

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

WELLS FARGO BANK, NA      VS      JOSHUA YOUNG

NO.      40-2015      ED      NO.      212-2014      JD

DATE/TIME OF SALE:    JANUARY 27, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST)      \$ 3517.28

POUNDAGE - 2% OF BID      \$ 70.35

TRANSFER TAX - 2% OF FAIR MKT      \$ -

MISC. COSTS      \$ -

TOTAL AMOUNT NEEDED TO PURCHASE      \$ 3587.63

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

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

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

PURCHASER(S) SIGNATURE(S):

Brian Crane for Plaintiff  
Brian Crane

TOTAL DUE:      \$ 3587.63

LESS DEPOSIT:      \$ 1350.00

DOWN PAYMENT:      \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS      \$ 2237.63

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

ROOSEVELT MORTGAGE ACQUISITION COMPANY  
vs.  
WELLS FARGO BANK N.A.

## Defendant

JOSHUA YOUNG

### Attorney for the Plaintiff:

RICHARD SQUIRE & ASSOCIATES LLC  
ONE JENKINTOWN STATION  
115 WEST AVENUE  
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, January 27, 2016

Writ of Execution No. : 2014CV212

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1900 FAIRVIEW AVENUE, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,199.67
Sheriff Automation Fund	\$50.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$24.00
Copies	\$8.00
Notary Fee	\$10.00
Surcharge	\$170.00
Tax Claim Search	\$5.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Distribution Form	\$25.00
<b>Total Sheriff Costs</b>	<b>\$2,143.17</b>

## Municipal Costs

Sewer	\$1,307.11
<b>Total Municipal Costs</b>	<b>\$1,307.11</b>

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

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

Location of the real estate: 1900 FAIRVIEW AVENUE, BERWICK, PA 18603

<b>Grand Total:</b>	<b>\$3,517.28</b>
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Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
*ATTORNEYS AT LAW*

Richard M. Squire \*  
Robert M. Kline^  
Bradley J. Osborne^  
\* Also Admitted in MD  
^ Also admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
[www.squirelaw.com](http://www.squirelaw.com)

March 24, 2016

Columbia County Sheriff's Office  
ATTN: Real Estate Division  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for  
RMAC REMIC Trust, Series 2009-3 v. Joshua Young  
Docket No. 2014-CV-212  
Premises: 1900 Fairview Avenue, Berwick PA 18603

Dear Sir or Madam:


The above property was sold to the plaintiff at Sheriff Sale on January 27, 2016.

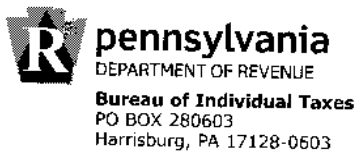
Kindly issue Deed Poll or Sheriff's Deed to the above property to **"Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for RMAC REMIC Trust, Series 2009-3 ."** The address of the grantee should be listed as 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618-2132. I have also attached the Statements of Value for your file and the PA Department of Revenue. Please fill in the consideration.

Tax bills should now be sent to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618-2132.

Please contact our office should you have any questions or need for further information or documentation with regard to this matter.

Very truly yours,

  
Bradley J. Osborne, Esquire  
Richard M. Squire & Associates, LLC



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** - All inquiries may be directed to the following person:

Name

Richard M. Squire &amp; Associates, LLC

Telephone Number:

(215) 886-8790

Mailing Address

115 West Avenue, Suite 104

City

Jenkintown

State

PA

ZIP Code

19046

**B. TRANSFER DATA**

Date of Acceptance of Document

/ /

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

Grantee(s)/Lessee(s)

Wells Fargo Bank, N.A., not in its indivi

Telephone Number:

Mailing Address

PO Box 380

Mailing Address

15480 Laguna Canyon Road, Suite 100

City

Bloomsburg

State

PA

ZIP Code

17815

City

Irvine

State

CA

ZIP Code

92618

**C. REAL ESTATE LOCATION**

Street Address

1900 Fairview Avenue, Berwick PA 18603

City, Township, Borough

Berwick Borough

County

Columbia

School District

Berwick Area S.D.

Tax Parcel Number

04D-02-047

**D. VALUATION DATA**

Was transaction part of an assignment or relocation?

☐ Y ☒ N

1. Actual Cash Consideration

2. Other Consideration

+0.00

3. Total Consideration

=

4. County Assessed Value

54,473.00

5. Common Level Ratio Factor

x 3.60

6. Computed Value

= 196,102.80

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

\$ 196,102.80

1b. Percentage of Grantor's Interest in Real Estate

100.00

%

1c. Percentage of Grantor's Interest Conveyed

100.00

%

**2. Check Appropriate Box Below for Exemption Claimed.**☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** - All inquiries may be directed to the following person:

Name Richard M. Squire & Associates, LLC		Telephone Number: (215) 886-8790	
Mailing Address 115 West Avenue, Suite 104	City Jenkintown	State PA	ZIP Code 19046

**B. TRANSFER DATA**

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number:	Grantee(s)/Lessee(s) Wells Fargo Bank, N.A., not in its indivi	Telephone Number:
Mailing Address PO Box 380		Mailing Address 15480 Laguna Canyon Road, Suite 100	
City Bloomsburg	State PA	City Irvine	State CA
ZIP Code 17815		ZIP Code 92618	

**C. REAL ESTATE LOCATION**

Street Address 1900 Fairview Avenue, Berwick PA 18603	City, Township, Borough Berwick Borough
County Columbia	School District Berwick Area S.D.
	Tax Parcel Number 04D-02-047

**D. VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration	2. Other Consideration + 0.00	3. Total Consideration =
4. County Assessed Value 54,473.00	5. Common Level Ratio Factor x 3.60	6. Computed Value = 196,102.80

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 196,102.80	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--------------------------------------------------	-----------------------------------------------------------------	-----------------------------------------------------------

**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

38838

RICHARD M. SQUIRE &amp; ASSOCIATES, LLC

## ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104

115 WEST AVENUE 215-886-8790

JENKINTOWN, PA 19046

BB&amp;T

38838

BRANCH BANKING AND TRUST COMPANY

1-800-BANK BBT BBT.com

60-912/313

**\*\*Two Thousand Two hundred Thirty Seven dollars and Sixty Three cents\*\***

DATE

AMOUNT

05/03/2016

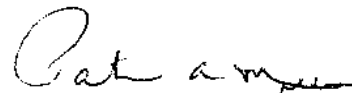
\$2,237.63

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

P.O. Box 380

Bloomsburg PA 17815



AUTHORIZED SIGNATURE

For RUSH-162 - Young, Joshua - Outstanding Costs

⑈038838⑈ ⑆031309123⑆ 1390000798122⑈

IN THE COURT OF COMMON PLEAS FOR COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Wells Fargo Bank, N.A., not in its individual  
capacity but solely as trustee for RMAC  
REMIC Trust Series 2009-3,

PLAINTIFF,

v.

Joshua Young,

DEFENDANT.

DOCKET NO: 2014-CV-212

DOCKET NO: 2015-ED-40

CIVIL ACTION

MORTGAGE FORECLOSURE

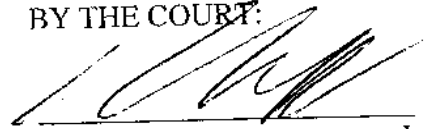
**ORDER**

AND NOW, this 13 day of JAN, 2016, upon consideration of  
Plaintiff's Second Motion to Postpone Sheriff's Sale Nunc Pro Tunc, and any response thereto, it  
is hereby **ORDERED** and **DECREED** that the Sheriff's Sale of the above property is postponed  
is hereby postponed to January 27, 2016;

It is further **ORDERED** and **DECREED** that the Plaintiff/Movant shall serve a copy of  
this order upon the Columbia County Sheriff's Office and the Defendant;

It is further **ORDERED** and **DECREED** that no further advertising or notice of sale is  
required.

BY THE COURT:

  
\_\_\_\_\_, J.

CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

2016 JAN 15 PM 2 42

FILED  
PROTHONOTARY



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

ROOSEVELT MORTGAGE ACQUISITION  
COMPANY  
WELLS FARGO BANK N.A.

vs.

## Defendant

JOSHUA YOUNG

### Attorney for the Plaintiff:

RICHARD SQUIRE & ASSOCIATES LLC  
ONE JENKINTOWN STATION  
115 WEST AVENUE  
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, October 14, 2015

Writ of Execution No. : 2014CV212

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1900 FAIRVIEW AVENUE, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,199.67
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	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Surcharge	\$170.00
Tax Claim Search	\$5.00

Total Sheriff Costs \$2,118.17

## Municipal Costs

Sewer	\$1,307.11
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Total Municipal Costs \$1,307.11

## Distribution Costs

Recording Fees	\$67.00
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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.

**Location of the real estate:** 1900 FAIRVIEW AVENUE, BERWICK, PA 18603

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**Grand Total:**

**\$3,492.28**

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

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
*ATTORNEYS AT LAW*

Richard M. Squire \*  
Robert M. Kline^  
Bradley J. Osborne^  
\* Also Admitted in MD  
^ Also admitted in NJ

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

January 26, 2016

Columbia County Sheriff's Office  
Real Estate Division  
Fax 1-570-389-5625

**RE: Wells Fargo bank, N.A. v. Young**  
**Columbia County Docket No. 2014-CV-212/2015-ED-40**

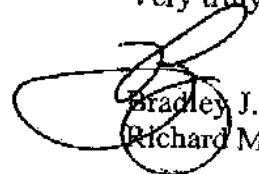
Dear Sir or Madam:

Enclosed please find one original and one copy of the Order Postponing the Sale of the above property to tomorrow's sale. We realize that the Order contains a typographical error regarding the date; however, this was entered in December of 2015.

Please contact me directly at Ext. 11 with any questions or concerns you may have regarding this matter.

Thank you for your courtesies.

Very truly yours,

  
Bradley J. Osborne, Esquire  
Richard M. Squire & Associates, LLC

Enclosures

IN THE COURT OF COMMON PLEAS FOR COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Wells Fargo Bank, N.A., not in its individual  
capacity but solely as trustee for RMAC  
REMIC Trust Series 2009-3,

PLAINTIFF,

v.

Joshua Young,

DEFENDANT.

DOCKET NO: 2014-CV-212

DOCKET NO: 2015-ED-40

CIVIL ACTION

MORTGAGE FORECLOSURE

FILED  
PROTHONOTARY  
2015 DEC 21 PM 11 36  
CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 21 day of December, 2015, upon consideration of  
Plaintiff's Second Motion to Postpone Sheriff's Sale Nunc Pro Tunc, and any response thereto, it  
is hereby **ORDERED** and **DECREED** that the Sheriff's Sale of the above property is postponed  
is hereby postponed to January 27, 2015;

It is further **ORDERED** and **DECREED** that the Plaintiff/Movant shall serve a copy of  
this order upon the Columbia County Sheriff's Office and the Defendant;

It is further **ORDERED** and **DECREED** that no further advertising or notice of sale is  
required.

BY THE COURT:

1st Thomas A. James, Jr.

RECEIVE:

NO. 4042

12/22/2015/TUE 10:50AM

Richard Squire Assoc

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Patricia Miller

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** October 19, 2015

**Re:** Joshua Young Execution

**CC:**

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

● **Comments:**

Attached is cost sheet showing a balance due of \$598.17

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ROOSEVELT MORTGAGE ACQUISITION COMPANY (et al.)  
vs.  
JOSHUA YOUNG

Case Number  
2014CV212

## PROPERTY ADDRESS

1900 FAIRVIEW AVENUE, BERWICK, PA 18603

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
04/07/2015	Advance Fee	Advance Fee	34600	\$0.00	\$1,350.00
04/07/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/07/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/07/2015	Crying Sale			\$10.00	\$0.00
04/07/2015	Docketing			\$15.00	\$0.00
04/07/2015	Levy			\$15.00	\$0.00
04/07/2015	Mailing Costs			\$54.00	\$0.00
04/07/2015	Posting Handbill			\$15.00	\$0.00
04/07/2015	Press Enterprise Inc.			\$1,199.67	\$0.00
04/07/2015	Sheriff Automation Fund			\$50.00	\$0.00
04/07/2015	Web Posting			\$100.00	\$0.00
06/04/2015	Service			\$240.00	\$0.00
06/04/2015	Service Mileage			\$24.00	\$0.00
06/04/2015	Copies			\$8.00	\$0.00
06/04/2015	Notary Fee			\$10.00	\$0.00
06/04/2015	Surcharge			\$170.00	\$0.00
06/04/2015	Tax Claim Search			\$5.00	\$0.00
				\$1,948.17	\$1,350.00
TOTAL BALANCE:				\$(598.17)	

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

October 15, 2015

**VIA FACSIMILE: 5703895625**

Office of the Sheriff, Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for  
RMAC REMIC Trust, Series v. Joshua Young  
Docket No. 2014-CV-212  
Premises: 1900 Fairview Avenue, Berwick, PA 18603  
Sheriff's Sale scheduled for October 14, 2015

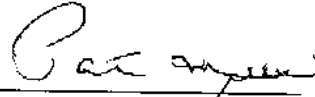
Dear Sir or Madam:

Thank you for your telephone call yesterday concerning the above sale. As requested, our office faxed a letter to your office requesting that the sale be postponed to **November 4, 2015**.

Please find attached a copy of the Final Affidavit of Service Pursuant to Pa.R.C.P. 3129.1 which indicates service of the notice of sale upon lienholders and the defendant pursuant to the Order granting Alternative Service. The Affidavit will be forwarded to the Prothonotary for filing.

Thank you for your courtesies.

Very truly yours,

  
Patricia A. Miller, Paralegal

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Robert M. Kline, Esquire  
I.D. Nos. 04267 / 56479  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Wells Fargo Bank, N.A., not in its individual  
capacity but solely as trustee for RMAC  
REMIC Trust, Series 2009-3

PLAINTIFF,

v.

Joshua Young  
1900 Fairview Avenue  
Berwick, PA 18603

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2014-CV-212

DOCKET NO. 2015-ED-40

CIVIL ACTION

MORTGAGE FORECLOSURE

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

Plaintiff, by its undersigned attorney, Robert M. Kline, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienor/lien creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."  
\_\_\_\_ Service effectuated by Sheriff.  
\_\_\_\_ Service effectuated by Private Process Server.  
☒ Service effectuated per Court Order. Certificate of Service attached containing:  
Court Order and Mailing receipts.

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



This Affidavit is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsifications to authorities.

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

~ Robert M. Kline, Esq. (PA I.D.# 56479)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

[rkline@squirelaw.com](mailto:rkline@squirelaw.com)

Attorneys for Plaintiff

Dated: October 14, 2015

# Exhibit "1"

## NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates  
115 West Avenue, Suite 104  
Jenkintown, PA 19046

## INDICATE TYPE OF MAIL

☐ Registered Mail  
☐ Insured  
☐ COD  
☐ Certified Mail  
☐ Express Mail

## CHECK APPROPRIATE BLOCK FOR

Registered Mail:  
☐ With Postal Insurance  
☐ Without Postal Insurance

## POSTMARK AND

Affix stamp here  
or for additional

\$1.20

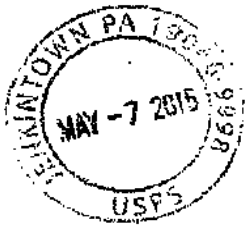

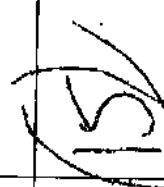
US POSTAGE  
FIRST-CLASS

062S0006863006  
19046

mailing

1. RUSH-162F - Young,  
Joshua Proof of  
Mailing  
LH Notice of sale  
Regular Mail
2. Tax Claim Bureau  
11 West Main Street, Main Street County  
Annex  
Bloomsburg, PA 17815-1702
3. Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815-1702
4. Pa Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230
5. Department of Public Welfare  
Att: Legal Department  
Health & Welfare Building  
P.O. Box 2675  
Harrisburg, PA 17105-2675
6. Department of Public Welfare  
Bureau of Child Support Enforcement  
Health & Welfare Building, Room 432  
Harrisburg, PA 17105-2675
7. Tenant/Occupant  
1900 Fairview Avenue  
Berwick, PA 18603
8. Wells Fargo Bank, N.A., not in its  
individual capacity but solely as Trustee  
for RMAC REMIC Trust, Series 2009-3  
15480 Laguna Canyon Road, Ste 100  
Irvine, CA 92618-2132
9. Berwick Area Joint Sewer Authority  
1106 Freas Avenue  
Berwick, PA 18603-1710
10. Berwick Area Joint Sewer Authority  
c/o Anthony McDonald, Esq.  
Bull Bull & Knecht  
106 N. Market Street  
Berwick, PA 18603



10.	Roosevelt Mortgage Acquisition Company 1540 Broadway Ste - 1606 New York, NY 10036		POSTMASTER, PER (Name of receiving employee) 	The full declaration of value is required on all domestic and international registered maximum indemnity payable for nonnegotiable documents under Express Mail reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per o maximum indemnity payable on Express Mail merchandise insurance is \$500. Indemnity payable is \$25,000 for registered Mail, \$500 for COD and \$500 for ir handling charges apply only to Third- and Fourth-Class parcels. Special deliver special handling service.
11.	Decision One Mortgage Company, LLC 3023 HSBG Way Fort Mill, South Carolina 29715			
12.	Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for RMAC REMIC Trust Series 2008-3 5082 Old Annapolis Road Columbia, MD 21045			
13.	MERS P.O. Box 2026 Flint, MI 48501-2026			
14.	MERS 1818 Library Street, Suite 300 Reston, VA 20190-8280			
15.	Roosevelt Mortgage Acquisition Company 15480 Laguna Canyon Road Ste 100 Irvine, CA 92618			
Total Number of Pieces Received at Post Office 				

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

# Exhibit "2"

Roosevelt Mortgage Acquisition Company  
PLAINTIFF,  
v.

Joshua Young  
1900 Fairview Avenue  
Berwick, PA 18603  
DEFENDANT.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

TERM  
DOCKET NO: 2014-CV-212  
CIVIL ACTION  
MORTGAGE FORECLOSURE

CLERK OF COURTS OFFICE  
JUL 28 2015

2014 JUL 28 A 10:15

FILED  
PROTHONOTARY

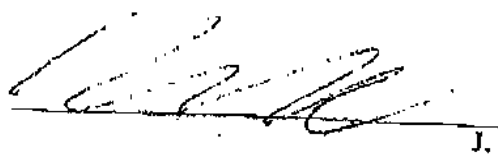
**ORDER GRANTING ALTERNATIVE SERVICE PURSUANT  
TO PA. R.C.P. 430 AND 3129.2(c)(1)(i)(C)**

AND NOW, this 28 day of July, 2014,  
upon consideration of Plaintiff's Motion for Alternative Service pursuant to Pa. R.C.P. 430 and  
3129.2(c)(1)(i)(C), and upon consideration of any response thereto, and good cause showing, it  
is hereby

ORDERED that Plaintiff may serve the Complaint and all other legal papers requiring  
service pursuant to Pa. R.C.P. 3129(c)(1)(i)(C) upon Defendant, Joshua Young, by (1) sending a  
true and correct copy thereof to Defendant via simultaneous certified mail - return receipt  
requested and regular mail - postage prepaid to the mortgaged premises located at 1900 Fairview  
Avenue, Berwick, PA 18603 and 108 Main Street, Berwick, PA 18603; and (2) posting a true  
and correct copy thereof on the mortgaged premises by any competent adult.

Service of the aforementioned mailings is effective upon the date of mailing and is to be  
effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of  
Service as to such mailing.

BY THE COURT:



## NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates  
115 West Avenue, Suite 104  
Jenkintown, PA 19046

## INDICATE TYPE OF MAIL

- ☐ Registered Mail  
☐ Insured  
☐ COD  
☐ Certified Mail  
☐ Express Mail

## CHECK APPROPRIATE BLOCK FOR

Registered Mail:

- ☐ With Postal Insurance  
☐ Without Postal Insurance

POSTMARK AND DATE OF  
Affix stamp here if issued at:  
or for additional copies of the

\$1.200

US POSTAGE  
FIRST-CLASS062S0006863006  
19046

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Actual Value (if Registered)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee
1	RUSH-152/Young MAS NOS Reg Mail	Joshua Young 1900 Fairview Avenue Berwick, PA 18603									
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		POSTMASTER, PER (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document transportation insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery services also includes special handling services.					

PS FORM 3877

KC

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

**TO:**

Joshua Young  
1900 Redview Avenue  
Berwick, PA 18603

**SENDER:****REFERENCE:**

Rush-162/Young

PS Form 3800, January 2005  
9314 8679 0430 0013 7870 22

**RETURN  
RECEIPT  
SERVICE**

Postage	
Certified Fee	0.485
Return Receipt Fee	3.45
Restricted Delivery	1.70
Total Postage & Fees	0.00

**USPS®****Receipt for  
Certified Mail™**

No Insurance Coverage Provided  
Do Not Use for International Mail







**TO:**

Joshua Young  
108 Main Street  
Berwick, PA 18603

**SENDER:****REFERENCE:**

RUSH-162

9314 8699 0430 0015 7156 27

PS Form 3800, January 2005.

**RETURN  
RECEIPT  
SERVICE**

Postage

0.45

Certified Fee

3.45

Return Receipt Fee

1.40

Restricted Delivery

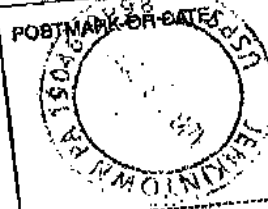
0.00

Total Postage &amp; Fees

5.35

**USPS®  
Receipt for  
Certified Mail®**

No Insurance Coverage Provided  
Do Not Use for International Mail



KUSH-162

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
SheriffEarl D. Mordan, Jr.  
Chief DeputyROOSEVELT MORTGAGE ACQUISITION COMPANY (et al.)  
vs.  
JOSHUA YOUNGCase Number  
2014CV212

## SHERIFF'S RETURN OF SERVICE

05/05/2015 09:00 AM - DEPUTY SCOTT MAYERNICK, 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 1900 FAIRVIEW AVENUE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 05, 2015

NOTARY

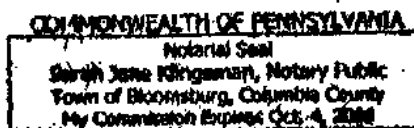
Affirmed and subscribed to before me this

6TH

day of

MAY

2015

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 110 WEST AVENUE, JENKINTOWN, PA  
(c) County State Sheriff, Telecast, Inc.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV212

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, JUNE 10, 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 or parcel of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at the Intersection of Fairchild Street and Fairview Avenue; THENCE southerly along Fairchild Street, a distance of 160 feet to an alley; THENCE westerly along said alley, a distance of 45 feet to the corner of Lot No. 81; THENCE northerly along said lot a distance of 160 feet to Fairview Avenue; THENCE easterly along said avenue, a distance of 46 feet to the corner, the PLACE OF BEGINNING.

CONTAINING 7200 square feet of land and BEING Lot No. 80 in Fairchild Addition to Berwick.  
Known as 1900 Fairview Avenue, Berwick, PA 18603  
Parcel No. 04D-002-047

Being the same premises which Dennis Kowalski and Lynda Kowalski granted and conveyed unto Joshua Young by Deed dated April 8, 2007 and recorded April 17, 2007 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200703843.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 1900 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-002-047

Seized and taken into execution to be sold as the property of JOSHUA YOUNG in suit of ROOSEVELT MORTGAGE ACQUISITION COMPANY.

**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:  
RICHARD SQUIRE & ASSOCIATES LLC  
JENKINTOWN, PA

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

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

October 15, 2015

**VIA FACSIMILE: 5703895625**

Office of the Sheriff, Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for  
RMAC REMIC Trust, Series v. Joshua Young  
Docket No. 2014-CV-212  
Premises: 1900 Fairview Avenue, Berwick, PA 18603  
Sheriff's Sale scheduled for October 14, 2015

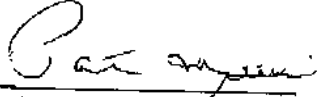
Dear Sir or Madam:

Thank you for your telephone call yesterday concerning the above sale. As requested, our office faxed a letter to your office requesting that the sale be postponed to *November 4, 2015*.

Please find attached a copy of the Final Affidavit of Service Pursuant to Pa.R.C.P. 3129.1 which indicates service of the notice of sale upon lienholders and the defendant pursuant to the Order granting Alternative Service. The Affidavit will be forwarded to the Prothonotary for filing.

Thank you for your courtesies.

Very truly yours,

  
Patricia A. Miller, Paralegal

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
Robert M. Kline, Esquire  
I.D. Nos. 04267 / 56479  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

Wells Fargo Bank, N.A., not in its individual  
capacity but solely as trustee for RMAC  
REMIC Trust, Series 2009-3  
PLAINTIFF,

v.  
Joshua Young  
1900 Fairview Avenue  
Berwick, PA 18603  
DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA  
DOCKET NO. 2014-CV-212  
DOCKET NO. 2015-ED-40  
CIVIL ACTION  
MORTGAGE FORECLOSURE

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

Plaintiff, by its undersigned attorney, Robert M. Kline, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienor/lien creditor and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."

2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."

Service effectuated by Sheriff.  
Service effectuated by Private Process Server.  
X Service effectuated per Court Order. Certificate of Service attached containing:  
Court Order and Mailing receipts.

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

This Affidavit is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsifications to authorities.

Richard M. Squire & Associates, LLC

By: 

Richard M. Squire, Esq. (PA I.D.# 04267)

✓ Robert M. Kline, Esq. (PA I.D.# 56479)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

215-886-8791 (fax)

[rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

[rkline@squirelaw.com](mailto:rkline@squirelaw.com)

Attorneys for Plaintiff

Dated: October 14, 2015

# Exhibit "1"



## NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates  
115 West Avenue, Suite 104  
Jenkintown, PA 19046

## INDICATE TYPE OF MAIL

- ☐ Registered Mail  
☐ Insured  
☐ COD  
☐ Certified Mail  
☐ Express Mail

## CHECK APPROPRIATE BLOCK FOR

- Registered Mail:  
☐ With Postal Insurance  
☐ Without Postal Insurance

## POSTMARK AND

Affix stamp here  
or for additional

\$1.20

US POSTAGE  
FIRST-CLASS

08250006893006  
19046

mailing



1. RUSH-162F - Young,  
Joshua Proof of  
Mailing  
LH Notice of sale  
Regular Mail

Tax Claim Bureau  
11 West Main Street, Main Street County  
Annex  
Bloomsburg, PA 17815-1702

Domestic Relations  
11 West Main Street  
Bloomsburg, PA 17815-1702

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

Department of Public Welfare  
Att: Legal Department  
Health & Welfare Building  
P.O. Box 2676  
Harrisburg, PA 17105-2675

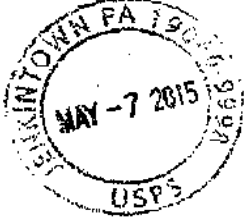

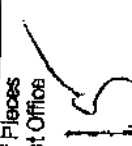
Department of Public Welfare  
Bureau of Child Support Enforcement  
Health & Welfare Building, Room 432  
Harrisburg, PA 17105-2675

Tenant/Occupant  
1800 Fairview Avenue  
Berwick, PA 18603

Wells Fargo Bank, N.A., not in its  
individual capacity but solely as Trustee  
for RIMAC REMIC Trust, Series 2009-3  
15480 Laguna Canyon Road, Ste 100  
Irvine, CA 92618-2132

Berwick Area Joint Sewer Authority  
1108 Freas Avenue  
Berwick, PA 18603-1710

Berwick Area Joint Sewer Authority  
c/o Anthony McDonald, Esq.  
Bull Bull & Knecht  
106 N. Market Street  
Berwick, PA 18603

10.	Roosevelt Mortgage Acquisition Company 1540 Broadway Ste - 1606 New York, NY 10036		POSTMASTER, PER (Name of receiving employee) 	The full declaration of value is required on all domestic and international registered mail items. Maximum indemnity payable for nonnegotiable documents under Express Mail, reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per o maximum indemnity payable on Express Mail merchandise insurance is \$500. Indemnity payable is \$25,000 for Registered Mail, \$500 for COB and \$500 for handling charges apply only to Third- and Fourth-Class parcels. Special delivery special handling services.
11.	Decision One Mortgage Company, LLC 3023 HSBC Way Fort Mill, South Carolina 29715			
12.	Wells Fargo Bank, N.A., not in its Individual capacity but solely as Trustee for RMAC REMIC Trust, Series 2009-3 8062 Old Annapolis Road Columbia, MD 21045			
13.	MERS P.O. Box 2026 Flint, MI 48601-2026			
14.	MERS 1818 Library Street, Suite 300 Reston, VA 20190-6280			
15.	Roosevelt Mortgage Acquisition Company 15480 Laguna Canyon Road Ste 100 Irvine, CA 92618			
Total Number of Pieces Received at Post Office 		FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL		

PS FORM 3877

# Exhibit "2"

Richard Squire Assoc

## NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates  
115 West Avenue, Suite 104  
Levittown, PA 19046

## INDICATE TYPE OF MAIL

☐ Registered Mail  
☐ Insured  
☐ COD  
☐ Certified Mail  
☐ Express Mail

## CHECK APPROPRIATE BLOCK FOR

☐ Registered Mail  
☐ With Postal Insurance  
☐ Without Postal Insurance

## POSTMARK AND DATE OF

Affix stamp here if issued as  
or for additional copies of the

\$1.20

US POSTAGE  
FIRST-CLASS08260406863006  
19046

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender H.C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee
1	RUSH-1627YOUNG MAS NOS Reg Mail	Joshua Young 1900 Fairview Avenue Berkick, PA 18603									
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	POSTMASTER PER (Name of receiving employee)								

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for non-negotiable documents under Express Mail document medium indemnity payable on Express Mail merchandise insurance is \$500. The maximum liability payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

**TO:**

Joshua Young  
1900 Fairview Avenue  
Berwick, PA 18603

**SENDER:****REFERENCE:**

Rush-162/Young

PS Form 3800, January 2005

9314 8699 0430 0013 7870 22

**RETURN  
RECEIPT  
SERVICE**

Postage	
Certified Fee	0.485
Return Receipt Fee	3.45
Restricted Delivery	1.40
Total Postage & Fees	0.00

**USPS®****Receipt for  
Certified Mail™**

No Insurance Coverage Provided  
Do Not Use for International Mail



4

15

**TO:**

Joshua Young  
108 Main Street  
Berwick, PA 18603

**SENDER:****REFERENCE:**

RUSH-162

9314 8697 0430 0015 7156 27

PS Form 3800, January 2008

RETURN  
RECEIPT  
SERVICE

Postage

Certified Fee

Return Receipt Fee

Restricted Delivery

Total Postage &amp; Fees

0.485

3.45

1.40

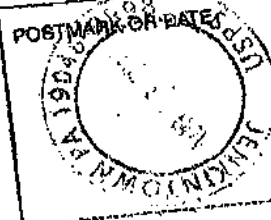
0.60

5.335

USPS®

**Receipt for  
Certified Mail®**

No Insurance Coverage Provided  
Do Not Use for International Mail





KUSH-162

**SHERIFF'S OFFICE OF COLUMBIA COUNTY**Timothy T. Chamberlain  
SheriffEarl D. Mordan, Jr.  
Chief DeputyROOSEVELT MORTGAGE ACQUISITION COMPANY (et al.)  
vs.  
JOSHUA YOUNGCase Number  
2014CV212**SHERIFF'S RETURN OF SERVICE**05/05/2015 09:00 AM - DEPUTY SCOTT MAYERNICK, 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 1900 FAIRVIEW AVENUE, BERWICK, PA 18803.  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 05, 2015

NOTARY

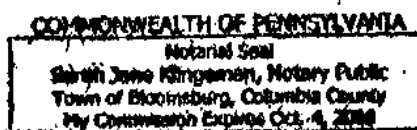
Affirmed and subscribed to before me this

5TH

day of

MAY

2015

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 175 WEST AVENUE, JENKINTOWN, PA.  
(c) CountyScribe Sheriff, Telecast, Inc.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV212

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, JUNE 10, 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 or parcel of land, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at the intersection of Fairchild Street and Fairview Avenue; THENCE southerly along Fairchild Street, a distance of 160 feet to an alley; THENCE westerly along said alley, a distance of 45 feet to the corner of Lot No. 61; THENCE northerly along said lot a distance of 160 feet to Fairview Avenue; THENCE easterly along said avenue, a distance of 45 feet to the corner, the PLACE OF BEGINNING.

CONTAINING 7200 square feet of land and BEING Lot No. 60 in Fairchild Addition to Berwick.  
Known as 1900 Fairview Avenue, Berwick, PA 18603  
Parcel No. 04D-002-047

Being the same premises which Dennis Kowalski and Lynda Kowalski granted and conveyed unto Joshua Young by Deed dated April 6, 2007 and recorded April 17, 2007 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200703643.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 1900 FAIRVIEW AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-002-047

Seized and taken into execution to be sold as the property of JOSHUA YOUNG in suit of ROOSEVELT MORTGAGE ACQUISITION COMPANY.

**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:  
RICHARD SQUIRE & ASSOCIATES LLC  
JENKINTOWN, PA

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

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

**Montgomery County Office**  
**One Jenkintown Station**  
**115 West Avenue, Suite 104**  
**Jenkintown, PA 19046**  
**Tel.: (215) 886-8790 Fax: (215) 886-8791**  
**www.squirelaw.com**

October 14, 2015

**VIA FACSIMILE: 5703895625**

Office of the Sheriff, Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

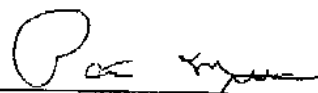
RE: Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for  
RMAC REMIC Trust, Series v. Joshua Young  
Docket No. 2014-CV-212  
Premises: 1900 Fairview Avenue, Berwick, PA 18603  
Sheriff's Sale scheduled for October 14, 2015

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for RMAC REMIC Trust, Series , in connection with the above-referenced mortgage foreclosure proceeding. *Kindly postpone the sheriff's sale in this matter to November 4, 2015, at our client's request.*

Thank you for your courtesies.

Very truly yours,

  
Patricia A. Miller, Paralegal

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Roosevelt Mott Acquisition vs Joshua Young

NO. 40-2015 <sup>CA</sup>ED NO. 212-2014 JD

DATE/TIME OF SALE: Oct 14, 2015 at 9:00 am \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*  
Robert Kline

\* Also Admitted in MD

^ Also Admitted in NJ

**Montgomery County Office**

**One Jenkintown Station**

**115 West Avenue, Suite 104**

**Jenkintown, PA 19046**

**Tel.: (215) 886-8790 Fax: (215) 886-8791**

**www.squirelaw.com**

September 8, 2015

**VIA FACSIMILE: 5703895625**

Office of the Sheriff, Columbia County

P.O. Box 380

Bloomsburg, PA 17815

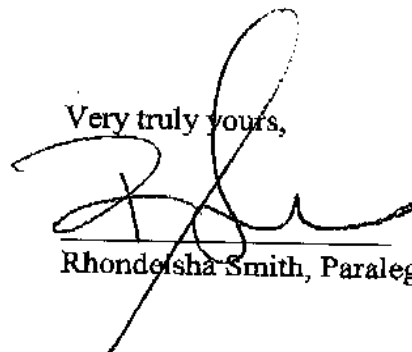
RE: Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for  
RMAC REMIC Trust, Series v. Joshua Young  
Docket No. 2014-CV-212  
Premises: 1900 Fairview Avenue, Berwick, PA 18603  
Sheriff's Sale scheduled for September 9, 2015

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for RMAC REMIC Trust, Series , in connection with the above-referenced mortgage foreclosure proceeding. *Kindly postpone the sheriff's sale in this matter to October 14, 2015 at our client's request.*

Thank you for your courtesies.

Very truly yours,



Rhondelsha Smith, Paralegal

cc: Pat Miller

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u><b>Plaintiff</b></u>	<b>vs.</b>	<u><b>Defendant</b></u>
ROOSEVELT MORTGAGE ACQUISITION COMPANY		JOSHUA YOUNG
WELLS FARGO BANK N.A.		

**Attorney for the Plaintiff:**

RICHARD SQUIRE & ASSOCIATES LLC  
ONE JENKINTOWN STATION  
115 WEST AVENUE  
JENKINTOWN, PA 19046

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

**Writ of Execution No. :** 2014CV212

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1900 FAIRVIEW AVENUE, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,199.67
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	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Surcharge	\$170.00
Tax Claim Search	\$5.00

**Total Sheriff Costs** **\$2,118.17**

## Municipal Costs

Sewer	\$1,307.11
-------	------------

**Total Municipal Costs** **\$1,307.11**

## Distribution Costs

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

**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.

Location of the real estate: 1900 FAIRVIEW AVENUE, BERWICK, PA 18603

---

---

Grand Total:

\$3,492.28

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ROOSEVELT MORTGAGE ACQUISITION COMPANY (et al.)  
vs.  
JOSHUA YOUNG

Case Number  
2014CV212

## SHERIFF'S RETURN OF SERVICE

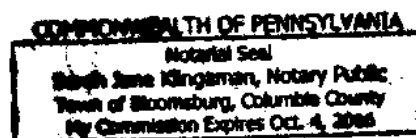
06/10/2015 10:15 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: JOSHUA YOUNG, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1900 FAIRVIEW AVENUE, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

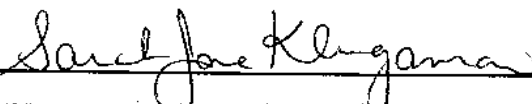
June 10, 2015



NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2015



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

For County Suite Sheriff, Telephone: 717-241-1100



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



ROOSEVELT MORTGAGE ACQUISITION COMPANY (et al.)  
vs.  
JOSHUA YOUNG

Case Number  
2014CV212

## SHERIFF'S RETURN OF SERVICE

06/10/2015 10:15 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: JOSHUA YOUNG, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1900 FAIRVIEW AVENUE, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

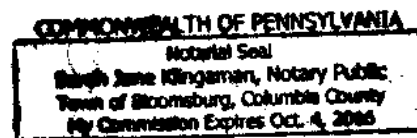
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

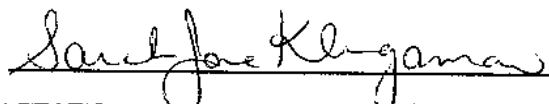
June 10, 2015

NOTARY

Affirmed and subscribed to before me this

10TH day of JUNE, 2015





Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ROOSEVELT MORTGAGE ACQUISITION COMPANY (et al.)  
vs.  
JOSHUA YOUNG

Case Number  
2014CV212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 40

Warrant:

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

POST

\* See notes

### Serve To:

Name: JOSHUA YOUNG

Primary Address: 1900 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 108 MAIN STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-10-15

Deputy: 3

Time: 10:15

Mileage: 11:35

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date: 6-18-15

Time: 09:25

Mileage:

Deputy: 3

### Service Attempt Notes:

1. House Vacant
2. 126 Walnut Dr, Berwick 12/2013 -- P.O. Also
3. J-Wet Address
4. Luzerne County
- 5.
- 6.

YOUNG, JOSHUA

2014CV212

1900 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ATTORNEYS AT LAW**

Richard M. Squire \*

Kevin P. Diskin ^

Craig Oppenheimer

\* Also Admitted in MD

^ Also Admitted to NJ

**Montgomery County Office**

**One Jenkintown Station**

**115 West Avenue, Suite 104**

**Jenkintown, PA 19046**

**Tel.: (215) 886-8790 Fax: (215) 886-8791**

**www.squirelaw.com**

June 9, 2015

**VIA FACSIMILE: 5703895625**

Office of the Sheriff, Columbia County

P.O. Box 380

Bloomsburg, PA 17815

RE: Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for  
RMAC REMIC Trust, Series v. Joshua Young  
Docket No. 2014-CV-212  
Premises: 1900 Fairview Avenue, Berwick, PA 18603  
Sheriff's Sale scheduled for June 10, 2015

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for RMAC REMIC Trust, Series , in connection with the above-referenced mortgage foreclosure proceeding. *Kindly postpone the sheriff's sale in this matter to September 9, 2015 at our client's request.*

Thank you for your courtesies.

Very truly yours,

Krystal Clark, Paralegal

cc: Pat Miller

08/26/2014 12:44PM FAX +5703895820

COL CTY PROTHONOTARY

0001/0001

Roosevelt Mortgage Acquisition Company  
PLAINTIFF,  
v.

Joshua Young  
1900 Fairview Avenue  
Berwick, PA 18603  
DEFENDANT.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

TERM  
DOCKET NO: 2014-CV-212

CIVIL ACTION  
MORTGAGE FORECLOSURE

FILED  
PROTHONOTARY  
JUL 28 A 10:15

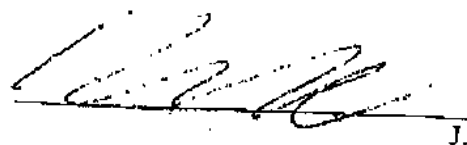
**ORDER GRANTING ALTERNATIVE SERVICE PURSUANT  
TO PA. R.C.P. 430 AND 3129.2(c)(1)(i)(C)**

AND NOW, this 28 day of July, 2014,  
upon consideration of Plaintiff's Motion for Alternative Service pursuant to Pa. R.C.P. 430 and  
3129.2(c)(1)(i)(C), and upon consideration of any response thereto, and good cause showing, it  
is hereby

ORDERED that Plaintiff may serve the Complaint and all other legal papers requiring  
service pursuant to Pa. R.C.P. 3129(c)(1)(i)(C) upon Defendant, Joshua Young, by (1) sending a  
true and correct copy thereof to Defendant via simultaneous certified mail - return receipt  
requested and regular mail - postage prepaid to the mortgaged premises located at 1900 Fairview  
Avenue, Berwick, PA 18603 and 108 Main Street, Berwick, PA 18603; and (2) posting a true  
and correct copy thereof on the mortgaged premises by any competent adult.

Service of the aforementioned mailings is effective upon the date of mailing and is to be  
effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of  
Service as to such mailing.

BY THE COURT:



F:\Clients\Richard Squire Loan Management\Young-162F\MAS Complaint.wpd(C)

RECEIVE:

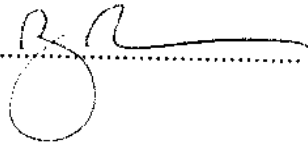
NO. 0164

08/26/2014/TUE 01:14PM

Richard Squire Assoc

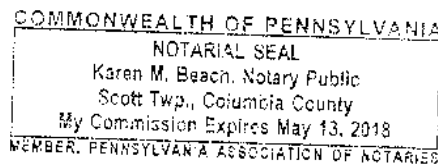
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 May 20, 27, and June 3, 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 3<sup>rd</sup> day of June 2015

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



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

.....

# SHERIFF'S SALE COST SHEET

VS.

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>54.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>508.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1198.67</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1424.67</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>1307.11</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>1307.11</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0 -</u>

TOTAL COSTS (OPENING BID) \$ 3492.28

**PRIORITY CLAIM  
FOR  
SHERIFFS SALE**  
Please Print or Type

EXECUTION NUMBER	2014CV212 (06/10/15)	SECOND EXECUTION NUMBER	
DATE OF SALE	06/10/2015		
AMOUNT	\$10,519.81		
CORPORATION TAX FILE (BOX) NUMBER			\$0.00
EMPLOYER EIN			\$0.00
SALES TAX LICENSE NUMBER	83277454		\$10,519.81
SOCIAL SECURITY NUMBER			\$0.00
INHERITANCE TAX FILE NUMBER			\$0.00
OTHER TAX NUMBER			\$0.00

MR TIMOTHY T CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
BOX 380

BLOOMSBURG PA 17815

**DEFENDANT**

JOSHUA YOUNG

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☒ Sales and Use Tax, 72 P.S. § 7242  
☐ Employer Withholding Tax, 72 P.S. § 7345  
☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

— Corporation Taxes, 72 P.S. § 1401

**STATEMENT OF ACCOUNT**

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Sales Tax	12/1/2008	2008-CV-2101	\$322.40
Sales Tax	8/1/2011	11CV1174	\$8,841.37
Sales Tax	9/30/2011	11CV1478	\$529.65
Sales Tax	1/9/2012	2012-CV-41	\$826.39
<b>TOTAL:</b>			<b>\$10,519.81</b>

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of  
Revenue 13 day of, May 2015

DIRECTOR, BUREAU OF COMPLIANCE

Sean Washington

ACTING SECRETARY OF REVENUE

Eileen McNulty

**PRIORITY CLAIM  
FOR  
SHERIFFS SALE**  
Please Print or Type

EXECUTION NUMBER	SECOND EXECUTION NUMBER
2015FD40 (06/10/15)	2014CV212 (06/10/15)
DATE OF SALE	
06/10/2015	
AMOUNT	
\$10,519.81	
CORPORATION TAX FILE (BOX) NUMBER	
	\$0.00
EMPLOYER EIN	
	\$0.00
SALES TAX LICENSE NUMBER	
83277454	\$10,519.81
SOCIAL SECURITY NUMBER	
	\$0.00
INHERITANCE TAX FILE NUMBER	
	\$0.00
OTHER TAX NUMBER	
	\$0.00

MR TIMOTHY T CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
BOX 380

BLOOMSBURG PA 17815

**DEFENDANT**

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☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

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☐ Corporation Taxes, 72 P.S. § 1401

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WITNESS my hand and the seal of the Department of

Revenue 13 day of, May 2015

DIRECTOR, BUREAU OF COMPLIANCE

Sean Washington

ACTING SECRETARY OF REVENUE

Eileen McNulty



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



RC

JO:

Y (et al.)

Case Number  
2014CV212

215-886-8791

Attn: Krystal

Serv

Cat:

Man

Note

## E COVER SHEET

Expires:

Zone:

Warrant:

### Serve To:

Name:

(POSTING)

Primary  
Address:

1900 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone:

DOB:

Alternate  
Address:

Phone:

### Final Service:

Served:

Personally · Adult In Charge · Posted · Other

Adult In  
Charge:

Relation:

Date:

5-5-15

Time:

09:00

Deputy:

3

Mileage:

### Attorney / Originator:

Name:

RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2014CV212

1900 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

ROOSEVELT MORTGAGE ACQUISITION COMPANY (et al.)  
vs.  
JOSHUA YOUNG

Case Number  
2014CV212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

40

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 1900 FAIRVIEW AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

4-8-15

Time:

10:20

Deputy:

3

Mileage:

### Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1.

House Vacant

2.

3.

4.

5.

6.

OCCUPANT

2014CV212

1900 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff




Earl D. Mordan, Jr.  
Chief Deputy

ROOSEVELT MORTGAGE ACQUISITION COMPANY (et al.)  
vs.  
JOSHUA YOUNG

Case Number  
2014CV212

## SHERIFF'S RETURN OF SERVICE

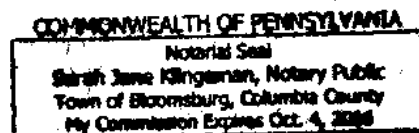
05/05/2015 09:00 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1900 FAIRVIEW AVENUE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

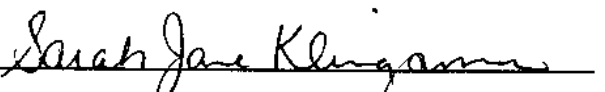
May 05, 2015



NOTARY

Affirmed and subscribed to before me this

5TH day of MAY 2015



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.  
(c) County of Columbia Sheriff's Office, Inc.

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



71901140006000050378

DECISION ONE MORTGAGE CO LLC  
3023 HSBC WAY

FORT MILL SC 29715

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Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

Robert W. Cusick, Esquire

Morris A. Scott, Esquire

I.D. Nos. 04267 / 80193 / 83587

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790 Fax: 215-886-8791

Wells Fargo Bank, N.A., not in its  
individual capacity but solely as Trustee  
for RMAC REMIC Trust, Series 2009-3

PLAINTIFF,

v.

Joshua Young  
1900 Fairview Avenue  
Berwick, PA 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO: 2014-CV-212 2015-ED-40

CIVIL ACTION

MORTGAGE FORECLOSURE

Date: March 21, 2015

To: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Joshua Young

PROPERTY: 1900 Fairview Avenue  
Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale, June 10<sup>th</sup> 2015 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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