## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US BOOK NA vs	4159 1 Joseph	Williamoski
NO83-/5ED	NO. 833-14	
DATE/TIME OF SALE: $N\omega$ , .4, 2015 (	@ 9:00 AM	
BID PRICE (INCLUDES COST)		
POUNDAGE – 2% OF BID	\$ 76,72	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCE	IASE	s 39/2,83
PURCHASER(S):		
ADDRESS:		
NAMES(S) ON DEED:  PURCHASER(S) SIGNATURE(S)	pho S	Tuk
TOTAL DUE:		s <u>39/2,83</u>
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT	<u>:</u>	\$
TOTAL DUE IN 8	DAYS	s 3563.83

#### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

**Plaintiff** 

U.S. BANK NATIONAL ASSOCIATION

vs.

**Defendant** 

LISA WILLIAMOSKI JOSEPH J WILLIAMOSKI

Attorney for the Plaintiff:

POWERS, KIRN & JAVARDIAN LLC 1310 INDUSTRIAL BOULEVARD

SUITE 101

Distribution Costs

Recording Fees

SOUTHAMPTON, PA 18966

Sheriff's Sale Date:

Wednesday, November 4, 2015

\$69.00

\$69.00

Writ of Execution No.: 2014CV833

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 531 EAST 9TH STREET, 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			\$90.00
Posting Handbill			\$15.00
Press Enterprise Inc.			\$1,492.89
Prothonotary, Acknowledge Deed			\$10.00
Sheriff Automation Fund			\$50.00
Sheriff's Deed			\$35.00
Solicitor Services			\$75.00
Transfer Tax Form			\$25.00
Web Posting			\$100.00
Service			\$255.00
Service Mileage			\$24.00
Distribution Form			\$25.00
Copies			\$8.50
Notary Fee			\$15.00
Tax Claim Search			\$5.00
Surcharge			\$180.00
Other	LUZ CO		\$94.00
		Total Sheriff Costs	\$2,571.89
Municipal Costs			
Sewer			\$1,195.22
		Total Municipal Costs	\$1,195.22

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

**Total Distribution Costs** 

	Grand Total:	\$3,836.11
,		



728 Marne Highway Suite 200

Moorestown, NJ 08057

Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215-942-2090

Fax: 215-942-9695 www.pkalle.com

November 5, 2015

Columbia County Office of the Sheriff 35 W Main Street Bloomsburg, PA 17815 Sarah E. Powers\*
William M.E. Powers,

Jr.\*\*

William M.E. Powers, III\* Edward W. Kirn, III\* Jill Manuel-Coughlin \*
Jolanta Pekalska+
Harry B. Reese\*

Matthew J. McDonnell \*
Jessica N. Manis \*

\*Member of NJ and PA

Bar

\*\* Member of NJ Bar +Member of PA Bar

RE: U.S. Bank National Association V. Lisa & Joseph Williamoski

Premises: 531 East 9th Street, Berwick, PA 18603-3222

Sale held: November 4, 2015 Docket #: 2014-CV-833

Dear Sir/Madam:

Enclosed please find items necessary to have the Sheriff's deed recorded.

Title should be transferred to:

U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301

Additionally, two realty transfer tax statements of value are enclosed for your use. Kindly return a copy of the recorded Sheriff's deed to my attention using the self-addressed, stamped envelope provided. Should you need anything further, please contact me. Thank you for your assistance in regards to this matter.

Very truly yours,

JUUUMA MAUUTOO

Sabrina Sherwood for

Powers, Kirn & Associates, LLC Sabrina. Sherwood@pkallc.com

enclosures



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. C	DRRESPONDENT - All inquir	ies ma	ay be directe	ed to the following p	erson:			
Name POWE	RS, KIRN & ASSOCIATES, LLC						Telephone Number: (215) 942-2090	
Mailing . EIGHT	Address NESHAMINY INTERPLEX, SUIT	E 215		City TREVOSE			State PA	ZIP Code 19053
B. TF	RANSFER DATA							
Date of	Acceptance of Document 11 / 05 /	2015						
	(s)/Lessor(s) of Columbia County	Telepho	one Number: 389-5622	Grantee(s)/Lessee(s) U.S. Bank National	Associa	ntion	1 '	ne Number: 942-2090
Mailing				Mailing Address			1	
35 W N	Main Street			4801 Frederica Stre	et			
City		State	ZIP Code	City			State	ZIP Code
Bloom:	sburg	PA	17815	Owensboro			KY	42301
C. R	EAL ESTATE LOCATION							
Street A				City, Township, Borough	1			
	ist 9th Street, Berwick, PA 18603-			Berwick Borough	T			
County	L.*.		District			cel Number 09-173-01-0		
Colum		Beiw	ick Area S D		U4A-(	79-173-01-0	00	
	ALUATION DATA							
	ansaction part of an assignmen	7			T			
	al Cash Consideration	1	er Consideration			Consideration		
3,83		+0.0		Factor	= 3,8	36.11 Market Value		
	ty Assessed Value	x 3.6	imon Level Ratio	ractor		302.00		
	95.00			omption status		<del>002.00</del>	•	
	<b>KEMPTION DATA -</b> Refer to punt of Exemption Claimed			tor's Interest in Real Estate	1c Por	entage of Gra	ntaric Int	erest Conveyed
	5,302.00	100.0		% 100.00			0,	
	eck Appropriate Box Below fo				1	<del>-</del>	•	<u> </u>
	Will or intestate succession.		•					
	<del></del>		,	Name of Decedent)		•	state File	Number)
	Transfer to a trust. (Attach complete	е сору с	of trust agreen	nent identifying all benef	ficiaries.	)		
	Transfer from a trust. Date of transf	er into	the trust					
	If trust was amended attach a copy	of origi	inal and amen	ded trust.				
	Transfer between principal and ager	it/straw	party. (Attach	complete copy of agend	cy/straw	party agree	ment.)	
	Transfers to the commonwealth, the tion. (If condemnation or in lieu of c	e U.S. a condem	ind instrument nation, attach	alities by gift, dedication copy of resolution.)	n, conde	mnation or i	n lieu of	condemna-
×	Transfer from mortgagor to a holder				rtgage a	and note/ass	ignment	.)
	Corrective or confirmatory deed. (A	ttach co	mplete copy o	of the deed to be correct	ed or co	nfirmed.)		
	Statutory corporate consolidation, n							
	Other (Please explain exemption cla	_						
_		·						•
Under to the	penalties of law, I declare that best of my knowledge and belie	I have	e examined to	his statement, includi t and complete.	ing acc	ompanying	inform	ation, and
	re of Correspondent or Responsible Party	,				D	ate	
Š	all anural	(AK	unerel	ı		11-5	-15	





3-7615/360

**X** Citizens Bank

03/14/2016

PAY TO THE ORDER OF Sheriff of Columbia County

**\$**\*\*2,562.83

Two Thousand Five Hundred Sixty-Two and 83/100\*\*\*

**POWERS KIRN & ASSOCIATES, LLC** IOLTA ATTORNEY TRUST ACCOUNT

215-942-2090

**DOLLARS** 

THE CONTRACTOR OF THE PARTY OF T

Sheriff of Columbia County /

14-0433/USB/WILLIAMOSKVSETTLEMENT FUNDS

#O22286# 1:036076150# 623663635358#

PO Box 380 Bloomsburg, PA 17815

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

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



• Com	ment				
□ Urge	ent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
Re: Today's sale			CC:		
Phone	:		Date:	November 4, 2015	
Fax:			Pages:	2	
То:	Johr	<u> </u>	From:	Sheriff Timothy T. C	Chamberlain

#### FAX COVER SHEET

# FAX

### POWERS, KIRN & ASSOCIATES, LLC

Eight Neshaminy Interplex, Suite 215, Trevose, PA 19053

DATE: 10/14/15
TO: Sheriff Sales
FAX.NO.: 570-389-5625

FROM: NATALLE DANIEL

COMPANY: Powers, Kirn & Associates, LLC
PHONE NO. (215) 942-2090
FAX.NO: (215) 942-8661

NO. PAGES: 8

RE: Please find 3129.2's showing proof of service forup coming sales attached.

#### Confidential

This memo is intended only for the individual or entity to which it is addressed, and may contain information that is privileged, confidential or otherwise exempt from the disclosure under applicable law. If you are not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address. Thank you.

14-0433 - Williamoski

#14-0433

POWERS KIRN & ASSOCIATES, LLC Eight Neshaminy Interplex, Suite 215

Trevose, PA 19053

Telephone: 215-942-2090 Attorneys for Plaintiff

U.S. Bank National Association

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

VS.

COLUMBIA COUNTY

Lisa A. Williamoski Joseph J. Williamoski

No. 2014-CV-833

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.2

Plaintiff, by and through its undersigned counsel, says:

- On August 6, 2015, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Lisa A. Williamoski and Joseph J. Williamoski, by a private process server. A copy of the service return is attached hereto and made a part hereof as Exhibit "A".
- On August 13, 2015, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

POWERS KIRN & ASSOCIATES, LLC

□ MI Manuel-Coughlin, Esquire Id. No. 63252

☐ Jolanta Pekalska, Esquire Jd. No. 307968

Harry B. Reese, Esquire Id. No. 310501

□ Matthew J. McDonnell, Esquire Id. No. 313549

□ Jessica N. Manis, Esquire Id. No. 318705

Attorneys for Plaintiff

Dated: 113-15

# EXHIBIT "A"

TDD-(570) 825-1860

FAX: (570) 825-1849

## Luzerne County Sheriff's Department Luzerne County Courthouse

200 North River Street					
Wilkes-Barre, Pennsylvania	18711				
(570) 825-1651					

			COLUMBIA CO	DUNTY	
			14-CV-833		
			U.S. BANK NA	TIONAL ASOCI	ATION
				vs	
STATE OF PENNS' LUZERNE COUNT			Joseph Willi	AMOSKI, ET UX	
SCOTT LAMOREUX	, , , , , , , , , , , , , , , , , , ,	, DEPUTY SHE	RIFF, for SHERIFF of sa	aid county, be	ing duly sworn
according to law	deposes and sa	ys, that on THO	URSDAY the	6ТН	day of
•			, prevailing tin		<del>-</del>
NOTICE OF SHERIFE	SALE	<u> </u>			
upon JOSEPH WILLI	AMOSKI		·		
the within named, b	y handing to LISA W	VILLIAMOSKI .	<u> </u>	<u> </u>	n adult member-
·	•		is that of HIS WIFE	<del></del>	
at 609 EAST 2ND ST	REET, BERWICK	·		<del>_</del>	
<del></del>					
in the County of Lu	zerne, State of Penn	sylvanie, a true ar	nd atlested copy and maki	ng known the c	ontents thereof.
Sworn to and subs	cribed before me		P		
this 134	day of August	20 15	man M.	Jan /	<b>&gt;</b>
7	XXI ER	<u> </u>	Sheriff of Luzerne Co	othly	/
COM	MONNAEAUTH OF PENNS	ALVANIA	hy scott	Hum	

NOTARIAL SEAL
PATRICIA E BENZI, Notary Public
Kingeton Boro., Luzerne County
My Commission Expires December 24, 2017

Deputy Sheriff of Luzerne County, Pennsylvania

TDD (570) 825-1860

FAX: (570) 825-1849

## Luzerne County Sheriff's Department Luzerne County Courthouse

200 North River Street

Wilkes-Barre, Pont (570) 825	- <del>-</del>
	COLUMBIA COUNTY
	14-CV-833
·	U.S. BANK NATIONAL ASOCIATION
	VS
	JOSEPH WILLIAMOSKI, ET UX
STATE OF PENNSYLVANIA LUZERNE COUNTY SS:	
SCOTT LAMOREUX , DEPUTY SHEE	RIFF, for SHERIFF of said county, being duly sworn
according to law, deposes and says, that on .	THURSDAY the 6TH day of
AUGUST 20 15 at 1:59 P.M. M., pre-	vailing time, he served the within NOTICE OF SHERIFF
SALE	
upon LISA WILLIAMOSKI	
the within named, by handing to HER pers	conally, at 609 EAST 2ND STREET, BERWICK,
	•
	in the County of Luzerne, State of Pennsylvania, a
true and attested copy and making known the contents th	ereof.
Sworn to and subscribed before me this 131 day of Wildlet 20 15	Sheriff of Luzerne County
this day of Affair 20 1	
Notary COMMONWEALTH OFFENNSYLVANIA	" Scatt tant

PATRICIA E BENZI, Notary Public Kingeton Boro., Luxerne County My Commission 12:pires Décember 24, 2017 Deputy Sheriff of Luzerne County, Pennsylvania

# EXHIBIT "B"

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, Suite 202	1.9	Name of Addressee, Street, and Post-Office Address	Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomsburg PA 17815	Columbia County Tax Claim Burrad 11 West Main Street P.O. Box 330 Main Street County Aniex Bloomsburg, PA 17815	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building Roem 432 P.O. Box 2675 Harrisburg, P.A. 17105-2675	Pennsylvania Office of Attorney General 16th Floor, Strawberry Square Harrisburg, PA 17120	Commonwealth of PA, Dept of Revenue Bureau of Compliance, Clearance Support Dept. 280948 Harrisburg, PA 17128-0948	Reinhart Foodservice, L.L.C 100 Industrial Park Road Cast Township, P.A. 17866	Reinhart Foodservire, LLC Mattleman, Weioroth & Miller, P.C. Paul D Aurouson, Esquire Land Tule Building, Suite 2226 Broad & Chestnut Streets. Philadelohia, PA, 19110	Syson Food Services of Central PA, LLC 3905 Corcy Road PO Box 3641 Harrisburg, PA 17109	Systo Food Services of Central PA, LLC James Smith, Diefferick & Copnelly, LLP 134 Sipe Avenue PO Box 650 Huntmelstown, PA 1703670650	·	
custrial Boule	Southampton, PA 16955	Number of Article				l		3000			<u>_</u>		***
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			ERVILE A SE	AU6 13 2015		D T T	The rud declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail occument reconstruction 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 for COD and \$500 for Insured Mail. Special handling charges apply only to Trind- and Fourth-Class parcels. Special delivery service also includes special handling service.	FOR REGISTERED, INSURED, C.O.D., GERTIFIED, AND EXPRESS MAIL	
							POSTMASTER, PER (Nams of receiving emphayee)	FOR REGISTERED, INSUK	
Pontolio Recovery Associates, LLC co Robert N Polas, Esquire 120 Corporate Boulevaint Norfolk, VA 23502	Fortohio Kecovery Associates, LLC co Carrie A Brown, Esquire 120 Corporate Boulevard No. folk, VA 23502	Portfolio Recovery Associates, LLC 120 Corporate Boulevard Norfolk, VA 23302	Portfolio Recovery Associates, LLC do Robert N Polas, Esquire 140 Corporate Boutevard Norfolk, VA 23502	Partfelio Recovery Associates, LLC c/a Cerric A. Brown, Esquire 140 Corporate Boulevard Nocfolk, VA 23502	Portfolio Recovery Associates, LLC 140 Corporate Boulevard Norfolk, VA 23502	Tenants / Ox upacts 531 East 9th Street Berwick, PA 18603		14-0433 Williamoski	
	2	8		\$ <u>1</u>	9.		Total Number of Pieces Listed by Sender	PS FORM 3877	

(00401778

PK

&A Powers, Kirn & Associates, LLC

October 13, 2015

Sheriff's Office Columbia County Courthouse, P.O. Box 380 Bloomsburg, PA 17815

Attention: Tim

Re: US Bank NA

> v. Lisa Williamoski No. 2014-CV-833-MF -

Premises: 531 East 9th Street, Borwick, PA

Dear Tim:

Please POSTPONE the Sheriff's Sale of the above referenced property, which is scheduled for October 14, 2015.

Please re-schedule the sale for November 4, 2015

Very truly yours,

Erin Dormer for Powers, Kirn & Associates, LLC

/erd

VIA TELECOPY (570) 389-5625

728 Marne Highway Suite 200

Moorestown, NJ 08057

Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215-942-2090 Fax: 215-942-8661 www.pkillc.com

Sarah E. Powers\* William M.E. Powers, Jr. \*\* William M.L. Powers, III\* Edward W. Kim, III\*

- Member of NJ and PA Bar \*\* Member of NJ Bar
- \* Member of PA Bar

#### FAX COVER SHEET

# FAX

#### POWERS, KIRN & ASSOCIATES, LLC

Eight Neshaminy Interplex, Suite 215, Trevosc, PA 19053

RE: Please find 3129.2's showing proof of service forup coming sales attached.

#### Confidential

This memo is intended only for the individual or entity to which it is addressed, and may contain information that is privileged, confidential or otherwise exempt from the disclosure under applicable law. If you are not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address. Thank you.

14-0433 - Williamoski

#14-0433

POWERS KIRN & ASSOCIATES, LLC Eight Neshaminy Interplex, Suite 215

Trevose, PA 19053

Telephone: 215-942-2090 Attorneys for Plaintiff

U.S. Bank National Association

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

vs.

COLUMBIA COUNTY

Lisa A. Williamoski Joseph J. Williamoski

No. 2014-CV-833

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.2

Plaintiff, by and through its undersigned counsel, says:

- 1. On August 6, 2015, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Lisa A. Williamoski and Joseph J. Williamoski, by a private process server. A copy of the service return is attached hereto and made a part hereof as Exhibit "A".
- 2. On August 13, 2015, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "13".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

POWERS KIRN & ASSOCIATES, LLC

□ Jul Manuel-Coughlin, Esquiye Id. No. 63252

🗅 Johnta Pekalska, Esquire Ad. No. 307968

Harry B. Reese, Esquire Id. No. 310501

□ Matthew J. McDonnell, Esquire Id. No. 313549

© Jessica N. Manis, Esquire Id. No. 318705 Attorneys for Plaintiff

Dated: 13.15

# EXHIBIT "A"

TDD-(570) 825-1860

FAX: (570) 825-1849

### Luzerne County Sheriff's Department Luzerne County Courthouse

	200 North River Street Wilkes-Barre, Pennsylvania 18711 (570) 825-1651
	COLUMBIA COUNTY
	14-CV-833
	U.S. BANK NATIONAL ASOCIATION
	vs
STATE OF PENNSYLVANIA LUZERNE COUNTY, SS:	JOSEPH WILLIAMOSKI, ET UX
	DEPUTY SHERIFF, for SHERIFF of said county, being duly swom and says, that on THURSDAY the 6TH day of
	at 1:59 PM prevailing time, he served the within
NOTICE OF SHERIFF SALE	, provening through the deliver the within
•	to LISA WILLIAMOSKI an adult member
of the household, whose relat	onship to the within named is that of HIS WIFE
In the County of Luzerne, Stat	of Pennsylvania, a true and attested copy and making known the contents thereof.
this 13th day of	
NOTAF PATRICIA E 89 Kingslon Doro	OF PENNSYLVANIA  IAL SEAL  IZI. Notary Public Luzeme County 96 December 24, 2017

TDD (570) 825-1860

FAX: (570) 825-1849

### Luzerne County Sheriff's Department Luzerne County Courthouse

(570)	n River Street Jennsylvania 18711 825-1651
	COLUMBIA COUNTY
	14-CV-833
	U.S. BANK NATIONAL ASOCIATION
	vs
STATE OF PENNSYLVANIA LUZERNE COUNTY SS;	JOSEPH WILLIAMOSKI, ET UX
SCOTT LAMOREUX , DEPUTY SH	HERIFF, for SHERIFF of said county, being duly swo
according to law, deposes and says, that or	n THURSDAY the 6TH day
AUGUST 20 15 81 1:59 P.M. M.,	prevailing lime, he served the within NOTICE OF SHERIFI
SALE	
upon LISA WILLIAMOSKI	
the within named, by handing to HERp	- MOO EAST OND STREET BEDWING
the within hamed, by handing to HERp	ersonally, Broos EAST 2ND STREET, BERWICK,
	in the County of Luzerne, State of Pennsylvania
true and attested copy and making known the contents	s thereof.
Sworn to and subscribed before me	Brand - Souls
	Sheriff of Luzerne County
this 13 day of 1 fact 20 15	

# EXHIBIT "B"

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INDICATET	X Certificate Mailing D Insured	Certified	Postage											
8			Name of Addressee, Street, and Post-Office Address	Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomsburg, PA 17815	Columbia County Tax Claim Bureau 11 West Main Street P.O. Box 380 Main Street County Armex Bloomsbure PA 17815	P.A. Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building Room 432 P.O. Box 2675 Harrishurg, P.A. 17105-2675	Pennsylvania Office of Attorney General 16th Floor, Strawberry Square Harrisburg, PA 17120	Commonwealth of P.A. Dept of Revenue Bureau of Compliance, Clearance Support Dept. 280948	Reinhart Fnodservice, LLC 100 Industrial Park Road Coal Township, PA 17866	Reinhart Foodscrvice, LLC Manteman, Weinroth & Miller, P.C. Paul D Agronson. Esquire Land Title Building, Suite 2226 Broad & Chestnut Streets philadolalia PA 19110	Syson Food Services of Central PA, LLC 3905 Corey Road PO Bex 3641 Harrisburg, PA 17109	Systo Food Services of Central PA, LLC James Smith, Dietterick & Connelly, LLP 134 Sipe Avenue PO Box 630 Hummelstown, PA 17036-0650	Systo Food Services of Central PA, Li.C. James Smith, Dietrerick & Connelly, L.P. Kimberly A Borner, Esquire PO Box 650	<b>沙沙西水水平</b> 5.15
E AND ADDRE	Powers, Kim & Associates 1310 Industrial Boulevard, Suite 202	Southampton, PA 18966	Number of Article										Systop Food  Sames Smith  Kimberly A  PO Box 650	\$ 002.700 4.002.3 2015
NAME	Power 1310 i	South	Fig	-	2	m	*	£	م	*	<b>6</b>	σ <sub>1</sub>	6	3.70

=		Portfolia Recovery Associates. LLC c/o Rebert N Polas, Esquire 120 Corporate Boulevard Norfolk, VA 23502		
12	i	Partfolio Recovery Associates, ELC e/o Carric A Brown, Esquire 120 Comorate Boulevard Norfolk, VA 23502		
£		Portfolio Recovery Associates, LLC 120 Carporate Boulevard Norfolk, VA, 23502		
¥		Portfolio Rocovery Associates, LLC c'o Robert N Polas, Esquire 140 Corporate Boulevard Norfolk, VA 23502		KUNTLE DA SA
15		Porfolio Recovery Associates, LLC c/o Curric A Brown, Esquire 140 Corporate Boulevard Norfolk, VA 23502		AUG   3 2015
å.	:	Portfolio Recovery Associates, LEC 140 Corporate Boulevard Norfolk, VA 23502		
<del>-</del>		Tenants / Occupants 531 East 9th Street Benvick, PA 18603		SHE
Total Natimber of Pieces Listed by Sender	isled by		POSTMASTER, PER (Name of receiving employee)	The tM declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnagotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a firm of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$50.00. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for frequency and \$500 for Registered Mail, \$500 for food and \$500 for insured Mail. Special handling charges apply only to Third- and fourth-Class parties. Special delivery service also includes perceived mail special chardling services.
PS FORM 3877	4 387	14-0433 Williamoski	FOR REGISTERED, INSUR	FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

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 September 23, 30 and October 7, 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.

nuc.	
Sworn and subscribed to before me	this 7th day of October 20.15  Karen M. Beach  (Notary Public)
•	Karen In Beach
	(Notary Public)
	COMMONIVE AUTHOR PENNSYLVANIA  NOTAKIAL SCAL  Karen in Beach Notary Public  Scott Two , Columbia County  My Commission Suppress Marc 13, 2013  MEMBER AFFINE CVANIA RESOCIATION OF USYAGES
And now,	, 20, I hereby certify that the advertising and
publication charges amounting to \$ fee for this affidavit have been paid in f	for publishing the foregoing notice, and the
<del></del>	······································

# SHERIFF'S SALE COST SHEET

	vs. Williamsler
NOED NO	JD_DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 15.00 \$ 355,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 96,00
ADVERTISING SALE BILLS & COP	
ADVERTISING SALE (NEWSPAPER	· · · - · ·
MILEAGE	\$) \$15.00 \$ ∂4,00
POSTING HANDBILL	
CRYING/ADJOURN SALE	\$15.00
SHERIFF'S DEED	\$10.00
TRANSFER TAX FORM	\$35.00
DISTRIBUTION FORM	\$25.00
COPIES	\$25.00
	\$ <u>8.50</u>
TOTAL *****	\$ <u>75,00</u> ******* \$ 565,00
TOTAL TATALAN	2 2 (2) 1/40
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$_1492_\$9
SOLICITOR'S SERVICES	\$75.00
TOTAL ******	********** \$17/7,81
PROTHONOTARY (NOTARY)	\$10,00
RECORDER OF DEEDS	\$_64,00
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *******	****** \$ 77,00
REAL ESTATE TAXES:  BORO, TWP & COUNTY 20 SCHOOL DIST. 20 DELINQUENT 20 TOTAL *******	
BORO TWP & COUNTY 20	¢
SCHOOL DIST 20	
DELINOUENT 20	<u> </u>
TOTAL ******	*********** S S/M
1017417	3 <sub></sub>
MUNICIPAL FEES DUE:	
SEWER 20	\$ 1195,77
WATER 20	\$
TOTAL ********	\$ <u>1175,77</u> \$_ *********** \$ 1175,72
SURCHARGE FEE (DSTE)	\$ 180,00
MISC. <u>[42, Co.</u>	\$ 19100
TOTAL SEASON	\$ 94,00 \$ 180,00 \$ 94,00 *********** \$ 94,00
IOTAL *******	*********** \$ <u>1*7/O</u>
TOTAL COSTS (	OPENING RID) \$ 3836.77

### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs.
LISA WILLIAMOSKI (et al.)

Case Number 2014CV833

#### SHERIFF'S RETURN OF SERVICE

08/31/2015 03:25 PM - 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 531 EAST 9TH STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS.

August 31, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

Affirmed and subscribed to before me this

31ST da

day of AUGUST

2015

Notarial Seal

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

Sarch fan Klingan

intiff Attorney: POWERS, KIRN & JAVARDIAN LLC, 1310 INDUSTRIAL BOULEVARD, SUITE 101, SOUTHAMPTON, PA 18

**NOTARY** 

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Posting - Sale Bill Zone:  Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM  SHERIFF'S SALE BILL  Serve To: Final Service:  Name: (POSTING) Served: Personally Adult In Charge Eosted  Primary 531 EAST 9TH STREET Adult In Charge:  Phone: DOB: Relation:  Alternate Address:  Date: S 3 1 5 Time: 1512  Phone: Deputy: 3 Mileage:  Attorney / Originator:  Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts:  Date: Time: Imme: Mileage: Deputy: D	r
Category: Real Estate Sale - Posting - Sale Bill Zone:  Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL  Serve To: Final Service:  Name: (POSTING) Served: Personally Adult In Charge Posted Primary Address: BERWICK, PA 18603 Charge:  Phone: DOB: Relation:  Alternate Address: Date: \$ 3.15 Time: 15.12  Phone: Deputy: 3 Mileage:  Attorney / Originator.  Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts:  Date: Time: Immediate Powers Attempts: Date: Time: Immediate Powers Attempts: Date: Time: Immediate Powers Attempts: Date: Time: Immediate Powers Attempts: Date: Time: Immediate Powers Attempts: Date: Time: Immediate Powers Attempts: Date: Time: Immediate Powers Attempts: Date: Time: Immediate Powers Attempts: Date: Time: Immediate Powers Attempts: Date: Da	
Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL  Serve To: Final Service: Personally · Adult In Charge · Posted Primary 531 EAST 9TH STREET Adult In Charge: Charge: Phone: DOB: Relation:  Alternate Address: Date: \$ 31.15 Time: 1512  Phone: Deputy: 3 Mileage: Attorney / Originator.  Name: POWERS, KIRN & JAVARDIAN LLC Phone: Service Attempts: Date: Time: Mileage: Deputy: De	
Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL  Serve To: Final Service:  Name: (POSTING) Served: Personally Adult In Charge Posted Primary 531 EAST 9TH STREET Adult In Charge: DOB: Relation:  Alternate Address: Date: S:3 -15 Time: 15:12  Phone: Deputy: 3 Mileage:  Attorney / Originator:  Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts: Date: Time: Mileage: Deputy: Deputy: Deputy: Deputy: Deputy: Dotale: Time: Mileage: Deputy:	-
SHERIFF'S SALE BILL  Serve To:  Name: (POSTING)  Served: Personally Adult In Charge Posted  Primary 531 EAST 9TH STREET Adult In Charge:  Phone:  DOB: Relation:  Alternate Address:  Date: 8-31-15 Time: 15:2  Phone:  Deputy: 3 Mileage:  Attorney / Originator:  Name: POWERS, KIRN & JAVARDIAN LLC  Phone:  Service Attempts:  Date: Time: Mileage: Deputy:	
Name: (POSTING)  Primary 531 EAST 9TH STREET Adult In Charge: Posted Adult In Charge: Posted Adult In Charge: Posted Adult In Charge: Phone:  DOB: Relation:  Alternate Address:  Date: \$ 31.15 Time: 15.12  Phone: Deputy: 3 Mileage:  Attorney / Originator:  Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts:  Date: Time: Mileage: Deputy:	
Primary Address: BERWICK, PA 18603  Phone: DOB: Relation:  Alternate Address: Date: \$ 31-15 Time: 1512  Phone: Deputy: 3 Mileage:  Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts: Date: Time: Mileage: Deputy: Deputy: Deputy: Deputy: Deputy: Deputy: Deputy:	
Address: BERWICK, PA 18603  Phone:  DOB: Relation:  Alternate Address:  Date: \$ 31.15 Time: 15:2  Phone:  Deputy: 3 Mileage:  Attorney / Originator:  Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts:  Date:  Time:  Mileage:  Deputy:	Other
Alternate Address:  Date: \$31.15 Time: 1512  Phone:  Deputy: 3 Mileage:  Attorney / Originator:  Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts:  Date:  Time:  Mileage: Deputy:	
Address:  Phone:  Deputy: 3 Mileage:  Attorney / Originator:  Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts:  Date:  Time:  Mileage:  Deputy:	· :
Attorney / Originator:  Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts:  Date: Time: Mileage: Deputy:	5
Name: POWERS, KIRN & JAVARDIAN LLC Phone:  Service Attempts:  Date:  Time:  Mileage:  Deputy:	
Service Attempts:  Date: Time: Mileage: Deputy:	
Date: Time: Mileage: Deputy:	
Time: Mileage: Deputy:	
Mileage: Deputy:	
Deputy:	
Service Attempt Notes:	
1.	
2.	
3.	
4.	
5.	<del></del>
6.	

(POSTING)

2014CV833

531 EAST 9TH STREET, BERWICK, PA 18603

NO EXPIRATION

FAX: (570) 825-1849

## Luzerne County Sheriff's Department Luzerne County Courthouse

200 North River Street

Wilkes-Barre, Po (570) 8	ennsylvania 18711 825-1651
	COLUMBIA COUNTY
	14-CV-833
	U.S. BANK NATIONAL ASOCIATION
	vs
STATE OF PENNSYLVANIA LUZERNE COUNTY SS:	JOSEPH WILLIAMOSKI, ET UX
SCOTT LAMOREUX , DEPUTY SH	ERIFF, for SHERIFF of said county, being duly sworn
according to law, deposes and says, that on	THURSDAY the 6TH day of
AUGUST 20 15 at 1:59 P.M. M., pl	revailing time, he served the within NOTICE OF SHERIFF
SALE	To The Cit Shekiri
upon LISA WILLIAMOSKI	
the within named, by handing to HER per	rsonally, at 609 EAST 2ND STREET, BERWICK,
true and attested copy and making known the contents t	in the County of Luzerne, State of Pennsylvania, a
Sworn to and subscribed before me	Ena M. Juns
this 13th day of height 20 15	Sheriff of Luzerne County
Notary  COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  PATRICIA E SENZI, Notary Public  Kingaton Boro., Luzerne County  My Commission Expires December 24, 2017	Deputy Sheriff of Luzerne County, Pennsylvania

FAX: (570) 825-1849

## Luzerne County Sheriff's Department Luzerne County Courthouse

200 North River Street Wilkes-Barre, Pennsylvania 18711 (570) 825-1651

COLUMBIA COUNTY
14-CV-833
U.S. BANK NATIONAL ASOCIATION
VS
JOSEPH WILLIAMOSKI, ET UX

STATE OF PENNSYLVANIA LUZERNE COUNTY, SS:

> Kingston Boro., Luzerne County My Commission Expires December 24, 2017

SCOTT LAMOREUX	, DEPUTY SH	ERIFF, for SHE	RIFF of said county,	, being duly sworn
according to law, d	eposes and says, that on $\overline{ ext{TI}}$	HURSDAY	the <u>6TH</u>	dav of
AUGUST	2015 at 1:59 PM			<del>-</del>
NOTICE OF SHERIFF SA	LE	, , ,		- Within
upon JOSEPH WILLIAM	OSKI			
the within named, by ha	anding to LISA WILLIAMOSKI			an adult member
of the household, whos	e relationship to the within named	d is that of HIS W	/IFE	
at 609 EAST 2ND STREE			-	
in the County of Luzern	e, State of Pennsylvania, a true a	nd attested copy	and making known the	e contents thereof.
Sworn to and subscribe	ed before me			
this13 <sup>th</sup> da	x of August 20 15	_ Ma	M. Jan	<u> </u>
( X	WE RV	Sheriff of Lu	zerne County	
COMMEN	MEDITY OF PENNSYLVANIA	by	cottytur	nt
PATRIC	NOTARIAL SEAL IA E BENZI, Notary Public	Deputy Sh	eriff of Luzerne Coun	ty, Pennsylvania

## LUZERNE COUNTY SHERIFF'S DEPARTMENT

200 NORTH RIVER STREET WILKES-BARRE, PENNSYLVANIA 18711 FAX (570) 825-1849



### ACCEPTANCE OF SERVICE

Case Number:	Term:
I accept service of t	
(on behalf of Joan authorized to do so.	SOPH Williamoski and certify that I am
Defendant / Authori	zed Agent Del Well Coard La
Mailing Address:	Lisa williamosti -wife
	Berwick PA
Date: 8-6-/	5 Time: 1359
Deputy Sheriff:	Scott farmy

#### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION SKI, LISA (et al.)		Case Number 2014CV833	
		OVER SHEET		;
Service Deta		OVER SHEET	en (j. 187 <del>9a.</del> 1822) en en en en skriver en	1 1 245
7 *** * * * * ***	Real Estate Sale - Sale Notice	n (1999) na maga ya kata ya kata ma <del>nan</del> a ya sa	Zone:	
	< Not Specified >	Expires:	Warrant:	<u>(</u>
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND			
Serve To:		Final Service:		
	LISA WILLIAMOSKI	Served: Person	nally · Adult In Charge · Posted · Other	
Primary Address:	609 EAST 2ND STREET BERWICK, PA 18603	Adult In Charge:		
Phone:	DOB:	Relation:		
	531 E. 9TH STREET BERWICK, PA 18603	Date:	Time:	000
Phone:		Deputy:	Mileage:	o EAS
Attorney / O	riginator:			<u>0</u> 1
Name:	POWERS, KIRN & JAVARDIAN LLC	Phone:		ZNU SIREEI, BERRVICK, PA 18603
Service Atte	mpts:			2
Date:				<u></u>
Time:				ת ת
Mileage:				(A)
Deputy:				ķ
	ial Instructions:		* ·	, , , )

Now, July 28, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

#### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815 Timothy T. Chamberlain, Sheriff

AC TATIVALION

### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs. WILLIAMO	PSKI, LISA (et al.)		Case Number 2014CV833
	SERVICE C	OVER SHEET	
Service De			
Category:	Real Estate Sale - Sale Notice	· · · · · · · · · · · · · · · · · · ·	Zone: Warrant:
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RIGHTS	
Serve To:		Final Service:	
Name:	JOSEPH J WILLIAMOSKI	Served: Personally	Adult In Charge · Posted · Other
Primary Address:	609 EAST 2ND STREET BERWICK, PA 18603	Adult In Charge:	Adult In Charge · Posted · Other
Phone:	DOB:	Relation:	
Alternate Address:	531 E. 9TH STREET BERWICK, PA 18603	Date:	
Phone:	· · · · · · · · · · · · · · · · · · ·	Deputy:	Mileage:
Attorney / (	Orlginator:		
Name:	POWERS, KIRN & JAVARDIAN LLC	Phone:	NO.
Service Att	empts:	· Prince <del>This</del> party and a second	STREET, BERWICK
Date:			
Time:			88
Mileage:	<b>I</b> • • • • • • • • • • • • • • • • • • •		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Deputy:			•
Notes / Spe	cial Instructions:		
		riginion esterni dan 1.000000000000000000000000000000000000	PA 18603
			డ

Now, July 28, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE P.O. BOX 380 BLOOMSBURG, PA 17815

Timothy T. Chambelian
TIMOTHY T. CHAMBERLAIN, SHERIFF

NO EXPIRATION

#### PAYMENT DATE

08/13/2015

#### COLLECTION STATION

Sheriff- Carol

RECEIVED FROM columbia co 14-833

DESCRIPTION

14-833

County of Luzerne 200 North River Street Wilkes-Barre, PA 18711

BATCH NO. 2015-08001665 RECEIPT NO. 2015-00028517

4-	633				
	PAYMENT CODE		RECEIPT DESCRIPTION	,	TRANSACTION AMOUNT
	01 Proc. Fee OC	100.10	ess Other County 0.100 Cash - General Fund \$39.00 .4197 415 27 Civil Process Fee \$39.00		<b>\$</b> 39 <b>0</b> 0
	04 Proc Form	Civil Prod 100 10	ess Form 0.100 Cash - General Fund \$4.00   4197 415 28 Civil Form Fees \$4.00		14 00
	06 Mileage Veh	Mileage ( 100 10	County Vehicle 0.100 Cash - General Fund \$35.00 4197 405 14 Civil Mileage Fees \$35.00		\$35.00
	07 Add Doc/Det	Crv# Proc 100 10	ess Add. Doc/Fee 0 100 Cash - General Fund \$6.00 4197 415 30 Civil Addil Doc/Det Fee \$6.00		\$6.00
	Payments:	Туре	Detail	Amount	
		Check	6974	\$94.00	
			Total Cash	\$0.00	
İ		ĺ	Total Check Total Charge	\$84.00 \$0.00	
			Total Other	\$0.00	
			Total Remitted	\$84.00	
İ			Change	\$0.00	
			Total Received	\$84.00	
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Total Amount:	\$84.00
:	<b>4</b> 000



August 12, 2015

Timothy T. Chamberlain Sheriff of Columbia County Court House-P.O. BOX 380 Bloomsburg, Pa 17815

US BANK NATIONAL ASSOCIATION

VS.

LISA A. WILLIAMOSKI JOSEPH J. WILLIAMOSKI

NO: 2014-CV-833-MF

Dear Timothy:

The amount due on the sewer account #124740 for the property located at 531 E. 9<sup>th</sup> Street, Berwick Pa through December 30, 2015 is \$1195.22. This amount includes fees to satisfy a lien on the property.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 08/10/2015 Cert. NO: 22443

WILLIAMOSKI JOSEPH J & LISA A 531 EAST NINTH STREET BERWICK PA 18603

District: BERWICK BORO

Deed: 20031 -2684 Location: PART OF LOTS 73 75 Parcel Id:04A-09 -173-01,000

Assessment: 23,695 Balances as of 08/10/2015

YEAR TAX TYPE TAX AMOUNT PENALTY DISCOUNT PAID NO TAX CLAIM TAXES DUE

BALANCE

COLUMBIA	COUNTY	SHERIFF
----------	--------	---------

Ву:	Per:
-----	------

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	DSKI, LISA (et al.)		Case Number 2014CV833	
	SERV	ICE COVER SH	leet	
Service De			and the second s	<b>E</b>
Manner:	Real Estate Sale - Sale Notice	Committee of the second	Zone: 83	SOS
	Adult in Charge	Expires:	Warrant:	Ž.
Notes:	SALE DATE & TIME: 10/14/2015 AT 9 PLAINTIFF NOTICE OF SHERIFF'S S	ALE AND DEBTOR'S R	Moved to 609 E. Z= St. Berwile, PA 18603	AMOSKI, LISA
Serve To:		Final Serv	The state of the s	
Name:	LISA WILLIAMOSKI	Served:	The state of the s	201
Primary Address:	531 E. 9TH STREET BERWICK, PA 18603	Adult In Charge:	Personally · Adult In Charge · Posted · Off	2014CV833
Phone:	DOB:	Relation:	and the area of the control of the c	
Alternate Address:		Date:	7-17-15 Time: 13:30	
Phone:		Deputy:	3 Mileage:	531
Attorney / C	Originator:			ю іп
Name:	POWERS, KIRN & JAVARDIAN LLC	Phone:		9TH S
Service Atte	empts:			STREE
Date:		general alternatives and a administrative to serve		····· , <b>-</b>
Time:		adSt.		BERWICK
Mileage:		7 M St.		ViC
Deputy:	(4) 12	i	The state of the s	ς PA
Service Atte	mpt Notes:	18603		) 1 <u>9</u>
	J-NET	1	The state of the s	18603
<u>2.                                    </u>				_
3.				_
<u>4.</u>				_ o
5. 6.				EXPIRATION
n .				<b>=</b>

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	K NATIONAL ASSOCIATION  DSKI, LISA (et al.)				Number 4CV833
de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la	SERVICE	COVER SH	EET '		
Service De				-	
Category:	Real Estate Sale - Sale Notice	e transporter and a superior and a superior		Zone:	83
Manner:	Adult in Charge	Expires:	The production state of the sta	Warrant:	(
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A	M AND DEBTOR'S F	RIGHTS		All of the Common and
AND THE AND THE STATE OF THE ST	<u> </u>	K Sec Note	<u>S</u>		
Serve To:		Final Serv			
Name:	JOSEPH J WILLIAMOSKI	Served:	Personally · Adu	ılt In Charge	Posted · Other
Primary Address:	531 E. 9TH STREET BERWICK, PA 18603	Adult In Charge:		· · · · · · · · · · · · · · · · · · ·	
Phone:	DOB:	Relation:	The state of the s	erere e e e e e e e e e e e e e e e e e	
Alternate Address:	Committee of the Commit	Date:	7-17-15	Time:	13.30
Phone:	Electrical de conservation company and conservation conservation and conservation conservation conservation.	Deputy:	3	Mileage:	
Attorney / C	Priginator:				Service American Servic
Name:	POWERS, KIRN & JAVARDIAN LLC	Phone:			
iervice Atte	empts;		**************************************		
Date:	7-17-15				
Time:					
Mileage:	Production of the Control of the Con				THE PROPERTY AND ADDRESS OF
Deputy:	3	- NOT - 140-141-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-			
ervice Atte	impl Notes:				
1. 1/10	J-NET				
Post	(01 01 -		<u> </u>		
. ef	609 E. 2 nd St. Borwick, Pr	vo Ferwardin	y but hes	For war di	y Fon Co-det
·	SF. Dawick, I	<del>7</del>			<u> </u>
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Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



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

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

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S):

LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

PLAINTIFF/SELLER:

US BANK NATIONAL ASSOCIATION

DEFENDANT(S):

LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

PROPERTY:

531 EAST 9TH STREET BERWICK, PA 18603

COLUMBIA C.C.P. NO.

2014-CV-833-MF

The above captioned property is scheduled to be sold at Sheriff's Sale on October 14<sup>th</sup> 2015 at 9:00 cm, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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.

Powers, Kirn & Associates, LLC Eight Neshaminy Interplex Suite 215 Trevose, PA 19053 (215) 942-2090 Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



WEINROTH & MILLER P.C REINHART FOOD SERVICES LAND TITLE BUILDING SUITE 2226 BROAD & CHESTNUT STREETS PHILADELPHIA PA 19110

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

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S):

LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

PLAINTIFF/SELLER:

US BANK NATIONAL ASSOCIATION

DEFENDANT(S):

LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

PROPERTY:

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COLUMBIA C.C.P. NO.

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Powers, Kirn & Associates, LLC Eight Neshaminy Interplex Suite 215 Trevose, PA 19053 (215) 942-2090 Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



C/O JAMES SMITH SYSCO FOOD SERVICES P.O. BOX 650

HUMMELSTOW PA 17036 N

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

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S):

LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

PLAINTIFF/SELLER:

US BANK NATIONAL ASSOCIATION

DEFENDANT(S):

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Powers, Kirn & Associates, LLC Eight Neshaminy Interplex Suite 215 Trevose, PA 19053 (215) 942-2090

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION Case Number WILLIAMOSKI, LISA (et al.) 2014CV833 SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: Adult in Charge Expires: Warrant: SALE DATE & TIME: 10/14/2015 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: OCCUPANT Served: Personally - Adult In Charge Postedi Primary 531 E. 9TH STREET Adult In Address: **BERWICK, PA 18603** Charge: Phone: Relation: DOB: Alternate Date: Time: Address: 531 Phone: Deputy: Mileage: m Attorney / Originator: Name: POWERS, KIRN & JAVARDIAN LLC Phone: STREET, BERWICK, PA 18603 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2, 3. 4. 5. 6.

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NATIONAL ASSOCIA	TION				Number 4CV833
		SERVICE C	OVER SH	EET		· .
Service De	tails:					
Category:	Real Estate Sale - Sa	ale Notice	and the discount of the energy consequence.	ere i terrette e e e e e e e e e e e e e e e	Zone:	83
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Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	Đ	Adult In Charge:			to have
Phone:	570-752-7442	DOB:	Relation:	and Ammilian Company	este e essence. Co	· · · · · · · · · · · · · · · · · · ·
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	POWERS, KIRN & JA	VARDIAN LLC	Phone:	6440.466	Maria de la composición dela composición de la composición de la composición dela composición dela composición dela composición de la composición de la composición dela composición de la composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición dela composición dela	
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GINGHER, CONNIE C.

014CV833

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION SKI, LISA (et al.)				Number 4CV833
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Name:	BERWICK AREA JOINT SEWER AUTH.	Served:	Personally Adu	It In Charge	Posted · Other
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Attorney / C	riginator:				
Name:	POWERS, KIRN & JAVARDIAN LLC	Phone:		M/K 3 2-101 ( 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 /	
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BERWICK AREA JOINT SEI

2014CV833

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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DOMESTIC RELATIONS OF

2014CV833

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BAN vs.	K NATIONAL ASSOCIATION					
	OSKI, LISA (et al.)				se Number 014CV833	
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Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	the process of the second control of the second	Sie		2014CV833
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Name:	POWERS, KIRN & JAVARDIAN LLC	Phone:	**************************************		W. 1W. 1W.	BOX 380,
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# PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152

Proof of Ad 07/17/15

Ad ID:

1043657

Description:

Williamoski Sheriff Sale

Run Dates:

09/23/15 to 10/07/15

Class:

Agate Lines:

273

Blind Box:

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

JFF

Address: **PO BOX 380** 

**BLOOMSBURG, PA 17815** 

Total Ad Cost Amount Paid

\$1,492.89

\$0.00

Inserts

**Publication** 

Start

Stop

Cost

Press Enterprise

09/23/15 10/07/15

\$1,492.89

#### CHEDIEDE CAL

SHEBIFPS SALE

By Virtue of a With of Excusion (Mortgage Foreclosure)

Nn. 2014CV933

Issued out of the Cruin of Common Place of Common Locate, Pennsylvania and fricing directed, I will express throflowing described property at public sale at the Chlumbia County Courthouse in the Forent of Bioconburg, County in Craimbia Commonwealth of Pennsylvania and MARCHARD COUNTY CO

of Pernsylvania on WEDNESDAY, OCTORER 14, 2015
AT 9:00 OCLOCK A.M.
All parties in inferred and convents are further includes that a proposed acheduant if size to study of the pernsylvania of the study 10 to 10 in the Sheeffs Office in interthan thirty (20 to aye, after this other thirty is succeeded by open system consists, and octation of office incredits vib to made in accordance with the salroughor ten (10) days after such fling, unless secreptions are first won first Sheeff Office and therein.

ALL THOSE tilms contain please or percise of kind located in the Borough of County of Columbia, and Commonwealth of Pennsylvenia, positiled and dissoil

ALL THOSE times cortain pioces or harmles of band located in the Borough of Berwerk, County of Columbia, and Commonwealth of Pennsylvania, boutshed are discretion as follows, lower.

TRACT NO 1-80GP/NIN/S at a convert of the North and of Nindh Street, and common borg.

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PROPERTY ADDRESS: 531 EAST 9TH STREET, BERMICK, PA 18603

UPI7 TAX PARCE; NUMBER 04A-09-17:401000

Solod and taken into execution to be sold as the property of HISA WILLIAMOSKI. JOSEPH J WILLIAMOSKI in suit of U.S. BANK NATIONAL ASSOCIATION

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Attorney for the Planeif.
POWERS, KIRN & JAVARIDIANULC
SOUTHAWIPTON, PA

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV833

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, OCTOBER 14, 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 THOSE three certain pieces or parcels of land located in the Borough of Berwick, County of Columbia, and Commonwealth of pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a corner on the North side of Ninth Street, said corner being common with Lot No. 71 on plot of lots hereinafter mentioned; THENCE along line of Lot No. 71 in a Northerly direction a distance of 82.50 feet to a corner; THENCE through lands now or late of Sergio Bartoli, et ux, in an Easterly direction a distance of 101.50 feet to a corner in line of lands now or late of Jackson Crispin Estate; THENCE along said line in a Southerly direction, a distance of 94.50 (calculated) feet to a corner on the North side, of Ninth Street; THENCE along the North side of Ninth Street a distance of 55.50 feet to the place of BEGINNING. CONTAINING 6,476 square feet, more or less, and being part of Lots 13 and 75 in J.,D. Thompson Estate addition to the Borough of Berwick.

TRACT NO. 2: BEGINNING at a corner on the Southerly side of Tenth Street, said corner being common with Lot No. 71, on plot of lots hereinafter mentioned; THENCE along Tenth Street in an Easterly direction, a distance of 147.50 feet to a corner in the line of the Jackson and Crispin Estate now or late; THENCE along said line in a Southerly direction a distance of 94.50 feet (calculated) to a corner; THENCE along line of lands now or formerly of Ervin E. Burlingham, et ux, in a Westerly direction, a distance of 101.50 feet to a corner in line of Lot No. 71; THENCE along line of said lot in a Northerly direction a distance of 82.50 feet to the place of BEGINNING.

CONTAINING 10,271 square feet, more or less, and being part of Lots No. 73 and 75 of the J.D. Thompson Estate addition to the Borough of Berwick.

TOGETHER WITH AND SUBJECT to all easements, conditione, reservations, exceptions, restrictions and appurtenances, as are contained in prior deeds in chain of title.

TRACT NO. 3: BEGINNING at a steel pin on the dividing line between lands now or formerly of Frances G. Hartman, and Peter M. Borick and Nancy M. Borick, the aforedescribed beginning point-being located North 4 degrees 47 minutes 33 seconds East 92.2 feet from a drill hole in the base of concrete fence poest on the Northerly right-of-way line of East Ninth Street; THENCE running along land now or late of Frances G. Hartman, North 4 degrees 47 minutes 33 seconds East 100.08 feet to a steel pin on the Southerly right-of-way line of East Tenth Street; THENCE running along land now or late of Frances G. Hartman, South 25 degrees 52 minutes 38 seconds Bast 86.13 feet to a steel pin; THENCE running through land now of formerly of Frances G. Hartman, South 64 degrees 10 minutes West 51.05 feet t10 the place of BEGINNING, being a triangular shaped parcel of land, CONTAING 2198.60 square feet, Survey and deed description prepared by Charles B. Webb R.P.E., R.S., 8/24/83.

BEING THE SAME PREMISES which Nancy J Borick, by Deed dated September 29, 2003 and recorded October 1, 2003 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 200312684, granted and conveyed unto LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04A-09-173-01000

PROPERTY ADDRESS: 531 EAST 9TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-09-173-01000

Seized and taken into execution to be sold as the property of LISA WILLIAMOSKI, JOSEPH J WILLIAMOSKI in suit of U.S. BANK NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff: POWERS, KIRN & JAVARDIAN LLC SOUTHAMPTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

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

US BANK NATIONAL ASSOCIATION	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
vs.	
	NO.: <u>2014-CV-833-MF</u>
LISA A WILLIAMOSKI	2015 - ED-83
JOSEPH J WILLIAMOSKI	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY	, PENNSYLVANIA:
following described property (specifically described property (specifically described)  Premises: 531 EAST 9TH STREET, BERWICK, I  (See legal description attached.)	
Amount Due	\$ <u>120,669.15</u>
Interest from 03/14/2015 to Date of Sale (\$19.84 per diem)	\$
Total	\$ Plus Cost \$
as endorsed.	
	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania
Dated 145 15 (Seal)	Profit A Cash of Sev. Courts
	My Core, Pri. In Morelley in 2016

# No. 2014-CV-833-MF

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

US BANK NATIONAL ASSOCIATION

VS.

LISA A WILLIAMOSKI JOSEPH J WILLIAMOSKI WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Prothy Paid S

Writ, Ret. & Sat.

Total Cost

JUNICA LACATA BAID# 318 705
THEILD SAMEOFINES for Plaintiff Eight Neshaminy Interplex

Suite 215 Trevose, PA 19053

Address of Defendant(s)

531 EAST 9TH STREET, BERWICK, PA 18603

Where papers may be served

# REAL ESTATE OUTLINE

ED# 2015 EV 83

DATE RECEIVED 7.16	2015
DOCKET AND INDEX 25	14 CV 833
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	<del></del>
WHEREABOUTS OF LKA	X
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	$\overline{\mathbf{x}}$
WAIVER OF WATCHMAN	X Children
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	X CK# 21015
**IF ANY OF ABOVE IS MISSIN	
SALE DATE	10-14-15 TIME 9:00 am
POSTING DATE	111112 1100 4111
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK
	2 <sup>ND</sup> WEEK
	3 <sup>RD</sup> WEEK
	J WEEK

US BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

LISA A WILLIAMOSKI JOSEPH J WILLIAMOSKI

No.: 2014-CV-833-MF

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at <u>531 EAST 9TH STREET</u>, <u>BERWICK</u>, <u>PA 18603</u>:

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

Name

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

LISA A WILLIAMOSKI

531 EAST 9TH STREET BERWICK, PA 18603

JOSEPH J WILLIAMOSKI

531 EAST 9TH STREET BERWICK, PA 18603

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

LISA A WILLIAMOSKI

531 EAST 9TH STREET BERWICK, PA 18603

JOSEPH J WILLIAMOSKI

531 EAST 9TH STREET BERWICK, PA 18603

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

Name

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

Reinhart Foodservice, LLC

100 Industrial Park Road Coal Township, PA 17866

Reinhart Foodservice, LLC

Mattleman, Weinroth & Miller, P.C.

Paul D Aaronson, Esquire

Land Title Building, Suite 2226

Broad & Chestnut Streets Philadelphia, PA 19110

3905 Corey Road

Sysco Food Services of Central Pennsylvania, LLC

Harrisburg, PA 17109

Sysco Food Services of Central Pennsylvania, LLC

c/o James Smith, Dietterick & Connelly, LLP

PO Box 650

Hummelstown, PA 17036-0650

Sysco Food Services of Central Pennsylvania, LLC

c/o James Smith, Dietterick & Connelly, LLP

Kimberly A Bonner, Esquire

PO Box 650

Hershey, PA 17033

Portfolio Recovery Associates, LLC 120 Corporate Boulevard c/o Robert N Polas, Esquire Norfolk, VA 23502

Portfolio Recovery Associates, LLC 120 Corporate Boulevard c/o Carrie A Brown, Esquire Norfolk, VA 23502

Portfolio Recovery Associates, LLC 120 Corporate Boulevard

Norfolk, VA 23502

Commonwealth of PA, Dept of Revenue Dept 280948

Bureau of Compliance, Clearance Support Harrisburg, PA 17128

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

Name Last Known Address (if address cannot be

reasonably ascertained, please indicate)

Plaintiff.

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

Name Last Known Address (if address cannot be

reasonably ascertained, please indicate)

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

Name Last Known Address (if address cannot be

reasonably ascertained, please indicate)

Columbia County Domestic Relations 11 West Main Street

P.O. Box 380

Bloomsburg, PA 17815

Columbia County Tax Claim Bureau 11 West Main Street

Main Street County Annex

P.O. Box 380

Bloomsburg, PA 17815

PA Department of Public Welfare Health and Welfare Building – Room 432

Bureau of Child Support Enforcement P.O. Box 2675

Harrisburg, PA 17105-2675

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No. 310501
JESSICA N. MANIS, EDQUIRE Id. No. 318705
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
215-942-2090

US BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

LISA A WILLIAMOSKI JOSEPH J WILLIAMOSKI

No.: 2014-CV-833-MF

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

TO: LISA A WILLIAMOSKI JOSEPH J WILLIAMOSKI 531 EAST 9TH STREET BERWICK, PA 18603

Your house (real estate) at 531 EAST 9TH STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on October 14th 2015 at 9200, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$120,669.15, obtained by US BANK NATIONAL ASSOCIATION, against you.

#### NOTICE OF OWNER'S RIGHTS

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

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

- 1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (215) 942-2090.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
  - 3. You may also be able to stop the sale through other legal proceedings.

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

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-2090.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Powers, Kirn & Associates, LLC at (215) 942-2090.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES 168 EAST 5<sup>TH</sup> STREET BLOOMSBURG, PA 17815 TELEPHONE: (570) 784-8760

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

PLAINTIFF/SELLER: US BANK NATIONAL ASSOCIATION

DEFENDANT(S): LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

PROPERTY: 531 EAST 9TH STREET

BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2014-CV-833-MF

The above captioned property is scheduled to be sold at Sheriff's Sale on October 14th 2015 at 9:00cm, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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.

Powers, Kirn & Associates, LLC Eight Neshaminy Interplex Suite 215 Trevose, PA 19053 (215) 942-2090 POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No. 310501
JESSICA N. MANIS, EDQUIRE Id. No. 318705
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
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Trevose, PA 19053
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US BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

LISA A WILLIAMOSKI JOSEPH J WILLIAMOSKI

No.: 2014-CV-833-MF

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NORTH PENN LEGAL SERVICES 168 EAST 5<sup>TH</sup> STREET BLOOMSBURG, PA 17815 TELEPHONE: (570) 784-8760

#### WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

Tybical Many 7114119

Jill Manuel-Coughlin, Esquire Id. No. 63252 Jolanta Pekalska, Esquire, Id. No. 307968 Harry B. Reese, Esquire, Id. No. 310501

Alessica N. Manis, Esquire, Id. No. 318705
Matthew J. McDonnell, Esquire Id. No. 313549
Attorneys for Plaintiff

#### US BANK NATIONAL ASSOCIATION

# IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Plaintiff

VS.

CIVIL ACTION - LAW

LISA A WILLIAMOSKI JOSEPH J WILLIAMOSKI

IN MORTGAGE FORECLOSURE

No.: 2014-CV-833-MF

Defendant(s)

# AFFIDAVIT OF NON-MILITARY SERVICE AND CERTIFICATION OF LAST KNOWN ADDRESS OF DEFENDANTS AND PLAINTIFF

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

- (a) LISA A WILLIAMOSKI is over 21 years of age, resides at 531 EAST 9TH STREET, BERWICK, PA 18603;
- (b) JOSEPH J WILLIAMOSKI is over 21 years of age, resides at resides at 531 EAST 9TH STREET, BERWICK, PA 18603;
- (c) Plaintiff, US BANK NATIONAL ASSOCIATION, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 4801 FREDERICA STREET, OWENSBORO, KY 42301

Deponent further avers that none of the above is within provisions of the Servicemembers Civil Relief Act, 50 U.S.C.S. Appx. §§ 501 et. seq.

I verify that the statements made in this affidavit are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are subject to the penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Powers, Kirn & Associates, LLC

Jil Manuel-Coughlin, Esquire Id. No. 63252 Jolanta Pekalska, Esquire, Id. No. 307968

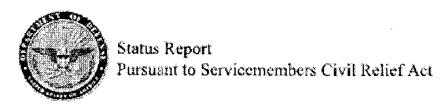
Harry B. Reese, Esquire, Id. No. 310501

✓ Jessica N. Manis, Esquire, Id. No. 318705

Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

Rosults as of : Jul-14-2015 08:45:51 AM



Last Name: WILLIAMOSKI

First Name: LISA Middle Name:

Active Duty Status As Of: Jul-14-2015

On Active Duty On Active Duty Status Date						
Active Duty Start Date	Active Outy End Date	Stajus	Service Component			
NA NA	NA NA	No	NA			
This response reflects the legividuals' active duty status based on the Active Duty Status Date						

	Left Active Duty Within 367 Days		
Active Duty Start Date	Active Duty End Date	Status	Sarvica Component
NA NA	NA NA	No	. AA
his re	sponse reflects where the individual left active duty statu	is within 367 days preceding the Active Outs 9	Calus Date

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date						
Order Notification Start Date	Order Notification End Date	Status	Service Component			
NA NA	NA NA	No ·	ΝĄ			
This response reflects whether the individual or his/her unit has received early notification to report for active duty						

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary Mr. Snavely-Dison

4800 Mark Center Drive, Suite 04E-25

Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: http://www.defenselink.mil/taq/pis/PC09SLDR.html. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. Soe 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

#### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active (Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

#### Coverage Under the SCRA is Broader in Some Cases

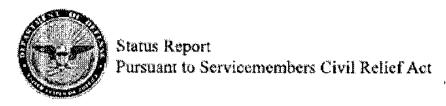
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services persons. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: G926O8EDR146Q60



Last Name: WILLIAMOSKI

First Name: LISA Middle Name: A

Active Duty Status As Of: Jul-14-2015

On Active Duty On Active Duty Status Date					
Active Duty Start Date	Active Duty End Date	Status	Service Component		
NA NA	NA	No	NA		
This response reflects the individuals' active duty status based on the Active Duty Status Date					

Left Active Duty Within 367 Days of Active Duty Status Date					
Active Duty Start Date Active Duty End Date Slatus Service Component					
NA NA NO NA					
This response reflects where the individual left active duty status within 367 days proceding the Active Duty Status Data					

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date				
Order Notification Start Date Order Notification End Date Status Service Component				
NA NA	NA "	No	NA .	

This response reflects whether the individual or his/her unit has received early notification to report for active only

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary Mr. Snavely-Diston

4800 Mark Center Drive, Suite 04E25

Arlington, VA 22350

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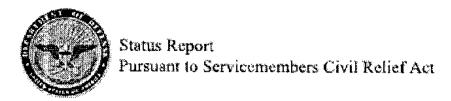
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Certificate ID: K9E9J81D2146RB0



Last Name: WILLIAMOSKI

First Name: JOSEPH

Middle Name:

Active Duty Status As Of: Jul-14-2015

On Active Duty On Active Duty Status Dete				
Active Duly Start Date	Active Duty End Date	Status	Service Component	
NA .	NA NA	Na	NA	
This response reflects the individuals, active duty status based on the Active Duty Status Date				

Loft Active Duty Willim 367 Days of Active Duty Status Date				
Active Duly Start Date	Active Duty End Dato	Status	Service Component	
NA NA	NA NA	No	NA	
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date				

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Oate				
Order Notification Start Date Order Notification End Date Status Service Component				
NA NA	NA NA	No	NA	
This response reflects whether the individual or his/her unit has received early not fication to report for active duty				

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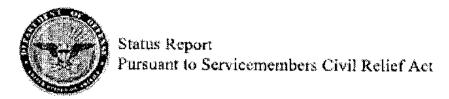
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Certificate ID: U9L7Q8EDS178HB0



Last Name: WILLIAMOSKI

First Name: JOSEPH

Middle Name: J

Active Duty Status As Of: Jul-14-2015

	On Active Duty On Activ	ve Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	N/A	No No	NA NA
This response reflects the Individuals' active duty status based on the Active Duty Status Date			

	Left Active Dury Within 367 F	Days of Active Duty Status Date		
Active Duty Start Date	Active Duty End Date	Status	Sorvice Computent	
NA NA	NA NA	No	NA NA	
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date				

	The Member or His/Her Unit Was Notified of a Future	Call-Up to Active Dusy on Active Duty Status Dato			
Order Notification Start Date Order Notification End Date Status Service Component					
NA NA	NA ·	No	NA .		
This	response reflects whether the individual or his/her unit	has received parly notification to report for active of	tuty		

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Mary M. Snavely-Dixon, Director

Department of Defense - Manpower Data Center

Mary Mr. Snavely-Dison

4800 Mark Center Drive, Suite 04E25

Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: http://www.defenselink.mil/faq/pis/PC09SLDR.html. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

#### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

#### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members uncer the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: D9HA284DV1787E0

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

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

Tenants/Occupants

531 EAST 9TH STREET BERWICK, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are subject to the penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

overs, Kirn & Associates, LLC

□Jill Manuel-Coughlin, Esquire Id. No. 63252

□Jolanta Pekalska, Esquire, Id. No. 307968

☐ Harry B. Reese, Esquire, Id. No. 310501

➤ Jessica N. Manis, Esquire, Id. No. 318705

□ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

July 14,2015

### SHORT DESCRIPTION

**DOCKET NO:** 2014-CV-833-MF

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania.

**TAX PARCEL NO:** 04A-09-173-01000

**PROPERTY ADDRESS** 531 EAST 9TH STREET

BERWICK, PA 18603

**IMPROVEMENTS:** a Residential Dwelling

SOLD AS THE PROPERTY OF: LISA A WILLIAMOSKI

JOSEPH J WILLIAMOSKI

ATTORNEY'S NAME: Powers, Kirn & Associates, LLC

SHERIFF'S NAME: Timothy T. Chamberlain

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No. 310501
JESSICA N. MANIS, EDQUIRE Id. No. 318705
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
215-942-2090

US BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

LISA A WILLIAMOSKI JOSEPH J WILLIAMOSKI No.: 2014-CV-833-MF

# CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- (X) FHA
- () Tenant Occupied
- () Vacant
- () Commercial
- () As a result of Complaint in Assumpsit
- (X) Act 6 / Act 91 complied with

Powers, Kirn & Associates, LLC

□Jill Manuel-Coughlin, Esquire Id. No. 63252

Illolanta Pekalska, Esquire, Id. No. 307968

□Harry B. Reese, Esquire, ld. No. 310501

VIessica N. Manis, Esquire, Id. No. 318705

☐Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

ALL THOSE three certain pieces or parcels of land located in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO.1: BEGINNING at a corner on the North side of Ninth Street, said corner being common with Lot No. 71 on plot of lots hereinafter mentioned; THENCE along line of Lot No. 71 in a Northerly direction a distance of 82.50 feet to a corner; THENCE through lands now or late of Sergio Bartoli, et ux, in an Easterly direction a distance of 101.50 feet to a corner in line of lands now or late of Jackson Crispin Estate; THENCE along said line in a Southerly direction, a distance of 94.50 (calculated) feet to a corner on the North side of Ninth Street; THENCE along the North side of Ninth Street a distance of 55.50 feet to the place of BEGINNING. CONTAINING 6,476 square feet, more or less, and being part of Lots 73 and 75 in J.D. Thompson Estate addition to the Borough of Berwick.

TRACT NO. 2: BEGINNING at a corner on the Southerly side of Tenth Street, said corner being common with Lot No. 71, on plot of lots hereinafter mentioned; THENCE along Tenth Street in an Easterly direction, a distance of 147.50 feet to a corner in the line of the Jackson and Crispin Estate now or late; THENCE along said line in a Southerly direction a distance of 94.50 feet (calculated) to a corner; THENCE along line of lands now or formerly of Esviit B. Burlingham, et ux, in a Westerly direction, a distance of 101.50 feet to a corner incline of Lot No. 71; THENCE along line of said let in a Northerly direction a distance of 82.50 feet to the place of BEGINNING. CONTAINING 10,271 square feet, more or less, and being part of Lots No. 73 and 75 of the J.D. Thompson Estate addition to the Borough of Berwick.

TOGETHER WITH AND SUBJECT to all easements, conditions, reservations, exceptions, restrictions and appurtenances, as are contained in prior deeds in chain of title.

TRACT NO. 3: BEGINNING at a steel pin on the dividing line between lands now or formerly of Frances G. Hartman, and Peter M. Borick and Nancy M. Borick, the afore-described beginning point being located North 4 degrees 47 minutes 33 seconds East 92.2 feet from a drill hole in the base of concrete fence post on the Northerly right-of-way line of East Ninth Street; THENCE running along land now or late of Frances G. Hartman, North 4 degrees 47 minutes 33 seconds East 100.08 feet to a steel pin on the Southerly right-of-way line of East Tenth Street; THENCE running along land now or late of Frances G. Hartman, South 25 degrees 52 minutes 38 seconds East 86.13 feet to a steel pin; THENCE running through land now of formerly of Frances G. Hartman, South 64 degrees 10 minutes West 51.05 feet to the place of BEGINNING, being a triangular shaped parcel of land. CONTAING 2198.60 square feet, Survey and deed description prepared by Charles B. Webb R.P.E., R.S., 8/24/83.

BEING THE SAME PREMISES which Nancy J Borick, by Deed dated September 29, 2003 and recorded October 1, 2003 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 200312684, granted and conveyed unto LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04A-09-173-01000

### **SHORT DESCRIPTION**

DOCKET NO:

2014-CV-833-MF

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania.

TAX PARCEL NO:

04A-09-173-01000

PROPERTY ADDRESS

531 EAST 9TH STREET BERWICK, PA 18603

**IMPROVEMENTS:** 

a Residential Dwelling

SOLD AS THE PROPERTY OF:

LISA A WILLIAMOSKI JOSEPH J WILLIAMOSKI

ATTORNEY'S NAME:

Powers, Kirn & Associates, LLC

SHERIFF'S NAME:

Timothy T. Chamberlain

POWERS, KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252
JOLANTA PEKALSKA, ESQUIRE Id No. 307968
HARRY B. REESE, ESQUIRE Id No. 310501
JESSICA N. MANIS, EDQUIRE Id. No. 318705
MATTHEW J. MCDONNELL, ESQUIRE Id No. 313549
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
215-942-2090

US BANK NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

LISA A WILLIAMOSKI JOSEPH J WILLIAMOSKI

No.: 2014-CV-833-MF

# CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- (X) FHA
- () Tenant Occupied
- () Vacant
- () Commercial
- () As a result of Complaint in Assumpsit
- (X) Act 6 / Act 91 complied with

Powers, Kirn & Associates, LLC

Jill Mahuel-Coughlin, Esquire Id. No. 63252

"Jolanta Pekalska, Esquire, Id. No. 307968

Harry B. Reese, Esquire, Id. No. 310501

Vessica N. Manis, Esquire, Id. No. 318705

Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff



728 Marne Highway Suite 200 Moorestown, NJ 08057 Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215-942-2090

Fax: 215-942-9695 www.pkjllc.com

July 9, 2015

Sarah E. Powers\*
William M.E. Powers, Jr.\*\*
William M.E. Powers, II!\*
Edward W. Kirn, III\*

\* Member of NJ and PA Bar

\*\* Member of NJ Bar

+ Member of PA Bar

Re: Sheriff's Service

Dear Sir/Madam:

Please be advised that we will be handling service of the NOS on the defendant.

Very truly yours,

Deana Maier for

Powers, Kirn & Associates, LLC



728 Marne Highway Suite 200 Moorestown, NJ 08057 Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

Telephone: 215-942-2090 Fax: 215-942-9695

www.pkillc.com

Sarah E. Powers\*
William M.E. Powers, Jr.\*\*
William M.E. Powers, III\*
Edward W. Kirn, III\*

\* Member of NJ and PA Bar

\*\* Member of NJ Bar + Member of PA Bar

July 9, 2015

Office of the Prothonotary Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815

Re: US BANK NATIONAL ASSOCIATION

v. LISA A WILLIAMOSKI and JOSEPH J WILLIAMOSKI

No. 2014-CV-833-MF

Premises: 531 EAST 9TH STREET, BERWICK, PA 18603

#### Dear Sir/Madam:

I would appreciate your issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the next available Sheriff's Sale.

Enclosed are the necessary documents, together with a check to your order in the amount of \$25.00 and a check to the order of the Sheriff in the amount of \$1,350.00 in payment of costs and fees. Kindly return a time-stamped copy of the Praecipe for Writ in the enclosed self-addressed stamped envelope.

Should you have any questions or need additional information, do not hesitate to contact me.

Very truly yours.

Deana Maier for

Powers, Kirn & Associates, LLC

/dma

enclosures

Document	Receipt
DOCUMENT	RECEIDE

Trans # 5819 Carrier / service: USPS Server First-Class Mail® 7/17/2015 12:00:00 AM

Ship to:

SYSCO FOOD SERIVES SMITH, DIETTERICK &

CONNELLY LLP

P.O. BOX 650

Tracking #: 71901140006000058107

Doc Ref#:

2015ED83 Postage 5.1300

HERSHEY PA 17033

Docur	nent	Rece	eint

Trans # 5818 Carrier / service: USPS Server First-Class Mail® 7/17/2015 12:00:00 AM

Ship to:

SYSCO FOOD SERVICES

C/O JAMES SMITH

P.O. BOX 650

Tracking #:

71901140006000058091

Doc Ref#:

2015ED83

Postage

5.1300

HUMMELSTOWN PA 17036

Document	Recei	ot

Trans# 5817 Carrier / service: USPS Server First-Class Mail® 7/17/2015 12:00:00 AM

Ship to:

SYSCO FOOD SERVICES

3905 COREY ROAD

Tracking #:

71901140006000058084

Doc Ref#:

2015ED83

Postage

5.1300

HARRISBURG PA 17109

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Trans # 5817 Carrier / service: USPS Server First-Class Mail® 7/17/2015 12:00:00 AM

Ship to:

SYSCO FOOD SERVICES

3905 COREY ROAD

Tracking #.

71901140006000058084

Doc Ref #:

2015ED83 5.1300

Postage

HARRISBURG PA 17109

Document Receipt

Trans#

5816

Carrier / service:

USPS Server First-Class Mail®

7/17/2015 12:00:00 AM

Ship to:

REINHART FOOD SERVICES

WEINROTH & MILLER P.C

LAND TITLE BUILDING SUITE 2226 BROAD & CHESTNUT STREETS Tracking #:

71901140006000058077

Doc Ref #: Postage 2015ED83

PHILADELPHIA PA 19110

5.1300

#### Document Receipt

Trans# 5815 Carrier / service: USPS Server First-Class Maik® 7/17/2015 12:00:00 AM

Ship to:

REINHART FOODSERVICES LLC

100 INDUSTRIAL PARK ROAD

PA 17866

Tracking #:

Doc Ref #:

71901140006000058060 2015ED83

Postage

5.1300

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Ship to:

PORTFOLIO RECOVERY ASSOCILLO

120 CORPORATE BLVD

Tracking #:

71901140006000058053

Doc Ref#:

2015ED83

Postage

5.1300

NORFOLK

VA 23502

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Trans # 5814 Carrier / service: USPS Server First-Class Mail® 7/17/2015 12:00:00 AM

Ship to:

PORTFOLIO RECOVERY ASSOCILLO

120 CORPORATE BLVD

Tracking #:

71901140006000058053

Doc Ref #:

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VA 23502

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Ship to:

PORTFOLIO RECOVERY ASSOCILIC CARRIE A. BROWN ESQ.

120 CORPORATE BLVD Tracking #: 71901140006000058046

Doc Ref #: 2015ED83

Postage 5.1300

NORFOLK VA 23502

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Ship to:

PORTFOLIO RECOVERY ASSOCILLO CARRIE A. BROWN ESQ.

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PORTFOLIO RECOVERY ASSOCILLO ROBERT POLAS ESQ.

120 CORORATE BLVD Tracking #: 71901140006000058039

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Trans # 5811 Carrier / service: USPS Server First-Class Mail® 7/17/2015 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #

Tracking # 71901140006000058022 Doc Ref #: 2015ED83

Postage 5.1300

PHILADELPHIA PA 19106

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71901140006000058015

Trans# 5810 Carrier / service: USPS Server First-Class Mail® 7/17/2015 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR Tracking #:

ROBERT N.C. NIX FEDERAL BUILDING Doc Ref #: 2015ED83

Postage 5.1300

PHILADELPHIA PA 19107

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OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016 Tracking #: 71901140006000058008

Doc Ref#: 2015ED83 5.1300

Postage

HARRISBURG PA 17105

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Trans # 5808 Carrier / service: USPS Server First-Class Mail® 7/17/2015 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000057995

Doc Ref #: 2015ED83

Postage 5.1300

HARRISBURG PA 17128

## POWERS KIRN & ASSOCIATES, LLC IOLTA ATTORNEY TRUST ACCOUNT



215-942-2090 3-7615/360

06/23/2015

PAY TO THE ORDER OF

Sheriff of Columbia County

\*\*1,350.00

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

Sheriff of Columbia County

МЕМО

**₹**¶Shield

14-0433/#6830023262/sheriff deposit retainer

"O21015" #O36076150# 6236636355#

2101!

POWERS KIRN & ASSOCIATES, LLC / IOLTA ATTORNEY TRUST ACCOUNT

Sheriff of Columbia County

Date Type Re 06/23/2015 Bill 14

Type Reference Bill 14-0433/DM Original Amt. 1,350.00

Balance Due 1,350.00 06/23/2015

Discount

Payment 1,350.00 1,350.00

TO BE OF THE PARTY

Check Amount

130\*Trust Account - C 14-0433/#6830023262/sheriff deposit retainer

1,350.00