

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ALLAN L VANDERMARK

Case Number
2016CV727

PROPERTY ADDRESS
344 NORTH VINE STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
08/05/2016	Advance Fee	Advance Fee	18812	\$0.00	\$1,350.00
08/05/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/05/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/05/2016	Crying Sale			\$10.00	\$0.00
08/05/2016	Docketing			\$15.00	\$0.00
08/05/2016	Levy			\$15.00	\$0.00
08/05/2016	Mailing Costs			\$84.00	\$0.00
08/05/2016	Posting Handbill			\$15.00	\$0.00
08/05/2016	Press Enterprise Inc.			\$1,004.19	\$0.00
08/05/2016	Sheriff Automation Fund			\$50.00	\$0.00
08/05/2016	Web Posting			\$100.00	\$0.00
09/29/2016	Service			\$240.00	\$0.00
09/29/2016	Service Mileage			\$24.00	\$0.00
09/29/2016	Copies			\$8.00	\$0.00
09/29/2016	Notary Fee			\$10.00	\$0.00
09/29/2016	Tax Claim Search			\$5.00	\$0.00
09/29/2016	Surcharge			\$170.00	\$0.00
				\$1,782.69	\$1,350.00

TOTAL BALANCE: \$(432.69)

Emailed 2-1-17

Matthew

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
649 SOUTH AVENUE UNIT 7
SECANE, PA 19018

PNC BANK, NATIONAL ASSOCIATION
03-005/310

23548

2/22/2017

PAY TO THE ORDER OF Sheriff Of Columbia County

\$ **432.69

Four Hundred Thirty-Two and 69/100*****

DOLLARS

PROTECTED AGAINST FRAUD



Maureen Ketter

MEMO 40022 - - MM

023548 0310000531 8622125568

Details on Back



Intuit® CheckLock™ Secure Check

40022MSS ZP

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 6
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire

Phone: 610-328-2887, X-40
Fax: 610-328-2875
Email: zella@mvrlaw.com

1/31/2017

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

RE: SALE DATE: 2/1/2017
PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")
DEFENDANT: Allan L. Vandermark
PREMISES: 344 North Vine Street, Berwick, PA 18603
CRT/TRM #: 2016-CV-727; 2016-ED-128
WRIT #: 2016-128

Dear Sir/Madam:

Please STAY the Sheriff's Sale on the above captioned matter as per Plaintiff's request.

The amount collected to stay this sale was no consideration realized.

Kindly advise within 5 days if monies are owed as Plaintiff will not pay bills outside of that timeframe.

- If monies are owed, please provide your outstanding costs to our office via fax at 610-328-2875 or via email at zella@mvrlaw.com.
- If a refund is due, please mail to our office along with a breakdown showing amounts expended.

Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,
Zella R. Pullins
Zella R. Pullins
Paralegal
Martha E. Von Rosenstiel, P.C.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

vs.

Defendant
ALLAN L VANDERMARK

Attorney for the Plaintiff:
MARTHA E VON ROSENSTEIL, ESQ
649 SOUTH AVENUE
SECANE, PA 19018

Sheriff's Sale Date: Wednesday, February 1, 2017

Writ of Execution No. : 2016CV727

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 344 NORTH VINE 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	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,004.19
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs **\$1,977.69**

Municipal Costs

Sewer	\$1,565.72
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Total Municipal Costs **\$1,565.72**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$3,610.41**

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

FEDERAL NATIONAL MORTGAGE ASSOC. VS ALLAN VANDERMARK

NO. 128-2016 ED

NO. 727-2016 JD

DATE/TIME OF SALE: Feb. 1, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>84.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>538.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1004.19</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1254.19</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1565.72</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1565.72</u>

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

TOTAL COSTS (OPENING BID) \$ 3610.41

40022MSP ZP

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 6
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Heather Rilloff, Esquire
Jeniece D. Davis, Esquire

Phone: 610-328-2887, X-40
Fax: 610-328-2875
Email: zella@mvrllaw.com

10/04/2016

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

RE: SALE DATE: 11/09/2016
PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")
DEFENDANT: Allan L. Vandermark
PREMISES: 344 North Vine Street, Berwick, PA 18603
CRT/TRM #: 2016-CV-727; 2016-FD-128
WRIT #: 2016-128

Dear Sir/Madam:

Please CONTINUE the Sheriff's Sale on the above captioned matter to 02/01/2017 as per Plaintiff's request.

If there is anything else you require before the new sale date, please let me know. Thank you for your assistance in this matter and please contact me if you have any questions.

Sincerely yours,
Zella R. Pullins
Zella R. Pullins
Paralegal
Martha E. Von Rosenstiel, P.C.

40022MSP ZP

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 6
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire

Phone: 610-328-2887, X-40
Fax: 610-328-2875
Email: zella@mvrllaw.com

10/3/2016

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

RE: SALE DATE: 10/5/2016
PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")
DEFENDANT: Allan L. Vandermark
PREMISES: 344 North Vine Street, Berwick, PA 18603
CRT/TRM #: 2016-CV-727; 2016-ED-128
WRIT #: 2016-128

Dear Sir/Madam:

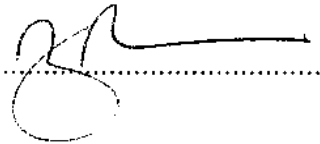
Please CONTINUE the Sheriff's Sale on the above captioned matter to 11/09/2016 as per Plaintiff's request.

If there is anything else you require before the new sale date, please let me know. Thank you for your assistance in this matter and please contact me if you have any questions.

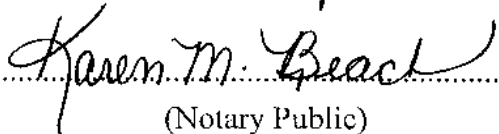
Sincerely yours,
Zella R. Pullins
Zella R. Pullins
Paralegal
Martha E. Von Rosenstiel, P.C.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 14, 21, 28, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 28th day of September, 2016...

.....
(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 344 NORTH VINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2016CV727

344 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ALLAN L VANDERMARK

Case Number
2016CV727

SHERIFF'S RETURN OF SERVICE

08/30/2016 10:21 AM - DEPUTY MICHAEL BEYER, 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 344 NORTH VINE STREET, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 30, 2016

NOTARY

Affirmed and subscribed to before me this

30TH day of AUGUST, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Sarah Jane Klingaman

Plaintiff Attorney: MARTHA E VON ROSENTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

City of Secane, Secane Township, Lancaster County, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ALLAN L VANDERMARK

Case Number
2016CV727

SHERIFF'S RETURN OF SERVICE

08/08/2016 11:56 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ALLAN L VANDERMARK AT 2897 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

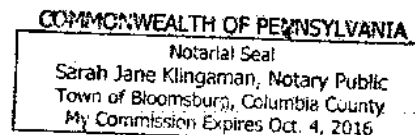
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of AUGUST 2016



Sarah Jane Klingaman

Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

128

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALLAN L VANDERMARK

Primary Address: 2897 WHITE BIRCH LANE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Allan Vandermark

Relation:

DEF

Date:

8-8-16

Time:

11:56

Deputy:

4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

VANDERMARK, ALLAN L

2016CV727

2897 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

NO EXPIRATION



August 18, 2016

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

VS.

ALLAN L. VANDERMARK

NO: 2016-CV-727

NO: 2016-ED-128

Dear Timothy:

The amount due on the sewer account #1110761 for the property located at 344 Vine Street, Berwick Pa through December 31, 2016 is \$1565.72. This amount includes fees to satisfy a lien on this 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

Date: 08/17/2016

Fee: \$5.00

Cert. NO: 25356

VANDERMARK ALLAN & VIVIAN I
C/O KAREN FOUST
2897 WHITE BIRCH LN
BLOOMSBURG PA 17815

District: BERWICK BORO
Deed: 0252 -0925
Location: 344 VINE ST L 13
Parcel Id:04B-04 -092-00,000

Assessment: 18,304

Balances as of 08/17/2016

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

By: COLUMBIA COUNTY SITE REFF Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	128
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other		
Adult In Charge:	Kelly Morris		
Relation:	Secretary		
Date:	8-8-16	Time:	14:13
Deputy:	3	Mileage:	

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ	Phone: 610-328-2887
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BERWICK SEWER AUTHORITY

2016CV727

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

128

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 344 NORTH VINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8-8-16

Time:

14:27

Deputy:

3

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
- 2.
- 3.
4. Vacant
- 5.
- 6.

OCCUPANT

2016CV727

344 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	128
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 10/05/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Connie C. Gingher	
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	
Phone:	570-752-7442	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:		
Relation:		
Date:	8-8-14	Time:
Deputy:	3	Mileage:

Attorney / Originator:

Name:	MARTHA E VON ROSENSTEIL, ESQ	Phone:	610-328-2887
--------------	------------------------------	---------------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

GINGHER, CONNIE C.

2016CV727

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2016

BILL NO.
6454

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,304	10.491	188.19	192.03	211.23
SINKING		1	17.93	18.30	20.13
FIRE		1.25	22.42	22.88	24.02
LIGHT		1.75	31.39	32.03	33.63
BORO RE		11.1	199.11	203.17	213.33

The discount & penalty
have been calculated
for your convenience

PAY THIS AMOUNT

459.04
April 30
If paid on or before

468.41
June 30
If paid on or before

502.34
June 30
If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

VANDERMARK ALLAN & VIVIAN I
C/O KAREN FOUST
2897 WHITE BIRCH LN
BLOOMSBURG PA 17815

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04B-04 -042-00,000		
344 N VINE ST		
.2755 Acres	Land	4,800
	Buildings	13,504
Total Assessment		18,304

This tax returned
to courthouse on:
January 1, 2017

WPC 3754

FILE COPY

4-30

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2016 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District-A185
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442 Email: jimcon@pa.metrocast.net

Taxes are due and payment is requested from:

014230 C04
VANDERMARK ALLAN & VIVIAN I
C/O KAREN FOUST
2897 WHITE BIRCH LN
BLOOMSBURG, PA 17815-3255

Bill Date: 7/1/2016

Bill #: 4079

TAXPAYER COPY

Parcel #: 04B04 09200000

Prop. Type

Property Location and Description:
344 N VINE ST
.276

Assessment:
L= 4,800
B= 13,504
T= 18,304

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	809.59
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	793.40
If Paid By 10/31/2016	FACE Amount	809.59
If Paid After 10/31/2016	10% Penalty Amount	890.55

Last Day to Pay: 12/31/2016

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

Columbia Boro is paid

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 08/05/16

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

Ad ID:	1081614
Description:	SHERIFF'S SALE By Virtue
of a Writ o	
Run Dates:	09/14/16 to 09/28/16
Class:	2
Agate Lines:	183
Blind Box:	

Total Ad Cost	\$1,004.19			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	09/14/16	09/28/16	3	\$1,004.19

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV727

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 05, 2016 AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the easterly side of Vine Street at the corner of Jackson Street; thence along Jackson Street in an easterly direction two hundred forty-one (241) feet; more or less, to an alley; thence along said alley in a southerly direction forty-nine and one-half feet (49-1/2 feet); thence in a westerly direction parallel with Jackson Street, two hundred forty-one feet (241 feet); more or less to Vine Street; thence along Vine Street in a northerly direction forty nine and one-half feet (49-1/2 feet), to the place of beginning.

PARCEL IDENTIFICATION NO: 04B-04-092-00,000 IMPROVEMENTS: Residential dwelling TITLE TO SAID PREMISES IS VESTED IN **Allan L. Vandermark and Vivian Irene Vandermark**, his wife, by Deed from Josephine S. Torsella, Co-Executrix and Max H. Swank, Co-Executor of the last will and testament of Jessie C. Sterner, dated 08/20/1971, recorded 08/23/1971 in Book 252, Page 925.

PROPERTY ADDRESS: **344 NORTH VINE STREET, BERWICK, PA 18603**

UPI / TAX PARCEL NUMBER: 04B-04-092-00,000

Seized and taken into execution to be sold as the property of **ALLAN L VANDERMARK** in suit of **FEDERAL NATIONAL MORTGAGE 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidders risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
MARTHA E VON ROSENSTEIL, ESQ
SECANE, PA 610-328-2887

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV727

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AT 9:00 O'CLOCK A.M.

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All that certain piece or parcel--of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Vine Street at the corner of Jackson Street; thence along Jackson Street in an easterly direction two hundred forty-one (241) feet, more or less, to an alley; thence along said alley in a southerly direction forty-nine and one-half feet (49-1/2 feet); thence in a westerly direction parallel with Jackson Street, two hundred forty-one feet (241 feet), more or less to Vine Street; thence along Vine Street in a northerly direction forty nine and one-half feet (49-1/2 feet), to the place of beginning.

PARCEL IDENTIFICATION NO: 04B-04-092-00,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Allan L. Vandermark and Vivian Irene Vandermark, his wife, by Deed from Josephine S. Torsella, Co-Executrix and Max H. Swank, Co-Executor of the last will and testament of Jessie C. Sterner, dated 08/20/1971, recorded 08/23/1971 in Book 252, Page 925.

PROPERTY ADDRESS: 344 NORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-092-00,000

Seized and taken into execution to be sold as the property of ALLAN L VANDERMARK in suit of FEDERAL NATIONAL MORTGAGE 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MARTHA E VON ROSENSTEIL, ESQ
SECANE, PA 610-328-2887

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
VS.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 128

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 8-5-16

Time: 1345

Deputy: 8

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2016CV727 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 128

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

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

Adult In Charge: Debbie Miller

Relation: Tax Clerk

Date: 8-5-16 Time: 1340

Deputy: 8 Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA COUNTY TAX C

2016CV727

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 128

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Theresa Devaney

Relation: Programs Coordinator

Date: 8-5-16

Time: 11:02

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY ADUL

2016CV727

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 128

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/05/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: REGISTER OF WILLS

Primary Address: 35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Brenda Luipini

Relation: Supervisor

Date: 8-5-16 Time: 11:10

Deputy: 4 Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

REGISTER OF WILLS

2016CV727

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE")

v.

ALLAN L. VANDERMARK

COURT OF COMMON PLEAS

DOCKET NO. 2016-CV-727

ATTORNEY I.D. #52634

ATTORNEY I.D. #309906

ATTORNEY I.D. # 208967

Praecipe for Writ of Execution

2016-ED-128

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

AMOUNT DUE

\$ 54,257.91

INTEREST from 8/3/2016 to _____ (Sale Date)

At 6 %

\$

TOTAL*

\$

*Plus costs to be endorsed

MARTHA E. VON ROSENSTIEL, P.C.

BY:

Jeniece D. Davis
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

PREM: 344 North Vine Street
344 North Vine Street, Berwick, PA 18603

FILED
PROTHONOTARY
2016 AUG -4 A 11:09
COUNTY OF COLUMBIA, PA

Commonwealth Of Pennsylvania
COUNTY OF COLUMBIA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
3900 Wisconsin Avenue, NW
Washington, DC 20016-2892

COURT OF COMMON PLEAS
DOCKET NO. 2016-CV-727
ATTORNEY I.D. #52634
ATTORNEY I.D. #309906
ATTORNEY I.D. # 208967

v

ALLAN L. VANDERMARK
2897 White Birch Lane
Bloomsburg, PA 17815

2016-ED-128

Writ Of Execution
(Mortgage Foreclosure)

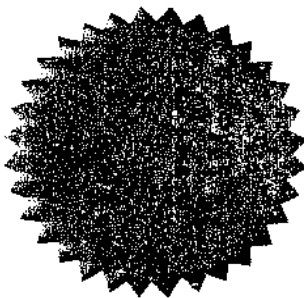
TO THE SHERIFF OF COLUMBIA COUNTY

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property: 344 North Vine Street, Berwick, PA 18603 (see attached Exhibit I)

AMOUNT DUE		\$ 54,257.91
INTEREST FROM	8/3/2016 to _____ (Sale Date)	
	at <u>6</u> %	\$
TOTAL*		\$
*Plus costs to be endorsed		

Barbara N. Silvetti, Prothonotary

By:



8-4-16

Barbara N. Silvetti 188
Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE
 ASSOCIATION ("FANNIE MAE")
 Plaintiff

VS.

ALLAN L. VANDERMARK
 Defendant(s)

: COURT OF COMMON PLEAS
 : COLUMBIA COUNTY
 :
 :
 :

: NO: 2016-CV-727
 :
 :
 :

2016-ED-128

LEGAL DESCRIPTION

All that certain piece or parcel--of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Vine Street at the corner of Jackson Street; thence along Jackson Street in an easterly direction two hundred forty-one (241 feet), more or less, to an alley; thence along said alley in a southerly direction forty nine and one-half feet (49-1/2 feet); thence in a westerly direction parallel with Jackson Street, two hundred forty-one feet (241 feet), more or less to Vine Street; thence along Vine Street in a northerly direction forty nine and one-half feet (49-1/2 feet), to the place of beginning.

PARCEL IDENTIFICATION NO: 04B-04-092-00,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Allan L. Vandermark and Vivian Irene Vandermark, his wife, by Deed from Josephine S. Torsella, Co-Executrix and Max H. Swank, Co-Executor of the last will and testament of Jessie C. Sterner, dated 08/20/1971, recorded 08/23/1971 in Book 252, Page 925.

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE : COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE") : COLUMBIA COUNTY
Plaintiff :
VS. :
ALLAN L. VANDERMARK : NO: 2016-CV-727
Defendant(s) :
2016-ED-128

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Exccution was filed the following information concerning the real property located at 344 North Vine Street, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815

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

Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815

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

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

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

NONE

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

NONE

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

NONE

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

Columbia County Tax Claim
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
35 West Main Street
Bloomsburg, PA 17815

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division / U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

PA Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230

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

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128-0603

Chief Exploration & Development LLC
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

Radler 2000 Limited Partnership
3131 West 7th St, Suite 400
Fort Worth, TX 76107

Enerplus Resources (USA) Corporation
US Bank Tower
950 17th Street, Suite 2200
Denver, CO 80202

Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

Occupant
344 North Vine Street
Berwick, PA 18603

I verify that the statements made in this affidavit are true and upon 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: Jeniece D. Davis
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

Dated: August 01, 2016

REAL ESTATE OUTLINE

ED # 2016 ED128DATE RECEIVED 8/4/2014
DOCKET AND INDEX 2016 CV 727

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>18812</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****SALE DATE Oct. 5th TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniecc D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE : COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE") : COLUMBIA COUNTY
Plaintiff :
VS. :
ALLAN L. VANDERMARK : NO: 2016-CV-727
Defendant(s) :

2016-ED-128

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the 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 344 North Vine Street, Berwick, PA 18603:

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Bloomsburg, PA 17815

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Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815

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

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

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

NONE

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

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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:

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

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P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
35 West Main Street
Bloomsburg, PA 17815

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division / U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

PA Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230

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

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128-0603

Chief Exploration & Development LLC
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

Radler 2000 Limited Partnership
3131 West 7th St, Suite 400
Fort Worth, TX 76107

Enerplus Resources (USA) Corporation
US Bank Tower
950 17th Street, Suite 2200
Denver, CO 80202

Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

Occupant
344 North Vine Street
Berwick, PA 18603

I verify that the statements made in this affidavit are true and upon 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY: Jeniece D. Davis
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

Dated: August 01, 2016

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esquire / No. 52634
 Heather Riloff, Esquire / No. 309906
 Jeniece D. Davis, Esquire / No. 208967
 649 South Avenue, Suite 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
vs.	:	
ALLAN L. VANDERMARK	:	No: 2016-CV-727
Defendant(s)	:	
	:	2016-ED-128
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 344 North Vine Street Berwick, PA 18603 will be sold by the Sheriff of Columbia County on

Date of Sale: 10/5/2016

Time of Sale: 9:00 am

Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2016-CV-727 in the Court of Common Pleas of Columbia County by Federal National Mortgage Association ("Fannie Mae"), Plaintiff against Allan L. Vandermark, Defendant(s). Judgment was entered on August 02, 2016 in the amount of \$54,257.91. The property was seized and taken in execution as the property of Allan L. Vandermark.

The property to be sold at Sheriff's Sale is described as follows:

All that certain piece or parcel--of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Vine Street at the corner of Jackson Street; thence along Jackson Street in an easterly direction two hundred forty-one (241 feet), more or less, to an alley; thence along said alley in a southerly direction forty nine and one-half feet (49-1/2 feet); thence in a westerly direction parallel with Jackson Street, two hundred forty-one feet (241 feet), more or less to Vine Street; thence along Vine Street in a northerly direction forty nine and one-half feet (49-1/2 feet), to the place of beginning.

PARCEL IDENTIFICATION NO: 04B-04-092-00,000

IMPROVEMENTS: Residential Dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Columbia County Civil Action No. 2016-CV-727. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

Timothy T. Chamberlain, Sheriff of
Columbia County

ATTORNEY FOR PLAINTIFF: MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel
Heather Riloff
Jeniece D. Davis
Attorneys for Plaintiff
649 South Avenue, Unit #6
Secane, PA 19018
Phone: (610) 328-2887
Fax: (610) 328-2875

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff

vs.

ALLAN L. VANDERMARK
Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:

: No: 2016-CV-727

2016-ED-128

CERTIFICATE TO THE SHERIFF

I hereby certify that I am the attorney of record for the plaintiff in this action again real property and further certify that this property is:

☐

FHA – Tenant Occupied or Vacant

☐

Commercial

☐

As a result of a Complaint in Assumpsit

☒

That the plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including, but not limited to:

- (a) Service of the Notice on the Defendants
- (b) Expiration of the 30 days since Service of the Notice
- (c) Defendants' failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
- (d) Defendants' Failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

MARTHA E. VON ROSENSTIEL, P.C.

BY:

Jeniece D. Davis
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
Plaintiff	:	
	:	
VS.	:	
ALLAN L. VANDERMARK	:	NO: 2016-CV-727
Defendant(s)	:	
	:	2016-ED-128
	:	

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:
: SS
COUNTY OF DELAWARE :

Martha E. Von Rosenstiel, P.C. by the undersigned attorney for the 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 Defendant(s) and the real property located at 344 North Vine Street, Berwick, PA 18603:

1. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Allan L. Vandermark
344 North Vine Street
Berwick, PA 18603:

I verify that the statements made in this affidavit are true and upon information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

MARTHA E. VON ROSENSTIEL, P.C.

BY: Jeniece D. Davis
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jenicce D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE	:	COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE")	:	COLUMBIA COUNTY
plaintiff	:	
	:	
vs.	:	
ALLAN L. VANDERMARK	:	No: 2016-CV-727
defendant(s)	:	
	:	2016-ED-128
	:	

WAIVER OF WATCHMAN AND WAIVER OF INSURANCE

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH 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: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.

MARTHA E. VON ROSENSTIEL, P.C.

BY: Jenicce D. Davis
Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

Dated: August 01, 2016

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")
Plaintiff

vs.

ALLAN L. VANDERMARK
Defendant(S)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:

No: 2016-CV-727

2016-ED-128

NON MILITARY AFFIDAVIT

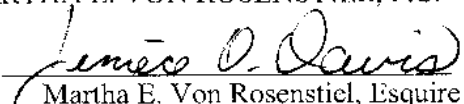
Martha E. Von Rosenstiel, P.C. by the undersigned hereby certifies that:

1. I am the attorney for the plaintiff herein.
2. The individual involved in this action is the owner of the premises described in the mortgage underlying this action.
3. The procedures of the Law Office of Martha E. Von Rosenstiel, P.C. are designed to discover facts concerning the military status of the mortgagor(s) and/or real owner(s).
4. Said procedures were followed in connection with the instant foreclosure proceeding.
5. Inquiry made with the Department of Defense, has confirmed that the defendant(s) is/are not in the military.
5. On information and belief, named mortgagor(s) and real owner(s) is/are not incompetent nor a service member in military service as defined by the Servicemembers Civil Relief Act, 50 U.S.C. Appx. Section 501 et seq.

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

MARTHA E. VON ROSENSTIEL, P.C.

BY:



Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Attorneys for Plaintiff

Dated: August 01, 2016

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Sccane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE : COURT OF COMMON PLEAS
ASSOCIATION ("FANNIE MAE") : COLUMBIA COUNTY
Plaintiff :

VS. :

ALLAN L. VANDERMARK : NO: 2016-CV-727
Defendant(s) :

2016-ED-128

LEGAL DESCRIPTION

All that certain piece or parcel--of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Vine Street at the corner of Jackson Street; thence along Jackson Street in an easterly direction two hundred forty-one (241 feet), more or less, to an alley; thence along said alley in a southerly direction forty nine and one-half feet (49-1/2 feet); thence in a westerly direction parallel with Jackson Street, two hundred forty-one feet (241 feet), more or less to Vine Street; thence along Vine Street in a northerly direction forty nine and one-half feet (49-1/2 feet), to the place of beginning.

PARCEL IDENTIFICATION NO: 04B-04-092-00,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Allan L. Vandermark and Vivian Irene Vandermark, his wife, by Deed from Josephine S. Torsella, Co-Executrix and Max H. Swank, Co-Executor of the last will and testament of Jessie C. Sterner, dated 08/20/1971, recorded 08/23/1971 in Book 252, Page 925.

**MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018**

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire

Phone (610) 328-2887
Fax (610) 328-2649

August 01, 2016

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

RE: Federal National Mortgage Association ("Fannie Mae") v. Allan
L. Vandermark
Our File# 40022
CCP 2016-CV-727

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. **Please advise me of the sale date once it has been determined.**

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

**Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815**

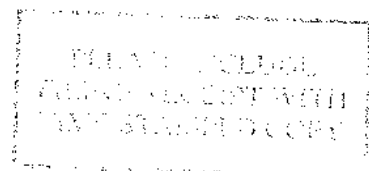
AND

**Allan L. Vandermark
344 North Vine Street
Berwick, PA 18603**

****Please post mortgaged premises with handbill.**

Please advise me once service has been made. I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,
Danielle Phillips
Paralegal



Document Receipt

Trans #	8584	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

ENERPLUS RESOURCES CORP

US BANK TOWER
950 17TH STREET SUITE 2200

DENVER CO 80202

Tracking #:	71901140006000085806
Doc Ref #:	2016ED128
Postage	5.1300

Document Receipt

Trans #	8584	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

ENERPLUS RESOURCES CORP

US BANK TOWER
950 17TH STREET SUITE 2200

DENVER CO 80202

Tracking #: 71901140006000085806

Doc Ref #: 2016ED128

Postage 5.1300

Document Receipt

Trans #	8583	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

RADLER 2000 LIMITED PARTNERSHIP

3131 WEST 7TH STREET

SUITE 400

FORT WORTH TX 76107

Tracking #: 71901140006000085790

Doc Ref #: 2016ED128

Postage 5.1300

Document Receipt

Trans #	8563	Carrier / service.	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

RADLER 2000 LIMITED PARTNERSHIP

3131 WEST 7TH STREET

SUITE 400

FORT WORTH TX 76107

Tracking #: 71901140006000085790

Doc Ref #: 2016ED128

Postage 5.1300

Document Receipt

Trans #	8582	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

CHIEF EXPLORATION &
DEVELOPMENT LLC

5956 SHERRY LANE SUITE 1500

Tracking #: 71901140006000085783

Doc Ref #: 2016ED128

Postage 5.1300

DALLAS TX 75225

Document Receipt

Trans #	8581	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

PA DEPARTMENT OF REVENUE

BUREAU OF INDIVIAL TAXES

P.O. BOX 280603

Tracking #: 71901140006000085776

Doc Ref #: 2016ED128

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8581	Carrier / service	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

PA DEPARTMENT OF REVENUE

BUREAU OF INDIVIAL TAXES

P.O. BOX 280603

Tracking #: 71901140006000085776

Doc Ref #: 2016ED128

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8580	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

INHERITANCE TAX DIVISION

P.O. BOX 280601

Tracking #: 71901140006000085769

Doc Ref #: 2016ED128

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8580	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

INHERITANCE TAX DIVISION

P.O. BOX 280601

Tracking #: 71901140006000085769

Doc Ref #: 2016ED128

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8579	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

ATTY GENERAL OF THE U.S

P.O. BOX 227

Tracking #: 71901140006000085752

Doc Ref #: 2016ED128

Postage 5.1300

WASHINGTON DC 20044

Document Receipt

Trans #	8578	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000085745

Doc Ref #: 2016ED128

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	8577	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000085738

Doc Ref #: 2016ED128

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	8576	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000085721

Doc Ref #: 2016ED128

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	8575	Carrier / service:	USPS Server	First-Class Mail®	8/5/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000085714

Doc Ref #: 2016ED128

Postage 5.1300

HARRISBURG PA 17128

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

PHILADELPHIA PA 19107-4214

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

PHILADELPHIA PA 19107-4214

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
649 SOUTH AVENUE UNIT 7
SECANE, PA 19018

PNC BANK, NATIONAL ASSOCIATION
03-005/310

18812

8/1/2016

PAY TO THE ORDER OF Sheriff Of Columbia County

\$ **1,350.00

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

DOLLARS

PROTECTED AGAINST FRAUD



Maureen Vetter

MEMO 40022 -- DN

⑈018812⑈ ⑆031000053⑆ 8622125568⑈