 2015	
Fax:	-		Pages:	2	
To:	Dav	id Tran	From:	Sheriff Timothy T. (Chamberlain

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 HARRY W ROGERS (et al.)

Case Number 2014CV1485

PROPERTY ADDRESS

2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	МЕМО	CIIK#	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 linterprise 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)

Page 1 of 1

Printed: 9/3/2015 1:55:02PM

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

TD Bank, NA 3-180/360

originae poquiment participan homeomorphemical heactive pares who monotopicities for deriver

001553870

DATE 9/18/2015

AMOUNT ****\$636.47

SIX HUNDRED THIRTY-SIX AND 47 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

\$2,261.97

Defendant Plaintiff PENNYMAC HOLDINGS, LLC HARRY W ROGERS VS. MARY A ROGERS Wednesday, September 9, 201 Sheriff's Sale Date: Attorney for the Plaintiff: PHELAN & HALLINAN LLP Writ of Execution No.: 2014CV1485 ONE PENN CENTER AT SUBURAN STATION Advance Sheriff Costs: \$1,350.00 SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Location of the real estate: 2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815 **Sheriff Costs** \$15.00 Advertising Sale (Newspaper) \$17.50 Advertising Sale Bills & Copies \$10.00 Crying Sale \$15.00 Docketing \$15.00 Levy \$84.00 Mailing Costs \$15.00 Posting Handbill \$1,118.22 Press Enterprise Inc. (\$10.00) -Prothonotary, Acknowledge Deed \$50.00 Sheriff Automation Fund \$35.00 - Cheriff's Deed \$75.00 -Solicitor Services \$25.00 - Transfer Tax Form \$100.00 Web Posting \$255.00 Service \$10.00 Service Mileage \$25.00 Distribution Form \$8.50 Copies \$15.00 Notary Fee \$5.00 Tax Claim Search \$180.00 Surcharge \$2,083.22 **Total Sheriff Costs** Municipal Costs \$111.75 -Cower \$111.75 **Total Municipal Costs** Distribution Costs -Recording Fees **Total Distribution Costs** \$67.00

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

Grand Total:

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

floory muc	Holdings	vs H	Sy A Mary	Robers			
NO. 1415	ED	NO	1485-14	JD			
DATE/TIME OF S	SALE:_SEPTEMBE	ER 9, 2015	@ 9:00AM				
BID PRICE (INCL	UDES COST)	\$					
POUNDAGE – 2%	6 OF BID	\$					
TRANSFER TAX	– 2% OF FAIR MK	Т \$					
MISC. COSTS		\$					
TOTAL AMOUN	T NEEDED TO PUR	RCHASE		\$			
PURCHASER(S):ADDRESS:							
NAMES(S) ON D	NAMES(S) ON DEED:						
PURCHASER(S)	PURCHASER(S) SIGNATURE(S):						
		aver .					
	TOTAL DUE:			\$			
	LESS DEPOSIT	`:		\$			
	DOWN PAYME	ENT:		\$			
	TOTAL DUE IN	N 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

	\$15.00
	\$17.50
	\$10.00
•	\$15.00
	\$15.00
	\$84.00
	\$15.00
	\$1,118.22
	\$10.00
	\$50.00
	\$35.00
	\$75.00
	\$25.00
	\$100.00
	\$255.00
	\$10.00
	\$25.00
	\$8.50
	\$15.00
	\$5.00
	\$180.00
Total Sheriff Costs	\$2,083.22
	\$111.75
	Total Sheriff Costs

Total Municipal Costs \$111.75

Distribution Costs

Recording Fees

\$67.00 Total Distribution Costs

Grand Total:

\$2,261.97

\$67.00

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	•		
NOE	D NO		D DATE/TIM	OF SALE	
DOCKET/RETURN	Ŋ		\$15.00		
SERVICE PER DE			\$ 255,60	<u> </u>	
LEVY (PER PARC	EL.		\$15.00		
MAILING COSTS			\$ 84100		
ADVERTISING SA	ALE BILLS &	COPIES	\$17.50		
ADVERTISING SA	ALE (NEWSPA	APER)	\$15.00		
MILEAGE	(· · · · · · · · · · · · · · · · · · ·	,	\$ 10,00		
POSTING HANDE	BILL		\$15.00		
CRYING/ADJOUR	N SALE		\$10.00		
SHERIFF'S DEED			\$35.00		
TRANSFER TAX I	FORM		\$25.00		
DISTRIBUTION F	ORM		\$25.00		
COPIES			\$ 8.50		
NOTARY			\$ <u>/6</u> , 00 *******	~ . h ~ ^	
	TOTAL ***	******	******	\$ 545,00	
WEB POSTING			\$150.00		
PRESS ENTERPRI	ISE INC.		\$ 1118.72		
SOLICITOR'S SEE	RVICES		\$75.00		
SOLICITOR'S SEI	TOTAL **	******	******	\$ 1343.20	L
PROTHONOTARY	Y (NOTARY)		\$10.00		
RECORDER OF D	EEDS		\$ 67,00		
	TOTAL ***	*****	\$ <u>67,00</u> ******	\$ 77,00	
REAL ESTATE TA	AXES:				
BORO, TW	P & COUNTY	20	\$		
			\$		
DELINQUE	ENT	20	\$ 5,00	_	
•	DIST. ENT TOTAL **	******	******	\$ 5,00	
MUNICIPAL FEES	S DUE:		,		
SEWER		20	\$ 111,75		
WATER		20	\$	· · · · · · · /	
	TOTAL ***	*****	\$_ <i>1]],</i> 75 \$_ ******	\$_ <i>///</i> ,75	
SURCHARGE FEI	E (DSTE)			\$ /80.00	
MISC.	, ,		\$		
		-	\$	-	
_	TOTAL **	******	.D **********	\$	
	ΤΟΤΔΙ (((ACTS (OP	ENING RID)		\$ 2261,77

Scott Township FAX:5707846553 Jul 14 2015 12:11

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 @ Phelan Hallinan.com 215-563-7000 Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC Plaintiff	: CIVIL DIVISION
v.	: No.: <u>2014-CV-1485</u>
HARRY W. ROGERS MARY A. ROGERS	·
Defendant(s)	

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC Plaintiff	: : CIVIL DIVISION :
v.	No.: <u>2014-CV-1485</u>
HARRY W. ROGERS MARY A. ROGERS Defendant(s)	:

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.

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, L	I.C
TEMMINING HOLDINGS, D.	LC

Plaintiff : CIVIL DIVISION

: No.: 2014-CV-1485

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

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., Jd. No.203034

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	: : CIVIL DIVISION
v.	: No.: <u>2014-CV-1485</u>
HARRY W. ROGERS	•
MARY A. ROGERS	·
Defendant(s)	

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

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

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



Thank you,

Patrick Raiston

Fax - 215-563-8656

To:	Colu	umbia County Sherifi	f Office	From:	Patrick Ralston	
Fax:	570-	-389-5625		Date:	June 25, 2015	
Phone	: 570-	-389-5622		Pages:	1	
Re:	Post	tpone Sale Date		CC:	· · · · · · · · · · · · · · · · · · ·	
□ Urge	ent	☑ For Review	□ Please	Comment	☑ Please Reply	☐ Please Recycle
·Comm	nents					
Hello,						
Current	tly the	e to postpone our so sale is set for 7/15/1 ax to 215-563-8656.	heduled she 5 at 9:00am	riff sale for two . Please prov	months to a date in vide a new sale date	n September 2015. and time as soon as
RE:		PENNYMAC HOL COLUMBIA Col	DINGS, LLC unty, 2014-C	v. HARRY W. V-1485	ROGERS & MARY	'A ROGERS
Should	l you h	nave any questions o	or concerns,	please feel fre	e to contact me as s	soon as possible.
Thanky	you fo	r you assistance in ti	nis matter.			

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.

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 thisday of
Karen M. Beach
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Karen M. Beach, Notary Public Scott Twp., Columbia County My Commission Expires May 13, 2018 MEMBER, PENISYLVANIA ASSOCIATION OF NOTABLES
And now,, 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	: : CIVIL DIVISION		
v.	: No.: <u>2014-CV-1485</u>		
HARRY W. ROGERS MARY A. ROGERS	: :		

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: _____5/6/15

Defendant(s)

Jonathan Lobb, Esq., Id. No.312174

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	: CIVIL DIVISION
v.	: No.: <u>2014-CV-1485</u>
HARRY W. ROGERS MARY A. ROGERS	: :

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sherif	Ts Sale scheduled for ()5/13/2015 at 09:	00 AM in the above-captioned mat	fe
has been continue	d until 07/15/2015 at 09):00 AM.	. /	
Date:5	16/15		Azll	
	•	Jongati	nan Lobb, Esq., Id. No.312174	•
		Aftorr	nev for Plaintiff	

Defendant(s)

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, 1	LLC
Plaintiff	

CIVIL DIVISION

٧.

No.: 2014-CV-1485

HARRY W. ROGERS
MARY A. ROGERS

Defendant(s)

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

Jozathan Lobb, Esq., Id. No.312174

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	: : CIVIL DIVISION
v.	No.: <u>2014-CV-1485</u>
HARRY W. ROGERS MARY A. ROGERS Defendant(s)	; :

CERTIFICATE OF FILING

On to Onto	this date, I filed with the Prothon of Continued Sheriff's Sale in the	otary of COLUMBIA County a copy of the Notice is above-captioned matter.
Date:	5/6/15	_ arzll
		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 Fay: (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 Hallinau 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 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

ce: 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

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY, PENNSYLVANIA

Attorney for Plaintiff

PENNYMAC HOLDINGS, LLC Plaintiff,	: COLUMBIA COUNTY
	: COURT OF COMMON PLEAS
v.	:
	: CIVIL DIVISION
HARRY W. ROGERS	:
MARY A. ROGERS	;
Defendant(s)	: No.: <u>2014-CV-1485</u>
	No.:
COMMONWEALTH OF PENNSYLVA PHILADELPHIA COUNTY) SS:
and any known interested party in the ma the persons or parties named, at that add	a) Notice of Sale has been given to Lienholders anner required by Pa. R.C.P. 3129.2(c) on each of lress, set forth on the Affidavit and as amended if
	lailing (Form 3817) and/or Certified Mail Return
Receipt stamped by the U.S. Postal Service	ce is attached hereto Exhibit "A"
	6
(,	Paul Cressman, Esq., Id. No.318079
1/1/2/	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

: COURT OF COMMON PLEAS

intiff

CIVIL DIVISION

TT ---- --

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:

NO.: <u>2014-</u>CV-1485

Harry W. Rogers Mary A. Rogers

Defendant(s)

:

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

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

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

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

C/O: Richmond Monroe Group

P.O. Box 458

Kimberling City, MO 65686-9906

Navgen Capital Fund I, LLC

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.

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

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



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

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PA 19103	Name of Addressee, Street, and Post Office Address	Columbia County Farmers National Bank	TREET	BLOOMSBURG, PA 17815	Discover Bank C/O Benjamin Cavallaro, Esq.	520 FELLOWSHIP ROAD, C306	MOUNT LAUREL, NJ 08054	Navgen Capital Fund I, LLC C/O: Richmond Monroe Group	28	KIMBERLING CITY, MO 65686-9906	Navgen Capital Fund I, LLC C/O: Tara Newton	58	KIMBERLING CITY, MO 65686-9906	Y W. ROCERS (COLUMBIA)	**************************************
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Total Number of Pieces Listed by Sender R900 S913 and S921 for limitations of coverage



	19103 AZK/KCM - 05/13/2015 SALE	, ,
One Penn Center Plaza	Philadelphia, PA	

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400

Name and

Address Of Sender

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7	***	Discover Bank C/O Benjamin Cavallaro, Esq.	n Cavallaro, Esq.		\$0.47
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3	***	Navgen Capital Fund I, LLC	Navgen Capital Fund I, LLC C/O: Richmond Monroe Group		\$0.47
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4	***	Navgen Capital Fund I, LLC C/O: Tara Newton	C/O: Tara Newton		\$0.47
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for the reconstruction of nonnegotiable documents under Express Mail document reconstruction piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Expres The maximum indemnity payable is \$22,000 for registered mail, sent with optional insurance. So ROGO S913 and \$921 for limitations of cooperage.

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The beautiful and the second of the second o	Harrisburg, PA 17105		* V
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THE PROPERTY OF THE PROPERTY O	Pittsburgh, PA 15222		
****	U.S. Department of Justice	50.47	47
-	U.S. Attorney for The Middle District of P.	•	
	Federal Building		:
	228 Walnut Street, Suite 220	22.0	
	PO Box 11754		
-	Harrisburg, PA 17108-1754		
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Form 3877 Facsimile

for the reconstruction of nonnegociable 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 \$913 and \$921 for limitations of coverage. The full declaration of value is required on all domestic and international registered mail. The maximum indeminity payable Postage \$0.47 \$0.47 \$0.47 \$0.47 \$0.47 \$0.47 \$0.47 \$0.47 \$0.47 \$0.47 Writ Team Page 1 of 2 Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division AZK/ALE - 05/13/2015 SALE Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program PH#951558/1021 Name of Addressee, Street, and Post Office Address Asset Acceptance C/O: David R. Galloway, Esquire Asset Acceptance C/O: Daniel J. Santucci, Esquire Discover Bank C/O: David'J. Apothaker, Esquire Discover Bank C/O: Db Servicing Corporation Asset Acceptance C/O: Michael Volk, Esquire RE: HARRY W. ROGERS (COLUMBIA) Postinaster, Per (Name of Receiving Employee) Phelan Hallinan Diamond & Jones, LLP MECHANICSBURG, PA 17055-9237 520 FELLOWSHIP ROAD; C306 **BLOOMSBURG, PA 17815-3261** MECHANICSBURG, PA 17055 6 KACEY COURT; SUITE 203 1617 JFK Boulevard, Suite 1400 MOUNT LAUREL, NJ 08054 6500 NEW ALBANY ROAD 2890 SKATETOWN ROAD 130B GETTYSBURG PIKE NEW ALBANY, OH 43054 WARREN, MI 48090-2036 6th Floor, Strawberry Sq. ESSINGTON, PA 19029 TENANT/OCCUPANT Asset Acceptance, LLC New Albany, OH 43054 6500 New Albany Road Philadelphia, PA 19103 Harrisburg, PA 17128 Harrisburg, PA 17105 One Penn Center Plaza P.O. BOX 2036 Total Number of Pieces Received at Post Office P.O. BOX 517 Discover Bank P.O. Box 8486 Article Number *** ホナナト **** **** *** **** *** Total Number of Pieces Listed by Sender Name and Of Sender Address Line 01 ы m 4 **(**2) ø **r**~ 00 6

Form 3877 Facsimile

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

REAL BSTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 04/14/2015

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

TAX AMOUNT PENALTY DISCOUNT

PAID BALANCE

YEAR TAX TYPE TAX NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF	
By:	Per:
- 11 00	

SILE

SHERTER 31-04-010-05 NO COURT OF COMMON PLEAS JELL

Pennymac Holdings, LLC

Plaintiff: CIVIL DIVISION

VS.

: NO.: <u>2014-CV-1485</u>

Harry W. Rogers Mary A. Rogers

2015-ED-14

COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Harry W. Rogers TO: 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 Now 13th 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, PAY 17,815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS.

April 06, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

day of

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Sarah Jane Klungamas

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

2015

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMA vs.	C HOLDINGS, LLC				Number
HARRY W	ROGERS (et al.)			20140	CV1485
	SERVICE CO	VER SH	EET	·· - ·	
Service De	falls:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SHERIFF'S SALE BILL	······································			
					; ; ;
Serve To:		Final Servi	cg:		
Name:	(POSTING)	Served:	Personally Ad	ult In Charge	Posted Other
Primary Address:	2890 SKATETOWN ROAD BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:	DEF		
Alternate Address:		Date:	DEF 4-6-1.	S Time:	1500
Phone:		Deputy:	X	Mileage:	
Attorney / (Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service Att	empt Notes:				
1.					
2.					
3.					
4.					
<u>5.</u>					
6					

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

AFFIDAVIT OF SERVICE

PLAINTIFF PENNYMAC HOLDINGS, LLC

COLUMBIA COUNTY

PH # 951558

DEFENDANT HARRY W. ROGERS MARY A. ROGERS

SERVICE TEAM/ inm 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 day of 168, 2015, at XXDefendant personally served.
XXDefendant personally served.
Adult family member with whom Defendant(s) reside(s).
KCIAGORShip is
Adult in charge of Defendant's residence who refused to give name and by
""" " " " " " " " " " " " " " " " " "
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
1 (NEURAUS R
I, 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 carriemed correct copy of the
indicated above. I understand that this statement is study and in the address
unsworn falsification to authorities.
DATE: 02-26-2015 NAME: John Coulon
PRINTED NAME: JOHN NEUBAUER
TITLE: PROCESS SERVER
NOT SERVED
On the day of at o'clock M., I, a competent adult hereby
Vacant Drys Not Eviet
Vacant Does Not Exist Moved Does Not Reside (Not Vacant) No Answer onatatat
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/ Inm COURT NO.: 2014-CY-1485

SERVE MARY A. ROGERS AT: 2890 SKATETOWN ROAD

TYPE OF ACTION

BLOOMSBURG, PA 17815-3261	SALE DATE: May 13, 2015
	SERVED
Served and made known to MARY A. ROGER. [[1]], o'clock A. M., at 2890, 580757 Defendant personally served.	S. Defendant on the 26 day of
AXAdult family member with whom Defendant Relationship is HUSBAND "HA	ARRY ROGERS"
Adult in charge of Defendant's residence wh	o refused to give name or relationship.
Manager/Clerk of place of lodging in which Agent or person in charge of Defendant's off	Detendant(s) reside(s).
an officer of said Defend	ante agrangue
Other:	
Description: Age 65 Height 6-/"W	eight 190 Race W Sex M Other GRAY HAIR
1 / NEUROUFR	Service Control of the Control of th
Notice of Sheriff's Sale in the manner as set for	t, hereby verify that I personally handed a true and correct copy of the rth herein, issued in the captioned case on the date and at the address
THE PARTY OF THE P	at is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to
unsworn falsification to authorities.	To Lat. Cass. Sec., 4964 (Claring to
DATE: 02-26-2015	NAME: John Jeuban
	PRINTED NAME: JOHN NEUBAUER
•	TITLE: PROCESS SERVER
	NOT SERVED
On the day of 20, at state that Defendant NOT FOUND because:	o'clock M., I,, a competent adult hereby
Vacant Does Not Exist	Moved Does Not Davida (Not Marra)
No Answer onat	Moved Does Not Reside (Not Vacant)
Service Refused	
Other:	
I understand that this statement is made subjective function to authorities.	ect to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn
8Y:	
PRINTED NAME	

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC HOLDINGS, LLC

Court of Common Pleas

Plaintiff

Civil Division

VS.

COLUMBIA County

HARRY W. ROGERS MARY A. ROGERS colembia county

No.: 2014-CV-1485

Defendants

AND NOW, this day of force, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tune 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.

201150 80 00 00 88330 A9 A10M9 0.9 3 111800

20 H M9 8 F67 2135

SECTION STORY

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



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING PHILADELPHIA PA 19107 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 13m 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.

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

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- 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.

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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 Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



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 3015-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 Now 13th 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 <u>215-563-7000</u>.

Timothy T. Chamberlain Sheriff



VS.	AC HOLDINGS, LLC V ROGERS (et al.)	Case Number 2014CV1485
<u></u>		COVER SHEET
Service D	etails)	
Category	: Real Estate Sale - Sale Notice	Zone:
Manner:	< Not Specified >	Expires: Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	The state of the s
	:	
Note that are		
Serve To:	in the second of	Final Service
Name:	H. James Hock	Served: Personally Adult In Charge · Posted · Other
Primary Address:	2626 Old Berwick Road Bloomsburg, PA 17815	Served: Personally Adult In Charge Posted Other Adult In Charge:
Phone:	570-784-7823 DOB :	Relation: TAX COLLECTOR
Alternate Address:		Date: 2/6/15 Time: 1039
Phone:		
Attorney /	Originator:	
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-7000
Service At	tempts:	
Date:		
Time:		
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Deputy:	- ANNA CONTROL OF THE	the second secon
Service Att	empt Notes	
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Timothy T. Chamberlain Sheriff



VS.	AC HOLDINGS, LLC		Case Number	
	/ ROGERS (et al.)		2014CV1485	
	SERVICE	COVER SHEET		RO
Service De	etails: Notice of the second second			ROGERS, MARY
Category:	Real Estate Sale - Sale Notice		Zone:	Š.
Manner:	< Not Specified >	Expires:	Warrant:	AR
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Serve To:		Final Service:		20
Name:	MARY A ROGERS		Adult In Charge Posted Other	14C
Primary / Address:	2890 SKATETWON ROAD BLOOMSBURG, PA 17815	Adult In Charge:	Bigeli	2014CV1485
Phone:	DOB:	Relation:	Francia -	
Alternate Address:	304 VALLEY ROAD SUITE # 2 BLOOMSBURG, PA 17815	Date: 2-2-7	– Time: $\mathcal{Q}^*/\mathcal{E}$	2890 SKATETWON ROAD,
Phone:		Deputy:	Mileage:	Ä
Attorney / (Originator:			3
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-700		Š
Service Att	empts:			õ
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Timothy T. Chamberlain Sheriff



VS.	AC HOLDINGS, LLC		Case Number
HARRY W	/ ROGERS (et al.)		2014CV1485
	SERVICE C	OVER SHEET	
	etails:		
	Real Estate Sale - Sale Notice		Zone: /4
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE ANI	D DEBTOR'S RIGHTS	
			÷
Serve To:		Final Service	
Name:	OCCUPANT	a transfer the state	Adult In Charge · Posted · Other
Primary (Address:	2890 SKATETOWN ROAD BLOOMSBURG, PA 17815	Adult In Charge:	Rogers
Phone:	DOB;	Relation:	
Alternate		Date:	
Address:	:	Date: 4/1/2/1/2	Time:
Phone:		Deputy:	Time: 2 /// Mileage:
Attorney /	Originator:		
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-700	
Service Att	empts:		
Date:	2-6-15		and the second s
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Timothy T. Chamberlain Sheriff



VS.	AC HOLDINGS, LLC / ROGERS (et al.)		Case Number 2014CV1485
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Category:	Real Estate Sale - Sale Notice		Zone: /4 I
Manner:	< Not Specified >	Expires:	Warrant: ↓ ↓ ↓
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S RIGHTS	Zone: /-/ I
Serve To:	HARRY W ROGERS	And the second s	dult In Charge Posted Other CY148
Primary Address:	2890 SKATETWON ROAD BLOOMSBURG, PA 17815	Adult In Charge: HALL	19 **Kogers \$ 148
Phone:	DOB:	Relation:	NEF .
Alternate Address:	304 VALLEY ROAD SUITE # 2 BLOOMSBURG, PA 17815	Date: 2.6-15	Time: 3/6 Mileage:
Phone:	And the second s	Deputy:	Mileage:
Attorney / (Originator:		
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-7000	ON
Service Att	empts:		ROA
Date:	2-6-15		; ; · · · · · · · · · · · · · · · · · ·
Time:	10:19	Properties and Proper	BLOOMS
Mileage:		**************************************	OMS
Deputy:	7		
Service Att	empt Notes:		BURG, PA
1.2-6	15 46		
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			EXPIRATION

PRESS * ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifleds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

> Fax: (570) 784-6152 Proof of Ad 02/04/15

Ad ID:

1024308

Description:

Harry & Mary Rogers sale

Run Dates:

04/22/15 to 05/06/15

Class: Agate Lines:

Blind Box

204

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Total Ad Cost **Amount Paid**

\$1,118.22

\$0.00

Publication

Start

Stop

Inserts Cost

Press Enterprise

04/22/15 05/06/15

\$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 Issued out of the Country of the following obscribed property at public spie at the Columbia Country Country of Columbia, Committeewalth of Columbia, Columb Pennsylvania on

WEDNESDAY, MAY 13, 2015 AT 9:00 O'CLOCK A.M.

Ail 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 thirry (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 Sheriffs Office prior thereto.

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

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 Keder and William Ryan, South 63 degrees 17 minutes 28 seconds West, 97.00 feet to an Iron pin, Thenco along the Eastern edge of Tract No. 2 in the Knouse Subdivi son, North 26 degrees 44 minutes 30 seconds West, 224,79 feet to an iron pin on tho 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 peace 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 Elleen Knouse as surveyed by L. Wayne Laidacker, P.L.S., said survey being dated June 12, 1986, and recorded in Columbia County Map Book 6,

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.

ITILE 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 05/041198. recorded 05/0511987 in Book 387, Page 946, Instrument Number 198702174. Tax Parcel: 31-04-010-05.000

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

PROPERTY ADDRESS: 2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

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

Serzed 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 ash, certified check or cashier's check at time of sale, REMAINING BALANCE OF BID PRICE Any remaining amount of the bid pince is to be paid within eight (8) days after the sale in cash, certified chock or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY THE BID PRICE FAILURE TO PAY THE BID PAY THE NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful biddler failts to pay the bid pince as per trie above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract in the case of cetault all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The default-ing binder 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYMAC HOLDINGS, LLC Case Number HARRY WROGERS (et al.) 2014CV1485 SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: Name: Columbia County Tax Office Served: Personally · Adult In Charge · Posted · Other Primary PO Box 380 Adult In Address: Bloomsburg, PA 17815 Charge: Phone: 570-389-5649 Relation: DOB: Alternate Date: Address: Phone: Deputy: Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

COLUMBIA COUNTY TAX (

2014CV1485

РО

BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PENNYM/ vs.	AC HOLDINGS, LLC	Cons. November
	/ ROGERS (et al.)	Case Number 2014CV1485
	SERVICE C	OVER SHEET
Service De	etails:	
	Real Estate Sale - Sale Notice	Zone:
Manner:	< Not Specified >	Expires: Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	the state of the s
Section (Note: 1998)	The state of the s	
Serve To:		Final Service:
Name:	Domestic Relations Office of Columbia Cou	Served: Personally Adult In Charge Posted Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In CANOL FIELE M
	Bioomsburg, PA 17815	
Phone:	DOB:	Relation: CLERK
Alternate	And the second s	Date: 2-4-15 Time: 14/0
Address:	<u> </u>	3 4-15 mme. 14/C
Phone:		Deputy: Mileage:
Attorney/(Originator:	
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-7000
Service Att		210 000-1000
Date:	empts:	
Time:	Annual Control of the	
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Service Atte	empt Notes:	
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DOMESTIC RELATIONS OF

2014CV1485

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P 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 PŘEMISES 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 05/0411987, recorded 05/0511987 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

REAL ESTATE OUTLINE

ED# 2015 8014

DATE RECEIVED 2\2\8	2017		
DOCKET AND INDEX 2014	9V 1485		
CHECK FOR PROPER	INFO.		
WRIT OF EXECUTION	×		
COPY OF DESCRIPTION	X		
WHEREABOUTS OF LKA	7/2		
NON-MILITARY AFFIDAVIT	\overline{X}		
NOTICES OF SHERIFF SALE	<u>- </u>		
WAIVER OF WATCHMAN	X		
AFFIDAVIT OF LIENS LIST	X		
CHECK FOR \$1,350.00 OR	<u> X</u>	CK# (X	JH 85430
IF ANY OF ABOVE IS MISSIN	G DO NOT PRO	CEED	
SALE DATE	855 1015	TIME	0 10
POSTING DATE	May 13 "	TIME_	<u> </u>
ADV. DATES FOR NEWSPAPER	1 ST WEEK		
TIE V. DITTESTOR NE WSI AI ER	2 ND WEEK		
	3 RD WEEK		
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WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) Pa.R.C.P. 3180-3183 and Rule 3257

1 d.K.C.1 , 5100-5105 and Kule 5257			
Pennymac Holdings, LLC	COURT OF COMMON PLEAS		
vs.	CIVIL DIVISION		
Harry W. Rogers	NO.: <u>2014-CV-1485</u>		
Mary A. Rogers	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 Interest from 12/18/2014 to Date of Sale @ \$26.25 per diem

\$159,669.97 \$_____ and costs.

Dated 0 2-13-15 (SEAL)

PH#951558

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

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

Pennymac Holdings, LLC :

Plaintiff :

CIVIL DIVISION v.

COURT OF COMMON PLEAS

NO.: 2014-CV-1485 Harry W. Rogers

2015-ED-14 Mary A. Rogers Defendant(s) 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.

Name and address of Owner(s) or reputed Owner(s): _1.

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:

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

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

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 X Mechanicsburg, PA 17055

6 Kacey Court; Suite 203 Asset Acceptance Mechanicsburg, PA 17055-9237 C/O: Michael Volk, Esquire

6500 New Albany Road Discover Bank

New Albany, OH 43054

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

Discover Bank
C/O: Db Servicing Corporation

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

S20 Fellowship Road; C306
Mount Laurel, NJ 08054

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 1, LLC C/O: Richmond Monroe Group

P.O. Box 458

C/O: Tara Newton

Kimberling City, MO 65686-9906

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 6th Floor, Strawberry Sq. Individual Taxes Inheritance Tax Division Harrisburg, PA 17128 Department of Public Welfare, TPL Casualty P.O. Box 8486 Unit, Estate Recovery Program Harrisburg, PA 17105 Domestic Relations of Columbia County Courthouse Columbia County P.O. Box 380 Bloomsburg, PA 17815 Commonwealth of Pennsylvania P.O. Box 2675 Department of Welfare Harrisburg, PA 17105 Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222 U.S. Department of Justice 228 Walnut Street, Suite 220 U.S. Attorney for The Middle District of PA PO Box 11754

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.

Harrisburg, PA 17108-1754

Date: 1/30/15

Federal Building

By:

Phelan Halliman 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	
e cimi y imac	morality.	14170	

Plaintiff

CIVIL DIVISION

Harry W. Rogers

v.

Mary A. Rogers Defendant(s) NO.: 2014-CV-1485

2015-ED-14

COURT OF COMMON PLEAS

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
- Act 91 procedures have been fulfilled (X)
- 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.

> Phelan Hallinan Diamond & Jones, LLP PETER WAPNER, Esq., Id. No.318263

Attorney for Plaintiff

OCW

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

COLUMBIA County

COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

Harry W. Rogers Mary A. Rogers : CIVIL DIVISION

NO.: <u>2014-CV-1485</u>

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 surveyedby 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

-14

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2014-</u>CV-1485

Harry W. Rogers Mary A. Rogers

Defendant(s)

2015-ED-14 COLUMBIA COUNTY

<u>AFFIDAVIT PURSUANT TO RULE</u> 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.

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

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)

2890 Skatetown Road

Bloomsburg, PA 17815-3261

Mary A. Rogers

Harry W. 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

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

6500 New Albany Road New Albany, OH 43054

PH # 951558

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

520 Fellowship Road; C306
Mount Laurel, NJ 08054

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

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

C/O: 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: 1/50/15

Rv'

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

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;

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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

<u>2890 Skatetown Road, Bloomsburg, PA 17815-3261</u> <u>Parcel No. 31-04-010-05,000</u>

(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	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
vs.	No.: 2014-CV-1485 2015-FD-14
Harry W. Rogers Mary A. Rogers	
	ISSUED
Defendants	
NOW20T,	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
A DEID A	Deputy Sheriff VIT OF SERVICE
	O'Clock m., served the within
	at
•	by handing to
	a true and correct copy of the original Notice of
Sale and made known to	the contents dicteor.
Sworn and Subscribed before me	So Answers,
this	
day of 20	
	BY:
Notary Public	Sheriff
	, See return endorsed hereon by Sheriff of
	County, Pennsylvania, and made a part of this
return	
Tetan	So Answers,
	DO Allowers,
	Sheriff
	Deputy Sheriff

SHERIFF SERVICE		INSTRUCTIONS: Please type or print legibly, insuring				
PROCESS RECEIPT and AFFIDAVIT OF RI			eadability of all copies. Do not detach any copies.			
Plaintiff		Expiration		<u> </u>		
Pennymac Holdings, LLC			No.: 2014-CV-1485	 .		
Defendant		 .	<u> </u>	2-ED-14		
Harry W. Rogers			Type or Writ of Com			
Mary A. Rogers			EXECUTION/N	OTICE OF SALE		
AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO ADDRESS (Street or RFD, Aparlment No., City, Boro, Twp., State an 2890 Skatctown Road		ERIPTION OF	PROPERTY TO BE LEV	TIED. ATTACHED OR SALE.		
Bloomsburg, PA 17815-3261						
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIS	TIMEVOUDITIM	Z CEO VICE				
PLEASE POST THE PREMISES WITH THE SHERIFF'S I	IANDBILL OF	F SALE.				
NOW,	y, PA do hereby de	putize the S	heriff of			
Southly. To exceed the within and make retoth dierem according to law,						
	Sheriff of (COLUMBIA	County, Penna,			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVEI property under within writ may leave some without a watchman, in custody attachment without fiability on the part of such deputy or sheriff to any plain sheriff's sale thereof. Signature of Attorney or other Originator requesting service on behalf of XX Pla	of whomever is found iff herein for any l	ind in posses	ssion, after notifying pe tion or removal of any s	rson of levy or such property before Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boule Philadelphia, PA 19103-1814	vard, Suite 1400	(215)56.	i	1/30(15		
SPACE BELOW FOR USE OF SHERIF	<u>'F ONL</u> Y — I	TON OC		W THIS LINE		
TEMPTH			Court Number			
RETURNED:						
	L co ANGVIII		 .			
AFFIRMED and subscribed to before me thisday	SO ANSWERS Signature of Dep	. Sheriff		Date		
of 20						
	Signature of Sher	iff	 .	Date		
	Sheriff of		 "			

SHERIFF SERVICE	INSTRU	ICTIONS: Please type or	print legibly insuring
PROCESS RECEIPT and AFFIDAVIT OF RET	URN readabili	ty of all copies. Do not d	letach any copies.
	Expirati		
Plaintiff		No.: 2014-CV-1485	
Pennymac Holdings, LLC		ACIS-ET	\ 1C;
Defendant	n=	Type or Writ of Complaint	<u> </u>
Harry W. Rogers		EXECUTION/NOTIC	E OF SALE
Mary A. Rogers			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRIPTION C	F PROPERTY TO BE LEVIED, A	TTACHED OR SALE.
HARRY W. ROGERS		<u> </u>	
AT 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 EVDENIUM CEDUIC		
O SOLD DISTRICT OF STREET IN ORDER THAT WILL ASSIST	EN EATEDITING SERVIC	E.	
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 COLUMBI	A County, Penna.	
NOTE ONLY ADDITIONED FOR WRITE OF ENCOUNTION, MIN WAS TED	OF 1111 TOTAL 1		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of	JP WATCHMAN — Any (whomever is found in poss	deputy sheriff levying upon or a	ttaching any
attachment without liability on the part of such deputy or sheriff to any plainti	if herein for any loss, destru	ction or removal of any such or	operty before
sheriff's sale thereof.	•	, ,	-,,
Signature of Attorney or other Originator requesting service on behalf of XX Plain	tiff Telephon	ne Number Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva	endant Telephon	I .	.1 —
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva	rd, Suite 1400 (215)56	53-7000	sol(T
Philadelphia, PA 19103-1814 SDACE PELOW FOR LICE OF CHERNER	LONIE DO NO		
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO NO	Court Number	HIS LINE
		Court Number	
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AFFIRMED and subscribed to before me this day	SO ANSWERS		Date
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AFFIRMED and subscribed to before me this day of 20			Date
AFFIRMED and subscribed to before me this day of 20	Signature of Dep. Sheriff		
AFFIRMED and subscribed to before me this	Signature of Dep. Sheriff		
AFFIRMED and subscribed to before me this	Signature of Dep. Sheriff Signature of Sheriff		

SHERIFF SERVICE		INSTRUCTIONS:	Please type or print legibly, insuring		
PROCESS RECEIPT and AFFIDAVIT OF RI	PROCESS RECEIPT and AFFIDAVIT OF RETURN readabili		y of all copies. Do not detach any copies.		
		Expiration date			
Plaintiff		No.: 2014	4-CV-1485		
Pennymac Holdings, LLC		ļ	2015-ED-14		
Defendant		Type or V	Vrit of Complaint		
Harry W. Rogers			JTION/NOTICE OF SALE		
Mary A. Rogers					
SERYE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO	SERVICE OR DESC	RIPTION OF PROPERTY	TO BE LEVIED. ATTACHED OR SALE.		
HARRY W. ROGERS					
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State a	nd Zip Code)				
2890 Skatetown Road					
Bloomsburg, PA 17815-3261					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSI	T IN EVDENERAL	CEDVICE			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSE	SI IN EXPEDITING	3 SERVIÇE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,, 20, I, Sheriff of COLUMBIA Cour	ity, PA do hereby d	eputize the Sheriff of _			
County, to execute the within and make return thereof according to law.					
	Sheriff of C	COLUMBIA County, P	200a		
		· ·			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVE	R OF WATCHMAI	N — Any deputy sherifi	f levying upon or attaching any		
property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain					
sheriff's sale thereof.		oba, additaction of rena	and the any mach property octore		
Single Address of August 1997 and 1997	1		TOTAL A		
Signature of Attorney or other Originator requesting service on behalf of XX Pl	aintift Defendant	Telephone Number	Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boul	evard, Suite 1400	(215)563-7000			
Philadelphia, PA 19103-1814					
SPACE BELOW FOR USE OF SHERI	FF ONLY —				
PLAINTIFF		Court Nu	nber		
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RETURNED: AFFIRMED and subscribed to before me this day	SO ANSWERS		Date		
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AFFIRMED and subscribed to before me this day			Date Date		
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AFFIRMED and subscribed to before me this day	Signature of Dep				

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THE POSSIBLE OF THE POSSIBLE O	Exp	iration date	
Plaintiff Pennymac Holdings, LLC		No.: 2014-CV-1485	
		Type or Writ of Co	-ED-14
Defendant		Type or Writ of Co	mplaint
Harry W. Rogers Mary A. Rogers		EXECUTION/N	NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO MARY A. ROGERS	SERVICE OR DESCRIPT	ION OF PROPERTY TO BE LE	VIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and	LZip Code)		
2890 Skatetown Road	(2.11) Code)		
Bloomsburg, PA 17815-3261			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SE	RVICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, 20 . 1. Sheriff of COLUMBIA Count	y, PA do hereby deput	ze the Sheriff of	
County, to execute the within and make return thereof according to law.			
	Sheriff of COL	UMBIA County, Penna.	
		•	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of	OF WATCHMAN —	Any deputy sheriff levying u	pon or attaching any
attachment without liability on the part of such deputy or sheriff to any plain	tiff 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 Plai	ntiff Te	lephone Number	Date
	fendant		1/30/15
ADDRESS: One Penn Center at Subufban Station, 1617 John F. Kennedy Bouler Philadelphia, PA 19103-1814	vard, Suite 1400 (2	15)563-7000	1130118
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	Signature of Dep. Sla	eriff	
AFFIRMED and subscribed to before me this day		criff	Date Date
AFFIRMED and subscribed to before me this day	Signature of Dep. She Signature of Sheriff	eriff	
AFFIRMED and subscribed to before me this day	Signature of Dep. Sla	eriff	

SHERIFF SERVICE		INSTRUCT	IONS: Pleas	e type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	PROCESS RECEIPT and AFFIDAVIT OF RETURN readability of all copies.		Do not detach any copies.	
		Expiration	date	торием
Plaintiff Plaintiff			No.: <u>2014-CV-1</u>	485
Pennymac Holdings, LLC			2015	5-ED-14
Defendant	·· .		Type or Writ of	
Harry W. Rogers			EXECUTION	NOTICE OF SALE
Mary A. Rogers	<u> </u>			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO:	SERVICE OR DESC	RIPTION OF P	ROPERTY TO BE	LEVIED, ATTACHED OR SALE.
MARY A. RUGERS		<u>, </u>		
AT ADDRESS (Street or RFD, Apartment Nn., City, Boro, Twp., State and 2890 Skatetown Road	Zip Code)			
Bloomsburg, PA 17815-3261	<u>_</u> .			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE		
	Z. Dill EDIT (II)	J JEK VICE.		
NOW. 20 I Sheriff of COLUMBIA Country				
NOW,, 20, I, Sheriff of COLUMBIA County County, to execute the within and make return thereof according to law.	. PA do hereby di	cputize the She	riff of	
to enseate the middle and make return inspect according to law.				
	Sheriff of C	COLUMBIA C	оилty, Penna.	-
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN	N. Anudanu	ter al CC 1	
property under within will may leave same without a walchman, in custody of	f whomever is fou	uul in noccecci	en ofter notificia-	
attachment without liability on the part of such deputy or sheriff to any plaint; sheriff's sale thereof.	iff herein for any l	loss, destructio	or removal of a	any such property before
SHETHEN SALE INCIRCUIT.				
Signature of Attorney or other Originator requesting service on behalf of XX Plain	ntiff	Telephone N	umber	Date
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Philadelphia, PA 19103-1814	ard, Suite 1400	(215)563-	7000	130115
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AFFIRMED and subscribed to before me this day		. Sheriff		Date
AFFIRMED and subscribed to before me this	Signature of Dep.			
AFFIRMED and subscribed to before me this				Date Date
AFFIRMED and subscribed to before me this	Signature of Dep.			
AFFIRMED and subscribed to before me this	Signature of Dep.			

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

Trans # 4652 Carrier / service: USPS Server First-Class Marl® 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

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PHILADELPHIA PA 19106

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DEPARTMENT 281230 Tracking #: 71901140006000046494

Doc Ref # 2015ED14

Postage 5.3400

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DEPARTMENT OF REVENUE

DEPARTMENT 281230

Tracking #.

71901140006000046494

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S Server First-Class Mail®

2/4/2015 12:00:00 AM

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OFFICE OF FIALLR

DEPARTMENT OF PUBLIC

WELFARE

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Doc Ref#

2015ED14

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OFFICE OF F.A.I.R. DEPARTMENT

DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016

Tracking # 71901140006000046500

Doc Ref#:

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2/4/2015 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: Doc Ref#:

71901140006000046517

2015ED14

Postage

5.3400

PHILADELPHIA PA 19107

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Document Receipt

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NAVGEN CAPTIAL FUNDILLO RICHMOND MONROE GROUP

P.O BOX 458 Tracking #. 71901140006000046562

> Doc Ref#: 2015ED14

Postage 5.3400

KIMBERLING CITY MO 65686

Document	Receipt

Trans#

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2/4/2015 12:00:00 AM

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DISCOVER BANK

6500 NEW ALBANY ROAD

Tracking #.

71901140006000046555

Doc Ref#:

2015ED14

Postage

5.3400

NEW ALBANY

OH 43054

2/4/20:

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Document Receipt

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P.O BOX 458 Tracking #. 71901140006000046562

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KIMBERLING CITY MO 65686

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Ship to:

DISCOVER BANK

6500 NEW ALBANY ROAD

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71901140006000046555

Doc Ref #.

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Postage

5.3400

NEW ALBANY OH 43054

Print Your Documents Page 1 of 1

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Ship to.

DAVID GALLOWAY

130 B GETTYSBURG PIKE

Tracking #: 71901140006000046548

Doc Ref #: 2015ED14

Postage 5.3400

MECHANICSBUR PA 17055

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Ship to:

ASSET ACCEPTANCE LLC

P.O. BOX 2036 Tracking #. 71901140006000046531

Doc Ref #: 2015ED14 Postage 5.3400

Postage 5.340 WARREN MI 48090

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Document Receipt

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