### 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	
BID PRICE (INCLUDES COST)	\$ 3517.28
POUNDAGE – 2% OF BID	<u>\$ 70.35</u>
TRANSFER TAX - 2% OF FAIR MKT	\$
MISC, COSTS	\$
TOTAL AMOUNT NEEDED TO PURC	MASE \$_3587,63
PURCHASER(S):	
NAMES(S) ON DEED:	
PURCHASER(S) SIGNATURE(S):	Surses for Plaintiff
Be	ity (same
TOTAL DUE:	\$ 3587.63 \$ 1350,00
LESS DEPOSIT:	\$_1350y00
DOWN PAYMEN	
TOTAL DUE IN	8 DAYS \$ 7737.63

#### 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, January 27, 2016

\$67.00

Writ of Execution No.: 2014CV212

**Total Municipal Costs** 

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
<del>-</del>		\$10.00
Crying Sale		\$15.00
Docketing		\$15.00
Levy		\$54.00
Mailing Costs		\$15.00
Posting Handbill		\$1,199.67
Press Enterprise Inc.		\$50.00
Sheriff Automation Fund		\$100.00
Web Posting		\$240.00
Service		\$24.00
Service Mileage		\$8.00
Copies		\$10.00
Notary Fee		\$170.00
Surcharge		\$5.00
Tax Claim Search		\$10.00
Prothonotary, Acknowledge Deed		\$35.00
Sheriff's Deed		\$100.00
Solicitor Services		\$25.00
Transfer Tax Form		\$25.00
Distribution Form		\$20.00
	Total Sheriff Costs	\$2,143.17
Municipal Costs		

\$1,307.11 Sewer \$1,307.11

**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:	\$3,517.28

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 NI

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

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.

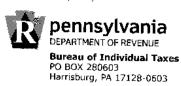
Kindly issue Deed Poll or Sheriff's Deed to the above property to "Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for RMAC REMIC Trust, Series 2009-3." The address of the grantee should be listed as 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618-2132. I have also 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 inqui	ries m	ay be directed	d to the following p	erson:	<u> </u>	<u> </u>
Name Richard M. Squire & Associates, LLC						ne Number:
Mailing Address	<del></del>	<u></u>	Cit		<del></del>	886-8790
115 West Avenue, Suite 104			City Jenkintown		State PA	ZIP Code 19046
B. TRANSFER DATA			· · · · · · · · · · · · · · · · · · ·			
Date of Acceptance of Document						
Grantor(s)/Lessor(s)	Telepho	one Number:	Grantee(s)/Lessee(s)		Telepho	ne Number:
Columbia County Sheriff  Mailing Address			Wells Fargo Bank, I	V.A., not in its indivi	, ,	
PO Box 380			Mailing Address			
City	Chaha	770.0		on Road, Suite 100		_
Bloomsburg	State	ZIP Code	City		State	ZIP Code
	PA	17815	Irvine		_CA _	92618
C. REAL ESTATE LOCATION Street Address			l ou =			
1900 Fairview Avenue, Berwick PA	18403	3	City, Township, Borough			
County	School		Berwick Borough	Tax Parcel Number		
Columbia		ick Area :	S.D.	04D-02-047		
D. VALUATION DATA		7,000		0.10 02-047		<del> </del>
Was transaction part of an assignment	or rel	ocation?	□ Y 図 N	<del></del>		<del></del>
Actual Cash Consideration		r Consideration		3. Total Consideration		
	+0.0			=		
4. County Assessed Value	5. Com	non Level Ratio F	actor	6. Computed Value		·
54,473.00	X 3.6		_	= 196,102.80		
E. EXEMPTION DATA - Refer to i	<u>nstruc</u>	tions for exer	nption status.			
\$ 196,102.80	1b. Pero 100.00	entage of Grantor	's Interest in Real Estate	1c. Percentage of Grant 100.00	or's Inte	rest Conveyed
2. Check Appropriate Box Below fo	r Exer	nption Claim	ed.			
☐ Will or intestate succession						
☐ Transfer to a trust. (Attach complete	2001.01	(Na	me of Decedent)	(Est	ate File	Number)
☐ Transfer to a trust. (Attach complete☐ Transfer from a trust. Date of transfer	copy of	trust agreemei	nt identifying all benefi	ciaries.)		
If trust was amended attach a copy of						
- Principal and agent	/Suaw	party. (Attach co d instrumentai)	omplete copy of agency	y/straw party agreem	ent.)	
Transfers to the commonwealth, the tion. (If condemnation or in lieu of condemnation or in lieu or in l	o.s. an	ation, attach co	ties by gift, dedication, by of resolution.)	, condemnation or in	lieu of c	ondemna-
☐ Transfer from mortgagor to a holder	of a mo	rtgage in defau	It. (Attach copy of mor	taage and note/assign	ment )	
Corrective or confirmatory deed. (Att	ach con	nplete copy of t	he deed to be correcte	d or confirmed )	urienci)	
Statutory corporate consolidation, me	erger or	division. (Attac	th copy of articles.)	- or committee		
Other (Please explain exemption clair	ned.)	•	( )			
<u></u>	_	·				
Under penalties of law, I declare that I to the best of my knowledge and belief	have i	examined this	statement, including	g accompanying in	format	ion, and
Signature of Correspondent or Responsible Party	, 13 L	. ac, correct a	na complete.	Date		
72				Date		
				_ 3/24/1	6	

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



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.

- CORDECTON				-		
A. CORRESPONDENT - All inqui	<u>iiries m</u>	iay be direct	ed to the following	person:	· · · · · · · · · · · · · · · · · · ·	
Richard M. Squire & Associates, LLC						ne Number:
Mailing Address		<del></del>	City			886-8790
115 West Avenue, Suite 104		<u> </u>	Jenkintown		State PA	ZIP Code 19046
B. TRANSFER DATA				<u> </u>	<del>,</del>	-J
Date of Acceptance of Document	/					
Grantor(s)/Lessor(s) Columbia County Sheriff	Teleph	one Number:	Grantee(s)/Lessee(s) Wells Fargo Bank,	N.A. not in its inc	Telepho	ne Number;
Mailing Address			Mailing Address	Tes a, not in as in		
PO Box 380			15480 Laguna Can	yon Road, Suite	100	
City	State	ZIP Code	City	<u> </u>	State	ZIP Code
Bloomsburg	PA	17815	Irvine		CA	92618
C. REAL ESTATE LOCATION		· · · · · · · · · · · · · · · · · · ·		<u> </u>		102010
Street Address			City, Township, Boroug	h		
1900 Fairview Avenue, Berwick PA	1860	3	Berwick Boroug			
County	School	District	<del></del>	Tax Parcel Number		<del></del>
Columbia	Beru	wick Area	. S.D.	04D-02-047		
D. VALUATION DATA			· · · · · · · · · · · · · · · · · · ·	-1		
Was transaction part of an assignme	nt or re	location?	□ Y ⊠ N		· · · · · · · · · · · · · · · · · · ·	
1. Actual Cash Consideration		er Consideration		3. Total Considerat	ion	·
	+0.0	00		==		
4. County Assessed Value	5. Com	mon Level Ratio	Factor	6. Computed Value	<u> </u>	<del></del>
54,473.00	X 3.6		= 196,102.80			
E. EXEMPTION DATA - Refer to	instruc	tions for ex	emption status.	· <del></del>		
1a. Amount of Exemption Claimed	1b. Per	centage of Grant	tor's Interest in Real Estate	1c. Percentage of C	Grantor's Inte	rest Conveyed
\$ 196,102.80	100.0	0	0/0	100.00	%	
2. Check Appropriate Box Below (	or Exe	mption Clai	med.			
☐ Will or intestate succession						
☐ Transfer to a trust. (Attach comple		(1	Name of Decedent)		(Estate File	Number)
Complete	e copy o	r trust agreem	nent identifying all bene	ficiaries.)		
- The state of the						
If trust was amended attach a copy	of origi	nal and amend	ded trust.			
☐ Transfer between principal and age	nt/straw	party. (Attach	complete copy of agent	cy/straw party agr	eement.)	
Transfers to the commonwealth, th tion. (If condemnation or in lieu of	e U.S. ar condemi	nd instrumenta nation, attach	alities by gift, dedication copy of resolution.)	n, condemnation o	r in lieu of	condemna-
Transfer from mortgagor to a holde						
Corrective or confirmatory deed. (A	ttach co	mplete copy of	f the deed to be correct.	ed or confirmed )	baiginnent.)	
☐ Statutory corporate consolidation, i	nerger o	r division. (Att	ach conv of articles )	ca or committed.)		
Other (Please explain exemption cla	aimed.)	· · · · · · · · · · · · · · · · · · ·	our copy of diddics,			
-	,		<del> </del>		·	
Under penalties of law, I declare that	I have	examined th	is statement includ:	nd second	- 1u6	
The state of the state of the best	C:, IC 13	true, correct	and complete.	ng accompanyin	ig informat	ion, and
Signature of Correspondent or Responsible Party	,		······································		Date	
( <del>K</del> )				1 3/-	ulii-	

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

38838

#### RICHARD M. SQUIRE & ASSOCIATES, LLC **ESCROW ACCOUNT**

ONE JENKINTOWN STATION SUITE 104 115 WEST AVENUE 215-886-8790 JENKINTOWN, PA 19046

38838

BB&T 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

Sheriff of Columbia County

P.O. Box 380

Bloomsburg PA 17815

RUSH-162 - Young, Joshua - Outstanding Costs

AUTHORIZED SIGNATURE

#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,

CIVIL ACTION

٧.

MORTGAGE FORECLOSURE

DOCKET NO: 2014-CV-212

DOCKET NO: 2015-ED-40

Joshua Young,

DEFENDANT.

#### ORDER

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.

CONMIX OF CORDMENT BY CREEK OF CONTROL

SET OF THE SET OF SET O

PROTHONOTARY

#### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

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**

	Total Distribution Costs	\$67.00
Recording Fees		\$67.00
Distribution Costs	Total Municipal Costs	\$1,307.11
Sewer		\$1,307.11
Municipal Costs		
Municipal Costs	Total Sheriff Costs	\$2,118.17
TON CHAIRT COALCIT		
Tax Claim Search		\$170.00 \$5.00
Notary Fee Surcharge		\$10.00 #170.00
Copies		\$8.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$240.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.	·	\$1,199.67
Posting Handbill		\$15.00
Mailing Costs		\$54.00
Levy	•	\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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

Grand Total:	\$3,492.28

### RICHARD M. SQUIRE & ASSOCIATES, LLC

Richard M. Squire \*
Robert M. Kline^
Bradley J. Osborne^
\* Also Admitted in MO
^ 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,

radley J. Osborne, Esquire tchard M. Squire & Associates, LLC

Enclosures

FUNDOL, LESCOND FRX: 15/0/847281

Dec 22 2015 10:10am P002/007

# IN THE COURT OF COMMON PLEAS FOR COLUMBIA COUNTY, PENNSYLVANIA

7W) 11 77	IVIL DIVISION TO CONTITUTE OF THE PENNSYLVANIA
Wells Fargo Bank, N.A., not in its indicapacity but solely as trustee for RMACREMIC Trust Series 2009-3,  PLAINTIFF, v.	DOCKET NO: 2014-CV-212 DOCKET NO: 2015-ED-40
Joshua Young,	MORTGAGE FORECLOSURE 2 3
DEFENDANT.	ED BR 11
	ORDER SE SE

ORDER

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_\_, 2015, upon consideration of Plaintiff's Second Motion to Postpone Sheriff's Sale Nunc Pro Tune, 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:

Resman Agament Let

PO Box 380 Bloomsburg, PA 17815

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





To:	Patricia Miller	From:	Sheriff Timothy T.	Chamberlain
Fax:		Pages:	2	
Phone:		Date:	October 19, 2015	
Re:	Joshua Young Execution	CC:		
□ Urge	nt 🛘 For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
• Comr	ments:			

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	СНК #	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	
04/07/2015	Crying Sale			\$17.50	\$0.00
04/07/2015	Docketing				\$0.00
04/07/2015	Levy			\$15.00	\$0.00
04/07/2015	Mailing Costs			S15.00	\$0.00
04/07/2015	Posting Handbill			\$54,00	\$0.00
04/07/2015	Press Enterprise Inc.			\$15.00	\$0.00
04/07/2015	Sheriff Automation Fund			\$1,199.67	\$0.00
04/07/2015				\$50.00	\$0.00
	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
(16/04/2()15	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: S(598.17)

Printed: 10/19/2015 11:52:12AM

#### 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

> Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for RE:

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 "I."

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

Ву:

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)

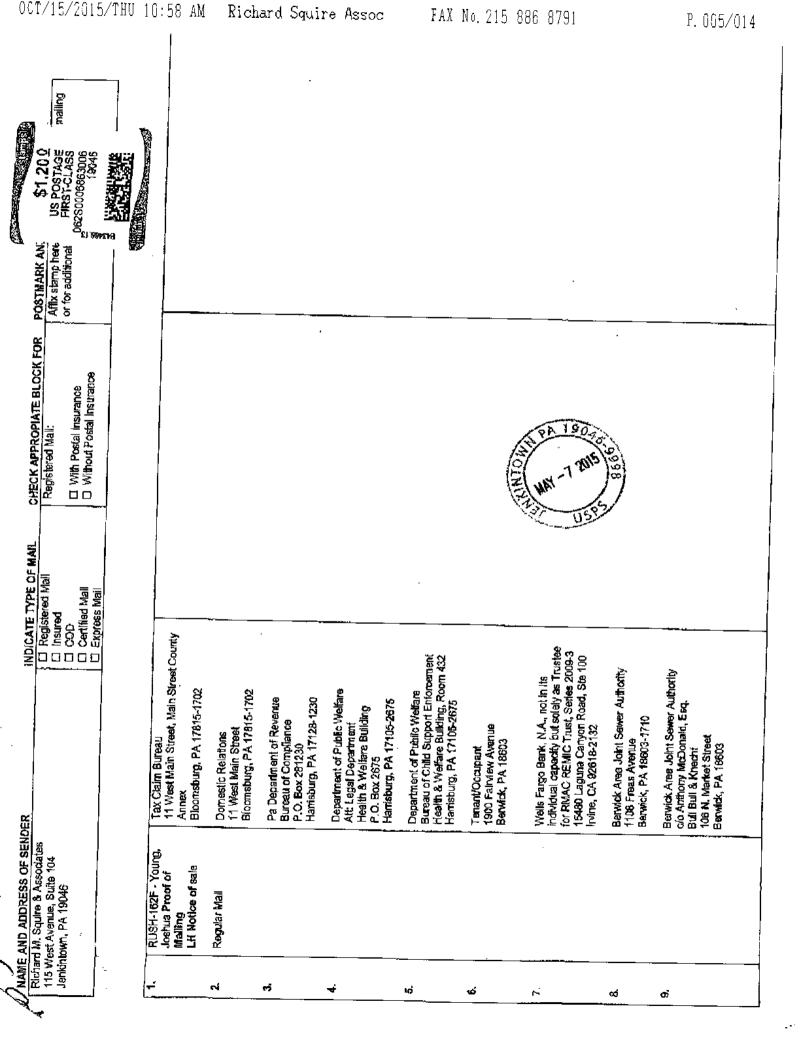
rsquire@squirelaw.com

rkline@squirelaw.com

Attorneys for Plaintiff

Dated: October 14, 2015

## Exhibit "1"



					,	The full decleration of value is required on all domastic and international registra maximum internative payable for normagolishe domantic under Explass Mail international international scales on Expense Mail international payable on Express Mail maximum indernity payable on Express Mail maximum for the fact on the confidential payable is \$25,000 per or indemnity payable is \$25,000 for Registered Mail \$500 for Confidential Payable is \$25,000 for Registered Mail \$500 for Confidential Payable is \$25,000 for Registered Mail \$500 for Confidential Registered Mail	AR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAII
			TAINING TO THE PARTY OF THE PAR	PA (2) N -7 2015	9888	POSTMASTER; PER (Name of receiving employee)	POR REGISTERED, INSURED
Roosevelt Mortgage Acquisition Company 1540 Broatway Ste - 1606 New York, NY 10036	Decision One Mortgage Company, LLC 3023 HSBC Way Forf Mill, South Carolina 28715	Wells Fargo Bank, N.A., not in its fndividual capacity but solely as Trustee for RMAC REMIC Trust, Series 2002-3 9062 Old Annapolis Road Columbia, MD 21045	MERS P.O. Box 2026 Flint, MI 48501-2026	MERS 1818 Library Street, Suite 300 Reston, VA 20190-6280	Roosevelt Mortgage Acquistion Company 15480 Laguna Canyon Road Sts 100 Irvine, CA 92618	Total Number of Pleces Received at Post Office	
.(0.		12.	<u>ę</u>	4.	5	PS FORM 3877	

## Exhibit "2"

Roosevelt Mortgage Acquisition Company
PLAINTIFF.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Joshua Young 1900 Pairview Avenue Berwick, PA 18603 TERM DOCKET NO: 2014-CV-212

PROTHO

DEFENDANT,

MORTGAGE FORECLOSURE

CIVIL ACTION

HOTARY

A TO:

ORDER GRANTING ALTERNATIVE SERVICE PURSUANTE TO PA. R.C.P. 430 AND 3129.2(c)(1)(I)(C)

AND NOW, this \_\_\_\_\_\_\_, day of \_\_\_\_\_\_\_\_, 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.

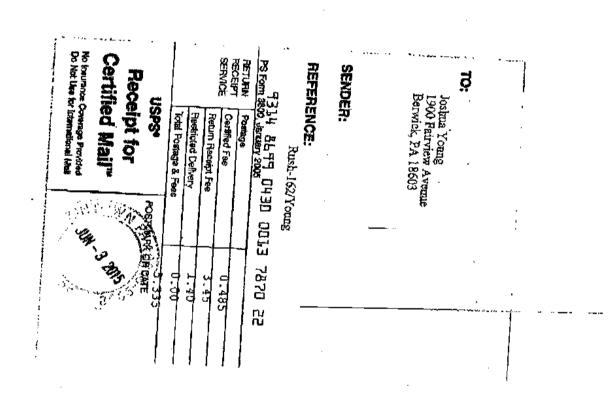
Service of the aforementioned mailings is effective upon the date of mailing and is to be effectuated by Plaintiff's attorney, who will file with the Prothonotary's Office a Certificate of Service as to such mailing.

BY THE COURT:

F:\Clients\Rushmore Loan Management\Young-162F\MA\$ Complaint wpdfC1

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Richard Squire Assoc



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TO:

Joshua Young 108 Main Street Berwick, PA 18603

#### SENDER:

#### REFERENCE: RUSH-162

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USPS\* Receipt for Certified Mail®

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P. 013/014

KUSh-162

### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr, Chief Deputy

ROOSEVELT MORTGAGE A	CQUISITION COMPANY (et al.)
V8.	(or dis)
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

\$0 ANSWERS,

Twesty T. Clarabation

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 05, 2015

COLAMONIMEALTH OF PENNSYLVANIA

Motorial Seni
Shirih Jame Kittgaman, Notary Public

Fown of Bloomsturg, Columbia County
Net Commission Brooms Oct. 4, 2006

Affirmed and subscribed to before me this

6TH day of MAY

, 2015

Sarah Jane Klingann

ABBINEY: FICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATIONNIS WEST AVENUE, SENKINTOWN P.

NOTARY

## 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 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. 040-002-047

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 MEREIN, 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

Selzed 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 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 aglainst 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,

Jenkintown, PA 19046 115 West Avenue, Suite 104 I.D. Nos. 04267 / 56479 Robert M. Kline, Esquire Richard M. Squire, Esquire :Yध Richard M. Squire & Associates, LLC

COLUMBIA COUNTY, PENNSYLVANIA IN THE COURT OF COMMON PLEAS

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

CIVIL ACTION

MORTGAGE FORECLOSURE

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

Fax (215) 886-8791

Berwick, PA 18603 1900 Fairview Avenue Joshua Young

Attorneys for Plaintiff

0648-988 (SIZ)

**DEFENDANTS.** 

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

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

""[" tididx∃ Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as every other interested party known as of the date of the filing of the Praccipe for Writ of A copy of the Notice of Sheriff's Sale was sent to every recorded lienorslien creditor and ·I

Service effectuated per Court Order. Certificate of Service attached Service effectuated by Private Process Server. Service effectuated by Sheriff. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2." ٠.

Court Order and Mailing receipts.

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

containing:

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

rkline@squirelaw.com

Attorneys for Plaintiff

Dated: October 14, 2015

## Exhibit "1"

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Richard M. Squire & Associates Richard M. Squire & Associates 115 West Avenue, Sulte 104 Jenkintown, PA 19046  1. RUSH-162F - Young.	Jostua Proof of Mailing LH Notice of sale								
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<b>. . . .</b>	<del>*</del>	<b>Q</b>	£	4.	15	PS FORM 3877	

## Exhibit "2"

Roosevelt Mortgage Acquisition Company PLAINTIFF, v.	PLAINTIFF, COLUMBIA COUNTY DEPARTMENT						
Joshua Young 1900 Pairview Avenue Berwick, PA 18603 DEFENDANT.	TERM DOCKET NO: 2014-CV-212	FROTHUNDER	03110001000 03111				
ORDER GRANTING ALTERN TO PA. R.C.P. 430 A	NATIVE SERVICE PURSUANT ND 3129.2(e)(1)(f)(C)	¥ 10   5	) (				
AND NOW, this dispon consideration of Plaintiff's Motion for Alt 129.2(c)(1)(i)(C), and upon consideration of as thereby	emative Service presume to D. D. C.	, 2014 P. 430 and showing; i	•				

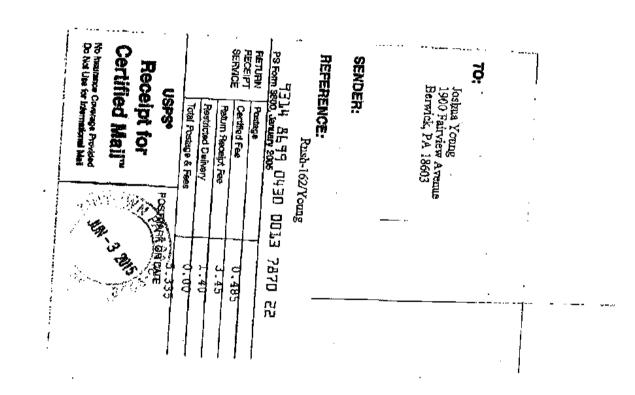
ORDERED that Plaintiff may serve the Complaint and all other legal papers requiring service pursuant to Pa. R.C.P. 3129(c)(1)(i)(C) upon Defendant, Joshua Young, by (1) sending a true and correct copy thereof to Defendant via simultaneous certified mail - return receipt requested and regular mail - postage 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:

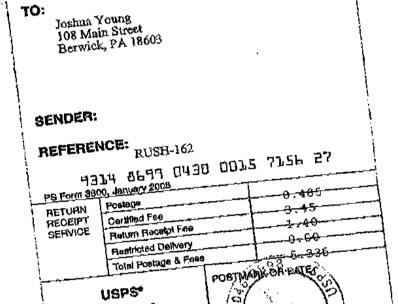
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Receipt for Certified Mail®

No Insurance Coverage Provided Do Not Use for International Mail

P. 013

KUSh-162

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sherlff



Earl D. Mordan, Jr. Chief Deputy

ROOSEVELT MORTGAGE ACQUISITION COMPANY (et al.) JOSHUA YOUNG

Case Number 2014CV212

#### SHERIFF'S RETURN OF SERVICE

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

RNICK, DEPUTY

SO ANSWERS.

May 05, 2015

in of Bloomsburg, Columbia County

Affirmed and subscribed to before me this

day of

MAY

2015

AND HOLD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATIONED SWEET AVENUE, JENKINTOWN PA (c) CountySute Sheriff, Telegraph, inc.

NOTARY

# 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 filling, 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 with

BEGINNING at the intersection of Fairchild Street and Fairview Avenue; THENCE scutherly 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 Feirview Avenue; THENCE easterly along said evenue, a distance of 45 feet to the corner, the

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. 040-002-047

Being the same premises which Dennis Kowalski and Lynda Kowalski granted and conveyed unto Joshua Young by Deed deted April 6, 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: 040-002-047

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 cashler'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 fallts 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: 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

> Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for RE:

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

Rossevelt Most, Acquisition vs	sJoshua	Tung	
NO. 40-2015 ED	NO. 313 - 3	2014	_JD
DATE/TIME OF SALE: OF 14, 2015 a			
BID PRICE (INCLUDES COST)	\$	_	
POUNDAGE - 2% OF BID	\$	_	
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## RICHARD M. SQUIRE & ASSOCIATES, LLC

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.

Rhondelsha Smith, Paralegal

Very truly yours

cc: Pat Miller

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, 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**

lunicipal Costs		<del>+=</del> , <del></del>
	Total Sheriff Costs	\$2,118.17
Tax Claim Search		\$5.00
Surcharge		\$170.00
Notary Fee		\$10.00
Copies		\$8.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$240.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,199.67
Posting Handbill		\$15.00
Mailing Costs		\$54.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$15.00 \$17.50
Advertising Sale (Newspaper)		\$1E 00

M

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.

	Grand Total:	\$3,492.28

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

Notarial Seal
Shigh June Kingaman, Notary Public
Tevin of Stoomsburg, Columbia County
By Commission Expires Oct. 4, 2046

NOTARY

Affirmed and subscribed to before me this

10TH day of

JUNE

2015

Said facklingama

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

for CountySuite Shortfi, Telepsoft Ind.

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

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SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

June 10, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

Affirmed and subscribed to before me this

10TH day of

JUNE

2015

Sarlfore Klyamas

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

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

ROOSEVE vs. JOSHUA	ELT MORTGAGE ACQUISITION COMPANY (et	al.)			Number 4CV212
	SERVICE (	OVER SH	EET		
Service De					
Category:	Real Estate Sale - Sale Notice			Zone:	1115
Manner:	< Not Specified >	Expires:		Warrant:	30
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IGHTS		An and a many
	POST		Seenotes		:
Serve To:		Final Servi			
Name:	JOSHUA YOUNG	Served:	Personally · Adu	ult In Charge	Posted · Other
Primary Address:	1900 FAIRVIEW AVENUE BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	The second of th	and the second of the second of the	to tomerous comments of a
Alternate Address:	108 MAIN STREET BERWICK, PA 18603	Date:	6-10-15 4-8-15	Time:	10:15 [#35
Phone:	The second state of the se	Deputy:	3	Mileage:	
Attorney / C	Originator:		***		
Name:	RICHARD SQUIRE & ASSOCIATES LLC	Phone:	e de la companya de l La companya de la companya de		
Service Atte	empts:				: 100
Date:	71-8-15	1			
Time:	07:25				
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Deputy:	3				The state of the s
Service Atte	empt Notes:	and the second			
1. j-	cuse Vacant	ann an Amhairt (1995) an Amhailte (1995)			
2.	26 walnut Dr Berwick	+	3-13	P.O.	Alc.
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4.			LUZERNE (		1001 (2]
5.					
6					

YOUNG, JOSHU

2014CV212

1900 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

## RICHARD M. SQUIRE & ASSOCIATES, LLC

Richard M. Squire \*
Kevin P. Diskin ^
Cralg Oppenheimer
\* Also Admitted in MD
^ Also Admitted to NU

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

June 9, 2015

www.squirelaw.com

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 +5703898820 COL CTY PROTHONOTARY 4 0001/0001 Roosevelt Mortgage Acquisition Company IN THE COURT OF COMMON PLEAS OF PLAINTIFF COLUMBIA COUNTY, PENNSYLVANIA TERM Joshua Young DOCKET NO: 2014-CV-21 1900 Pairview Avenue Berwick, PA 18603 CIVIL ACTION DEFENDANT. MORTGAGE FORECLOSU ORDER GRANTING ALTERNATIVE SERVICE PURS TO PA. R.C.P. 430 AND 3129.2(c)(1)(l)(C) AND NOW, this \_\_\_\_\_\_ day of \_\_\_\_\_\_ 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

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 Prothenotary's Office a Certificate of Service as to such mailing.

BY THE COURT:

FACijents/Rushmore Loan Management/Young-162F/MAS Compleint wpdfC)

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.

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.
Balance
Sworn and subscribed to before me this 3rd day of June 20/5  Aren M. Beach  (Notary Public)
COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  Karen M. Beach. Notary Public Scott Twp., Columbia County My Commission Expires May 13, 2018 WEMBER, PENNSYLVAN A ASSOCIATION OF NOTARIES  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

V	S.
NOED NO	SID DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF,	\$ 240,00
LEVY (PER PARCEL MAILING COSTS	\$15.00
- ·-	\$ 54,00
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER) MILEAGE	\$15.00
POSTING HANDBILL	\$ 74,00
CRYING/ADJOURN SALE	\$15.00
SHERIFF'S DEED	\$10.00 \$35.00
TRANSFER TAX FORM	\$25.00 \$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ \(\sum_{1}\)00
NOTARY	#
TOTAL ********	******** \$ 508,50
	ψ <u>υ, υν</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 1199.67
SOLICITOR'S SERVICES	\$75.00
SOLICITOR'S SERVICES TOTAL **********	********* \$1434,67
PROTHONOTARY (NOTARY)	\$10.00
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ************************************	\$ 67,00 773-5
TOTAL ********	******** \$ <u> </u>
REAL ESTATE TAXES:	
BOBO COMPANIES	dr.
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5,00
TOTAL *******	******** \$ 5,00
TOTAL	<u> </u>
MUNICIPAL FEES DUE:	
SEWER 20	\$1367.11
WATER 20	\$
TOTAL ********	\$ <u>[307,11</u> \$ ********* \$ <u>/307,11</u>
SURCHARGE FEE (DSTE)	\$ <u>170,00</u>
MISC	\$
	\$ <u> </u>
TOTAL ********	*******
TOTAL COORD (CYC	NINIO DID
TOTAL COSTS (OPE	NING BID) \$ <u>3492.38</u>

COMMONWEALTH OF PENNSYLVANIA	PRIC	ORITY CLAIM	EXECUTION NUMBER	SECOND EXECUTION NUMBER
DEPARTMENT OF REVENUE	ļ	FOR	2014CV212 (06/10/15)	
SUREAU OF COMPLIANCE	SHI	ERIFFS SALE	DATE OF SALE	· ·
2O BOX 281230 MARRISBURG, PA 17128-1230		e Print or Type	06/10/2015	
	,		AMOUNT	!
= <u>=</u>	- <u>-</u> :- :	!	\$10,519.81	
	·—·	<u> </u>	CORPORATION	
			CORPORATION TAX F	· · · · · · · · · · · · · · · · · · ·
MD TIMOTINET CITES	DEN D.		EMPLOYER EIN	\$0.00
MR TIMOTHY T CHAM			EMPLOTER EIN	,
SHERIFF OF COLUMBIA	A COUNTY		<u> </u>	\$0.00
BOX 380			SALES TAX LICENSE N	:
BLOOMSBURG	DA 17015		83277454	\$10,519.81
BEOOMSBOKO	PA 17815		SOCIAL SECURITY MUI	
				\$0.00
			INHERITANCE TAX FIL	E NUMBER
				- S0,00
			OTHER TAX NUMBER	i i
			!	50.00
DEFENDANT				
JOSHUA YOUNG				
applicable provisions of the Tax	County.	proceeds of the judicial 7101, et seq. Tax liens	sale should be made i were filed with the Pi	n accordance with the rothonotary of
Employer Witholding T				
	•			
Pennsylvania Personal I	ncome Tax, 72 P.S § 7345			
3. A Corporation tax licn is a existing judgement, mortgage, or [401].  — Corporation Taxes, 72 I	P.S§ 1401	aid out of the proceeds he corporation in accord	of the judicial sale beadance with 72 P.S. §1	fore any pre- 401 (Fiscal Code
Type of Tax	Settlement or Lien Date	I ion Number		
Sales Tax		Lien Number of		Amount or Balance
Sales Tax	12/1/2008	2008-CY		\$322.40
Sales Tax Sales Tax	8/1/2011	-   HCV	<del></del>	\$8,841.37
Sales Tax	9/30/2011	_ licv	·	\$529.65
—· ·— · · · · · · · · · · · · · · · · ·			!V-41	\$826.39
TOTAL:			:	\$10,519.81
I certify that the above St. Commonwealth of Pennsylvania	atement of Account is a true and a (based upon the Department of	correct statement of all Revenue records) by the	liened taxes, penaltie e above named entity	s and interest away to the
WITNESS my hand and the s	<del></del> -	DIRECTOR, BUREAU OF CO		——————————————————————————————————————
Revenue 13 day of,	May 2015	ACTIAN SECTION AND SECTION		· — — —

ACTING SECRETARY OF REVENUE

Eileen McNulty

COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX. 281230 HARRISBURG, PA 17128-1230	PRIORITY CLAIM FOR SHERIFFS SALE Please Print or Type	EXECUTION NUMBER 2015FD40 (06/10/15) DATE OF SALE 06/10/2015 AMOUNT	SECOND EXECUTION NUMBER 2014CV212 (06/10/15)
MR TIMOTHY T CHAMBERLAIN SHERIFF OF COLUMBIA COUNTY BOX 380 BLOOMSBURG PA 1781:	·	EMPLOYER EIN  SALES TAX LICENSE 83277454  SOCIAL SECURITY NU  INHERITANCE TAX FU	S0 00  \$0.00  NUMBER - \$10,519.81  JMBER - \$0.00  D.E NUMBER - \$0.00
<b>DEFENDANT</b> JOSHUA YOUNG		<del>-</del>	\$0.00
A. For the following taxes a priority in the distribution applicable provisions of the Tax Reform Code of 19  Columbia County.  ✓ Sales and Use Tax, 72 P.S.§ 7242  ☐ Employer Witholding Tax, 72 P.S.§ 7345  ☐ Pennsylvania Personal Income Tax, 72 P.S.  B. A Corporation tax lien is a first lien and is requesisting judgement, mortgage, or any other claim or § 1401).  ☐ Corporation Taxes, 72 P.S.§ 1401	§ 7345	ens were filed with the P	Prothonotary of
STATEMENT OF ACCOUNT			
Type of Tax Settlement or 1	Lien Date Lien Number	or Filing Period	Amount or Balance
Sales Tax  Sales Tax	2008 2008 1 2008  1 110  1 110  2 2 201	CV-2101 CV1174 CV1478 2-CV-41	\$322.40 \$8,841.37 \$529.65 \$826.39 \$10,519.81
WITNESS my hand and the seal of the Departme  Revenue 13 day of, May 2015		F COMPLIANCE Sear Ma	shirth-

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	001.8791				·····
JO:	15-886-8791 Htm: Krystal	Y (et al.)			Number CV212
·	Attn: Krystal	E COVER SH	EET		
	J.				
Cate			<del></del>	Zone:	
Man		Expires:		Warrant:	
Not€					; -
	:				
Serve To:		Final Servi	ĉej.		
Name:	(POSTING)	Served:	Personally · Adu	ılt In Charge 🧃	osted Other
Primary Address:	1900 FAIRVIEW AVENUE BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	5-5-15	Time:	09100
Phone:		Deputy:	3	Mileage:	
Attorney /	Orlginator:				
Name:	RICHARD SQUIRE & ASSOCIATES LLC	Phone:			
Service At	empts:				
Date:					
Time:					
Mileage:				.	
Deputy:					
Service Att	empt Notes:				
1.					
2.					
3.					
4.					
5.					

(POSTING)

2014CV212

1900 FAIRVIEW AVENUE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs. JOSHUA	ELT MORTGAGE ACQUISITION COMPANY (  OUNG	et al.)			se Number 114CV212
	SERVICE	COVER SH	IEET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice	enter interest i enterente i disperie i il socialità di la compania di la compania di la compania di la compan Il compania di la co	1 Anna 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Zone:	40
Manner:	< Not Specified >	Expires:	The state of the second	Warrant	Name of the Control o
Votes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	ND DEBTOR'S	RIGHTS	Stern College Grades College	American and a second a second and a second
erve To:		Final Serv	(ce:		
Name:	OCCUPANT	Served:	Personally · Ad	ult In Charge	(Posted) Other
Primary Address:	1900 FAIRVIEW AVENUE BERWICK, PA 18603	Adult in Charge:	Section 1997 Section 1997		
Phone:	DOB:	Relation:	The second secon		ette - <del>T</del> antani e tan e e enere e e e e e e e e
iternate iddress:	and the second control of the second control	Date:	4-5-15	Time:	10,20
Phone:	Source of the contraction of the	Deputy:	3	Mileage:	The state of the s
ttorney / C	riginator:				
lame:	RICHARD SQUIRE & ASSOCIATES LLC	Phone:		e Control de Laboration de la control de Establication de la control de	
ervice Atte	impts:			Was	
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ime:					
lileage:			To a manual de la companya de la com		
eputy:					AND RESIDENCE OF THE PROPERTY
rvice Atte	mpt Notes:	Andrews Samuel S	The second secon		
	The second secon	e neveralment i i manisti. Nedligelik i Historia	House Vac	i i	
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		"			
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the whole the garden

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ROOSEVELT MORTGAGE ACC	UISITION	COMPANY	(et a	al.ì
VS.			,,	,
IOSHUA VOLINO				

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,

May 05, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMENWEALTH OF PENNSYLVANIA

Notarial Sail
Sairati Jame Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expines Oct. 4, 2016

Affirmed and subscribed to before me this

5TH day of

MAY

2015

Sarah Jane Klingamin

NOTARY

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



DECISION ONE MORTGAGE CO LLC 3023 HSBC WAY

FORT MILL SC 29715

Richard M. Squire & Associates, LLC Bv:

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 soley as Trustee for RMAC REMIC Trust, Series 2009-3 PLAINTIFF.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

Attorneys for Plaintiff

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

CIVIL ACTION

Joshua Young 1900 Fairview Avenue Berwick, PA 18603

V.

DEFENDANT.

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 10th 3015 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.