

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

CITIMORTGAGE INC.

VS CLARENCE & DIANE COATES

NO. 20-2016

ED

NO. 397-2015

JD

DATE/TIME OF SALE: APRIL 6, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 30000.00 (2410.31)

POUNDAGE - 2% OF BID

\$ 600.00

TRANSFER TAX - 2% OF FAIR MKT

\$ \_\_\_\_\_

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

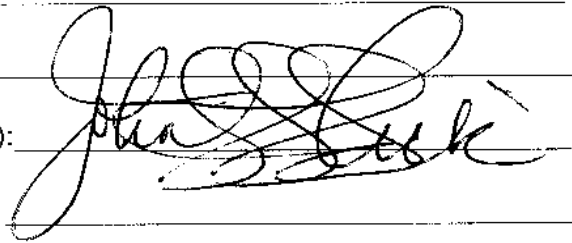
\$ 3260.31

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

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

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

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



TOTAL DUE:

\$ 3260.31

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 1910.31

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CITIMORGAGE INC

vs.

**Defendant**  
CLARENCE COATES  
DIANE COATES

**Attorney for the Plaintiff:**

PHELAN & HALLINAN LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, April 6, 2016

**Writ of Execution No. :** 2015CV397

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

**Location of the real estate:** 60 FOUNDRYVILLE ROAD, 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	\$48.00
Posting Handbill	\$15.00
Poundage	\$600.00
Press Enterprise Inc.	\$1,036.77
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	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
<b>Total Sheriff Costs</b>	<b>\$2,553.77</b>

## Municipal Costs

Current Taxes	\$389.54
<b>Total Municipal Costs</b>	<b>\$389.54</b>

## Distribution Costs

Recording Fees	\$67.00
Recorder, Lien Search	\$250.00
<b>Total Distribution Costs</b>	<b>\$317.00</b>

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

**Total \$ 3,260.31**



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Edward J. McKee, Esquire	Telephone Number:	(215) 572-8111
Mailing Address	1581 Main Street, Suite 200	City	Warrington
		State	PA
		ZIP Code	19090

### B. TRANSFER DATA

Date of Acceptance of Document	04 / 08 / 2016	Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually but as Trustee for Pretium Mortgage Acquisition Trust	
Grantor(s)/Lessor(s)	Sheriff of Columbia County	Telephone Number:	(570) 389-5622
Grantee(s)/Lessee(s)		Telephone Number:	(877) 735-3637
Mailing Address	Courthouse- 35 W. Main Street	Mailing Address	c/o 9990 Richmond Avenue, Suite 400 South
City	Bloomsburg	City	Houston
State	PA	State	TX
ZIP Code	17815	ZIP Code	77042

### C. REAL ESTATE LOCATION

Street Address	60 Foundryville Road, Berwick, PA 18603	City, Township, Borough	Briar Creek Township
County	COLUMBIA	School District	Berwick Area S D
		Tax Parcel Number	07-03-029

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
3,260.31	+ 0.00	= 3,260.31
4. County Assessed Value	5. Common Level Ratio Factor	6. Computed Value
21,496.00	x 3.60	= 77,385.60

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

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
\$ 3,260.31	100.00 %	100.00 %

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

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

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

Signature of Correspondent or Responsible Party

Date

04/11/16

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



Stern & Eisenberg, PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

April 11, 2016

Sheriff's Office- Real Estate  
Attention: Sheriff Timothy Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

RE: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually but as  
Trustee for Pretium Mortgage Acquisition Trust v. Clarence H. Coates and Diane C. Coates  
C.C.P. COLUMBIA COUNTY NO. 2015-CV-397

2015-ED-106

PREMISES- 60 Foundryville Road, Berwick, PA 18603

Dear Sir:

Please assign my bid as attorney on the writ to Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not Individually but as Trustee for Pretium Mortgage Acquisition Trust, c/o  
9990 Richmond Avenue, Suite 400 South, Houston, TX 77042-4546.

Very truly yours,

Stephanie Lerman/ Legal Assistant  
Stern & Eisenberg, PC



Stern & Eisenberg PC

LAW OFFICES

**Stern & Eisenberg, PC**

[www.sterneisenberg.com](http://www.sterneisenberg.com)

1581 Main Street  
Suite 200

Warrington, Pennsylvania 18976

(215) 572-8111

Facsimile: (215) 572-5025

April 11, 2016

Sheriff's Office- Real Estate  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

RE: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually but as  
Trustee for Pretium Mortgage Acquisition Trust v. Clarence H. Coates and Diane C. Coates  
C.C.P. COLUMBIA COUNTY NO. 2015-CV-397

2015-ED-106

PREMISES- 60 Foundryville Road, Berwick, PA 18603

Dear Sir or Madam:

Enclosed please find letter assigning bid together with Realty Transfer Tax Affidavits in duplicate, and a copy of the recorded mortgage and assignments. Kindly prepare the sheriff's deed and have the same recorded and return to our office in the postage prepaid, self-addressed envelope provided.

If you have any questions or need anything else, please do not hesitate to contact our office.

Very truly yours,

Stephanie Lerman/ Legal Assistant  
Stern & Eisenberg, PC

Enclosures

**STERN & EISENBERG PC**

**ATTORNEYS AT LAW**  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976

**FIRST NIAGARA**  
50-7044-2223

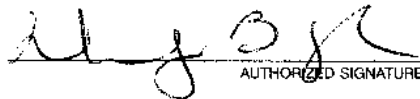
DATE	CHECK	AMOUNT
4/7/2016	020756	\$*****1,910.31

PAY One Thousand Nine Hundred Ten and 31/100----- Dollars

TO THE  
ORDER  
OF

**GENERAL ACCOUNT**

Columbia County Sheriff

  
AUTHORIZED SIGNATURE

⑈020756⑈ ⑈222370440⑈007900993879⑈

Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
215-572-8111 (p)  
215-572-5025 (f)

March 21, 2016

RE: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as as  
Trustee for Pretium Mortgage Acquisition Trust  
Vs. Clarence H. Coates and Diane C. Coates  
C.C.P. Columbia County No. 2015-CV-397/ 2015-ED-106

Columbia Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17815

Dear sir or madam,

Enclosed please find a copy Entry of Appearance for your records. We are now the representing attorney's for the plaintiff.

Thank you for your consideration in this matter.

Sincerely,

  
Legal Assistant/Stern & Eisenberg, PC

S&E/kmcstrav

M. TROY FREEDMAN, ESQUIRE  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
TELEPHONE: (215) 572-8111  
FACSIMILE: (215) 572-5025  
ATTORNEY ID #85165  
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA  
FOR COLUMBIA COUNTY**

Wilmington Savings Fund Society, FSB, D/B/A  
Christiana Trust, not individually but as Trustee  
for Pretium Mortgage Acquisition Trust  
v

Clarence H. Coates  
Diane C. Coates  
Defendants

Civil No. 2015-CV-397  
2015-ED-106

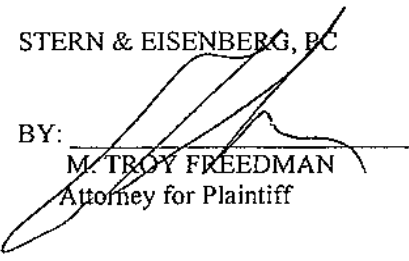
**MORTGAGE FORECLOSURE**

**ENTRY OF APPEARANCE**

Kindly enter my appearance on behalf of the Plaintiff, Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust .

STERN & EISENBERG, PC

BY:

  
M. TROY FREEDMAN  
Attorney for Plaintiff

3/21/2016



# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>48.00</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>7.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>492.00</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	MAR 16, 23, 30
SOLICITOR'S SERVICES	\$100.00	
TOTAL ***** \$ <u>1286.77</u>		

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>389.54</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	394.54
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$		<u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC.	\$	
TOTAL ***** \$		<u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2410.31

PHELAN HALLINAN DIAMOND & JONES, LLP  
Kenya Bates, Esq., Id. No 203664  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

WILMINGTON SAVINGS FUND SOCIETY, FSB,  
D/B/A CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE FOR  
PRETIUM MORTGAGE ACQUISITION TRUST

Plaintiff

vs.

CLARENCE H. COATES  
DIANE C. COATES

Defendant

:  
:  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: COLUMBIA COUNTY  
:  
: No. 2015-CV-397  
:

**WITHDRAWAL OF APPEARANCE**

To the Prothonotary:

Kindly withdraw my appearance on behalf of Plaintiff, WILMINGTON SAVINGS  
FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS  
TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST.

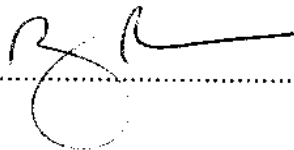
Phelan Hallinan Diamond & Jones, LLP

Date: 3/15/16

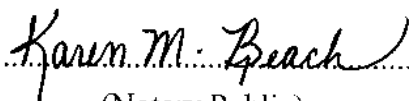
By:   
Kenya Bates, Esq., Id. No 203664  
Attorney for Plaintiff

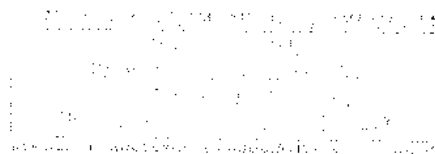
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 March 16, 23, 30, 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 30<sup>th</sup> day of March 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



CITIMORGAGE INC  
vs.  
CLARENCE COATES (et al.)

Case Number  
2015CV397

## SHERIFF'S RETURN OF SERVICE

03/01/2016 04:51 PM - 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 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

Alvin Kriston

BFS 512-5025

Affirmed and subscribed to before me this  
2ND day of MARCH

NOTARY

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

Barbara R. Silvette

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORGAGE INC  
vs.  
CLARENCE COATES (et al.)

Case Number  
2015CV397

## SHERIFF'S RETURN OF SERVICE

02/09/2016 01:10 PM - DEPUTY RAYMOND TONKINSON, 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: DIANE COATES AT 130 STRAWBERRY LANE, STILLWATER, PA 17878.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

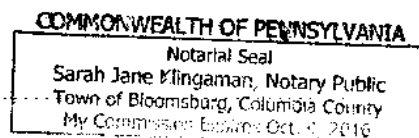
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

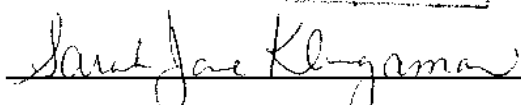
February 09, 2016

NOTARY

Affirmed and subscribed to before me this

9TH day of FEBRUARY, 2016





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORGAGE INC  
vs.  
CLARENCE COATES (et al.)

Case Number  
2015CV397

## SHERIFF'S RETURN OF SERVICE

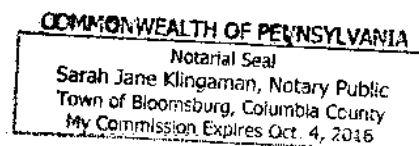
02/09/2016 01:10 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DIANE HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CLARENCE COATES AT 130 STRAWBERRY LANE, STILLWATER, PA 17878.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

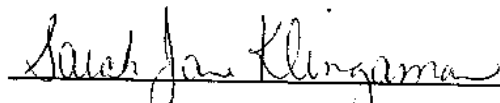
February 09, 2016



NOTARY

Affirmed and subscribed to before me this

9TH day of FEBRUARY 2016



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

WILMINGTON SAVINGS FUND SOCIETY,	:	Court of Common Pleas
FSB, D/B/A CHRISTIANA TRUST, NOT	:	
INDIVIDUALLY BUT AS TRUSTEE FOR	:	Civil Division
PRETIUM MORTGAGE ACQUISITION TRUST	:	
Plaintiff	:	COLUMBIA County
	:	
vs.	:	No.: 2015-CV-397
	:	No.: 2015-ED-106
CLARENCE H. COATES		
DIANE C. COATES		
Defendants		

963322

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



71901140006000073155

I.S.P.C.  
6420 BENJAMIN ROAD

TAMPA FL 33643

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

REAL ESTATE TAX CERTIFICATION

Date: 03/08/2016

Fee: \$5.00

Cert. NO: 23656

COATES CLARENCE H & DIANE C  
130 STRAWBERRY LANE  
STILLWATER PA 17878

District: BRIARCREEK TWP  
Deed: 0546 -1012  
Location: 60 FOUNDRYVILLE RD  
Parcel Id: 07 -03 -029-00,000

Assessment: 21,496  
Balances as of 03/08/2016

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
COATES, CLARENCE (et al.)

Case Number  
2015CV397

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 60 FOUNDRYVILLE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

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

Adult In Charge: *Post*

Relation:

Date: *3-1-16*

Time: *4:51*

Deputy: *4*

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2015CV397

60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
COATES, CLARENCE (et al.)

Case Number  
2015CV397

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 20

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: NANCY K BURKE

Primary Address: 209 B EAST SECOND STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-23-16

Time: 15:00

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	2-5-16	2-12-16	2-23-16			
Time:	14:40	10:50	14:50			
Mileage:						
Deputy:	3	3	3			

### Service Attempt Notes:

1. LIC def was home, would not answer the door.
2. LIC - neighbor said she works @ Wise Potato, Ch. p. - won't give me an address.
3. Post Office has no forwarding.
4. No. Drivers License #
- 5.
- 6.

BURKE, NANCY K

2015CV397

209 B EAST SECOND STREET, BERWICK, PA 18603

NO EXPIRATION

CitiMortgage, Inc.

Plaintiff

vs.

Clarence H. Coates

Diane C. Coates

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO.: 2015-CV-397

: 2016-ED-20

: COLUMBIA County

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

TO: Clarence H. Coates  
130 Strawberry Ln  
Stillwater, PA 17878

Diane C. Coates  
130 Strawberry Lane  
Stillwater, PA 17878-9443

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **60 Foundryville Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on April 6<sup>th</sup> 2016 at 9:00 Am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$100,279.41 obtained by CitiMortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### NOTICE OF OWNER'S RIGHTS

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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

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

CitiMortgage, Inc.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
NO.: 2015-CV-397  
:  
2016-ED-20  
:  
Defendant(s) : COLUMBIA County

vs.

Clarence H. Coates  
Diane C. Coates

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

TO: Clarence H. Coates  
130 Strawberry Ln  
Stillwater, PA 17878

Diane C. Coates  
130 Strawberry Lane  
Stillwater, PA 17878-9443

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**Tax Notice** 2016 County & Municipality

BRIARCREEK TWP  
**MAKE CHECKS PAYABLE TO:**

Joan M. Rothery  
122 TWIN CHURCH ROAD  
Berwick PA 18603

**HOURS:** MAR & APR - TUE & THUR: 6PM - 8PM  
WED: 1-4 PM & 6 - 8 PM  
OTHER MONTHS WEDNESDAY ONLY

**PHONE:** 570-759-2118

FOR: COLUMBIA County				DATE	BILL NO.
				03/01/2016	10546
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,496	10.491	221.00	225.51	248.06
SINKING		1	21.07	21.50	23.65
FIRE		1	21.07	21.50	23.65
TWP RE		6	126.40	128.98	141.88
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	389.54	437.24
			April 30 If paid on or before	397.49	June 30 If paid on or before
				June 30 If paid after	

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

COATES CLARENCE H & DIANE C  
130 STRAWBERRY LANE  
STILLWATER PA 17878

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 07 -03 -029-00,000  
60 FOUNDRYVILLE RD  
.31 Acres Land 2,000  
Buildings 19,496  
Total Assessment 21,496

This tax returned  
to courthouse on:  
**January 1, 2017**

**FILE COPY**

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

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



71901140006000073131

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

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
COATES, CLARENCE (et al.)

Case Number  
2015CV397

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

20

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CLARENCE COATES

Primary Address: 130 STRAWBERRY LANE  
STILLWATER, PA 17878

Phone: DOB:

Alternate Address: 60 FOUNDRYVILLE ROAD  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Diana Coates

Relation: wife

Date: 2-5-16

Time: 1310

Deputy: 7

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

COATES, CLARENCE

2015CV397

130 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORGAGE INC  
vs.  
COATES, CLARENCE (et al.)

Case Number  
2015CV397

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

20

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: DIANE COATES

Primary Address: 130 STRAWBERRY LANE  
STILLWATER, PA 17878

Phone: DOB:

Alternate Address: 60 FOUNDRYVILLE ROAD  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Diane Coates

Relation:

Def

Date:

2-5-16

Time:

1310

Deputy:

7

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COATES, DIANE

2015CV397

130 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION



**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2015-CV-397**

**CitiMortgage, Inc.**

v.

**Clarence H. Coates**

**Diane C. Coates**

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP**, COLUMBIA County,  
Pennsylvania, being

**60 Foundryville Road, Berwick, PA 18603**

**Parcel No. 07-03-029-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$100,279.41**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

### **LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, PA 18603

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CITIMORTGAGE INC

vs.

**Defendant**  
CLARENCE COATES  
DIANE COATES

**Attorney for the Plaintiff:**

PHELAN & HALLINAN LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, April 6, 2016

**Writ of Execution No. :** 2015CV397

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

**Location of the real estate:** 60 FOUNDRYVILLE ROAD, 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
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	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

**Total Sheriff Costs** **\$1,953.77**

## Municipal Costs

Current Taxes \$389.54

**Total Municipal Costs** **\$389.54**

## Distribution Costs

Recording Fees \$67.00

**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$2,410.31**

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

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

**Pa.R.C.P. 3180-3183 and Rule 3257**

CitiMortgage, Inc.

vs.

Clarence H. Coates

Diane C. Coates

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2015-CV-397**

**2016-ETD-20**

**COLUMBIA COUNTY**

Commonwealth of Pennsylvania:

County of Columbia

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

**To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):**

**PREMISES: 60 Foundryville Road, Berwick, PA 18603**

**(See Legal Description attached)**

Amount Due

\$100,279.41

Interest from 08/26/2015 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$16.48 per diem

Barbara N. Julietti 1881  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated 2/3/2016  
(SEAL)

PH # 963322

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

<b>CitiMortgage, Inc.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: <u>2015-CV-397</u></b>
<b>Clarence H. Coates</b>	:	<b>2016-ED-20</b>
<b>Diane C. Coates</b>	:	
Defendant(s)	:	<b>COLUMBIA COUNTY</b>

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CitiMortgage, Inc.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **60 Foundryville Road, Berwick, PA 18603**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Clarence H. Coates</b>	<b>130 Strawberry Ln Stillwater, PA 17878</b>
<b>Diane C. Coates</b>	<b>130 Strawberry Lane Stillwater, PA 17878-9443</b>
  
2. Name and address of Defendant(s) in the judgment:
 

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Clarence H. Coates</b>	<b>130 Strawberry Ln Stillwater, PA 17878</b>
<b>Diane C. Coates</b>	<b>130 Strawberry Lane Stillwater, PA 17878-9443</b>
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>U.S.P.C.</b>	<b>6420 Benjamin Road Tampa, FL 33643-5112</b>
  
4. Name and address of last recorded holder of every mortgage of record:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
5. Name and address of every other person who has any record lien on the property:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
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.

PH # 963322

Name

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

**Pennsylvania -American Water**

**105 Sodom Road  
Milton, PA 17847-9762**

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

Name

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

**Tenant/Occupant**

**60 Foundryville Road  
Berwick, PA 18603**

**Nancy K. Burke**

**209 B East Second ST  
Berwick, PA 18603**

**Russell Burke, Jr.**

**RR4 Box 4022  
Perwick, PA 18603**

**Domestic Relations of  
Columbia County**

**Columbia County Courthouse  
P.O. Box 380  
Bloomshurg, PA 17815**

**Commonwealth of Pennsylvania  
Department of Welfare**

**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

**U.S. Department of Justice  
U.S. Attorney for The Middle District of PA  
Federal Building**

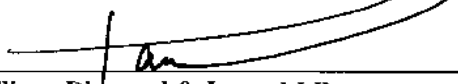
**228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754**

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

Date:

2/1/16

By:

  
**Phelan Hallinan Diamond & Jones, LLP**  
Paul Cressman, Esq. Id. No.318079  
Attorney for Plaintiff  
**PHELAN HALLINAN DIAMOND & JONES, LLP**  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax 215-568-7616

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

No.: 2015-CV-397  
No.: 2015-ED-106

Re: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST VS.  
CLARENCE H. COATES, and DIANE C. COATES  
No.: 2015-CV-397, No.: 2015-ED-106

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

**\*\*Property is listed for the 04/06/2016 Sheriff Sale.\*\***

**IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.**

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN DIAMOND & JONES, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

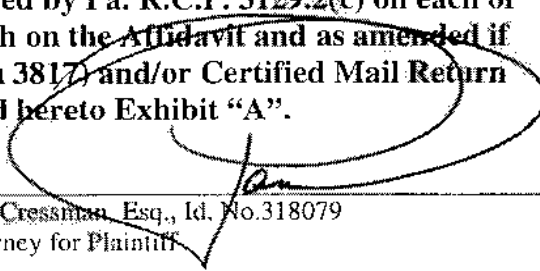
IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WILMINGTON SAVINGS FUND SOCIETY, FSB,	:	COLUMBIA COUNTY
D/B/A CHRISTIANA TRUST, NOT	:	
INDIVIDUALLY BUT AS TRUSTEE FOR	:	COURT OF COMMON PLEAS
PRETIUM MORTGAGE ACQUISITION TRUST	:	
Plaintiff,	:	CIVIL DIVISION
	:	
v.	:	
	:	No.: <u>2015-CV-397</u>
CLARENCE H. COATES	:	No.: <u>2015-ED-106</u>
DIANE C. COATES	:	
Defendant(s)	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA     )  
PHILADELPHIA COUNTY                     )     SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

  
\_\_\_\_\_  
Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

Date: 3/9/16

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.



Name and Address of Sender  
 PacLae Hallman Diamond & Jones, LLP  
 1617 JFK Boulevard, Suite 1400  
 One Penn Center Plaza  
 Philadelphia, PA 19103

Name of Addressee, Street, and Post Office Address  
 AYW/GH - 0966/2016 SALB  
 TENANTOCUPANY  
 60 FOUNDRYVILLE ROAD  
 BERWICK, PA 19603

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANTOCUPANY 60 FOUNDRYVILLE ROAD BERWICK, PA 19603	\$0.47	
2	****	I.S.P.C. 6420 Benjamin Road Tampa, FL 33643-5112	\$0.47	
3	****	Nancy K. Burke 209 B EAST SIX OND ST BERWICK, PA 19603	\$0.47	
4	****	Pennsylvania American Water 105 SODOM ROAD MILTON, PA 17847-9762	\$0.47	
5	****	Russell Burke, Jr. RR4 BOX 4022 PERWICK, PA 18603	\$0.47	
6	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLANESBURG, PA 17815		
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
8	****	Internal Revenue Service Advisory 1009 Liberty Avenue Room 704 Pittsburgh, PA 15222		
9	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 Harrisburg, PA 17106-1754		
REP: CLARENCE H. COATES (COLUMBIA) PO Box 19754 Harrisburg, PA 17106-1754				



Page 1 of 1  
 0966/2016 SALB  
 0966/2016 SALB

Form 3877 Facsimile

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
COATES, CLARENCE (et al.)

Case Number  
2015CV397

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

20

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-8-16

Time:

11:27

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2015CV397

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
COATES, CLARENCE (et al.)

Case Number  
2015CV397

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 20

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: RUSSELL BURKE, JR

Primary Address: RR 4 BOX 4022

BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 253 MOORE SHILL ROAD

BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-8-16

Time: 12:00

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. *Luzerne County*
- 2.
- 3.
- 4.
- 5.
- 6.

BURKE JR, RUSSELL

2015CV397

RR 4 BOX 4022, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORGAGE INC  
vs.  
COATES, CLARENCE (et al.)

Case Number  
2015CV397

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 20

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

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 Richardson

Relation: Secretary

Date: 2-5-16

Time: 11:12

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV397

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
COATES, CLARENCE (et al.)

Case Number  
2015CV397

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 20

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 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: Deb Miller

Relation: Clerk

Date: 2-5-16

Time: 11:00

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV397

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORGAGE INC  
vs.  
COATES, CLARENCE (et al.)

Case Number  
2015CV397

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 20

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 60 FOUNDRYVILLE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-5-16

Time: 15:12

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2015CV397

60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV397

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, APRIL 06, 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 Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, PA 18603

PROPERTY ADDRESS: 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-029-00,000

Seized and taken into execution to be sold as the property of CLARENCE COATES, DIANE COATES in suit of CITIMORGAGE INC.

---

**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:  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

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

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

**Pa.R.C.P. 3180-3183 and Rule 3257**

CitiMortgage, Inc.

vs.

Clarence H. Coates

Diane C. Coates

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-397

2016-ED-20

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 60 Foundryville Road, Berwick, PA 18603

(See Legal Description attached)

Amount Due

\$100,279.41

Interest from 08/26/2015 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$16.48 per diem

Barbara N. Kluett 1881  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated 2/3/2016  
(SEAL)

PH # 963322

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



IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

CitiMortgage, Inc.

vs.

Clarence H. Coates

Diane C. Coates

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Ct.

Sat.

Phelan Hallinan Diamond & Jones, LLP  
Paul Cressman, Esq., Id. No. 318079  
Attorney for Plaintiff

Complaint \$130.00 pd  
Judgment \$25.00 pd  
Vill \$50.00 pd  
Society \$10.00  
Shore # \_\_\_\_\_

Address where papers may be served:

Clarence H. Coates

130 Strawberry Ln

Stillwater, PA 17878

Diane C. Coates

130 Strawberry Lane

Stillwater, PA 17878-9443

# REAL ESTATE OUTLINE

ED # 2016 ED 20

DATE RECEIVED 2015 CV 397  
DOCKET AND INDEX 2-3-2016

## 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>  </u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>  </u>	<u>X</u>	CK# <u>001574364</u>

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE April 6th TIME 9:00am  
POSTING DATE     
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK     
2<sup>ND</sup> WEEK     
3<sup>RD</sup> WEEK

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC.	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
CLARENCE H. COATES	:	
DIANE C. COATES	:	No.: 2015-CV-397
Defendants	:	No.: 2015-ED-106

AND NOW, this 18<sup>th</sup> day of September, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$69,084.49
Interest Through August 25, 2015	\$16,540.10
Legal fees	\$2,585.00
Cost of Suit and Title	\$1,114.00
Escrow Deficit	\$11,572.39
Suspense/Misc. Credits	<u>(\$616.57)</u>
<b>TOTAL</b>	<b>\$100,279.41</b>

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

Iskander Norton

Clerk of Courts Office  
County of Columbia, PA

2015 SEP 18 PM 12:58

FILED  
PROTHONOTARY

963322

### **LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.

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Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, PA 18603

PHELAN HALLINAN DIAMOND & JONES, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**CitiMortgage, Inc.**  
Plaintiff

v.

**Clarence H. Coates**  
**Diane C. Coates**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2015-CV-397  
:  
: 2016-ED-20  
: COLUMBIA County  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 

**Phelan Hallinan Diamond & Jones, LLP**  
Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**CitiMortgage, Inc.**

vs.

**Clarence H. Coates**  
**Diane C. Coates**

: **COLUMBIA County**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-397**  
:  
: 2016-ED-20

**VERIFICATION OF NON-MILITARY SERVICE**

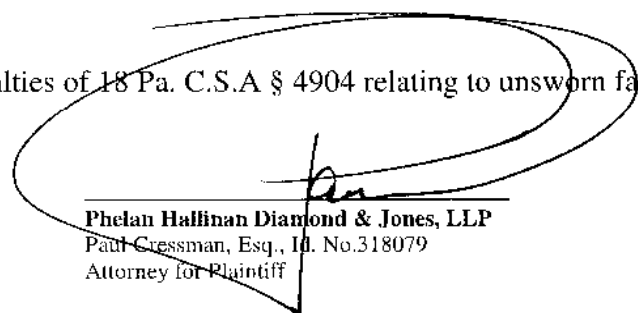
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Clarence H. Coates is over 18 years of age and resides at 130 Strawberry Ln, Stillwater, PA 17878 and 60 Foundryville Road, Berwick, PA 18603.

(c) that defendant Diane C. Coates is over 18 years of age and resides at 130 Strawberry Lane, Stillwater, PA 17878-9443 and 60 Foundryville Road, Berwick, PA 18603.

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



Phelan Hallinan Diamond & Jones, LLP  
Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**CitiMortgage, Inc.**  
Plaintiff

v.

**Clarence H. Coates**  
**Diane C. Coates**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2015-CV-397**  
:  
: **2016-ED-20**  
: **COLUMBIA County**  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No II-1197, 41 Pa.B. 3943

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

By: 

**Phelan Hallinan Diamond & Jones, LLP**  
Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

<b>CitiMortgage, Inc.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: 2015-CV-397</b>
<b>Clarence H. Coates</b>	:	<b>2016-ED-20</b>
<b>Diane C. Coates</b>	:	
Defendant(s)	:	<b>COLUMBIA COUNTY</b>

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CitiMortgage, Inc.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **60 Foundryville Road, Berwick, PA 18603**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Clarence H. Coates</b>	<b>130 Strawberry Ln Stillwater, PA 17878</b>
<b>Diane C. Coates</b>	<b>130 Strawberry Lane Stillwater, PA 17878-9443</b>
  
2. Name and address of Defendant(s) in the judgment:
 

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Clarence H. Coates</b>	<b>130 Strawberry Ln Stillwater, PA 17878</b>
<b>Diane C. Coates</b>	<b>130 Strawberry Lane Stillwater, PA 17878-9443</b>
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>I.S.P.C.</b>	<b>6420 Benjamin Road Tampa, FL 33643-5112</b>
  
4. Name and address of last recorded holder of every mortgage of record:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
5. Name and address of every other person who has any record lien on the property:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	
  
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.



Name

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

**Pennsylvania -American Water**

**105 Sodom Road  
Milton, PA 17847-9762**

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

Name

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

**Tenant/Occupant**

**60 Foundryville Road  
Berwick, PA 18603**

**Nancy K. Burke**

**209 B East Second ST  
Berwick, PA 18603**

**Russell Burke, Jr.**

**RR4 Box 4022  
Perwick, PA 18603**

**Domestic Relations of  
Columbia County**

**Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania  
Department of Welfare**

**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

**U.S. Department of Justice  
U.S. Attorney for The Middle District of PA  
Federal Building**

**228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754**

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

Date:

2/1/16

By:

  
**Phelan Hallinan Diamond & Jones, LLP**

Paul Cressman, Esq. Id. No. 318079

Attorney for Plaintiff

**PHILAN HALLINAN DIAMOND & JONES, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

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

TD Bank, NA  
3-180/360

001574366

DATE  
12/17/2015

AMOUNT  
\*\*\*\*\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE  
ORDER  
OF Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

HXC [963322] 60 FOUNDRYVILLE ROAD (2015-CV-397)

  
AUTHORIZED SIGNATURE

⑈001574366⑈ ⑆036001808⑆ 361508666⑈

### **LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

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Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, PA 18603

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2015-CV-397** 2016-ED-20

**CitiMortgage, Inc.**

v.

**Clarence H. Coates**

**Diane C. Coates**

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP**, COLUMBIA County,  
Pennsylvania, being

**60 Foundryville Road, Berwick, PA 18603**

**Parcel No. 07-03-029-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$100,279.41**

**Attorneys for Plaintiff**

**Phelan Hallinan Diamond & Jones, LLP**

## SHERIFF'S RETURN

CitiMortgage, Inc.

Plaintiff

vs.

Clarence H. Coates

Diane C. Coates

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2015-CV-397

2016-ED-20  
ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_, 20\_\_, See return endorsed hereon by Sheriff of \_\_\_\_\_ County, Pennsylvania, and made a part of this return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff  
CitiMortgage, Inc.

No.: 2015-CV-397

Defendant  
Clarence H. Coates  
Diane C. Coates

2016-ED-20  
Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RPD, Apartment No., City, Boro, Twp., State and Zip Code)  
60 Foundryville Road

Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

### PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION; N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

2/1/16

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff CitiMortgage, Inc.	No.: <u>2015-CV-397</u> <u>2016-ED-20</u>
Defendant Clarence H. Coates Diane C. Coates	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE** **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
CLARENCE H. COATES

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
60 Foundryville Road

Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	Date <u>2/1/16</u>
---	--	-----------------------

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
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Plaintiff CitiMortgage, Inc.	No.: 2015-CV-397 <div style="text-align: center; font-size: 1.2em;">2016-ED-20</div>
Defendant Clarence H. Coates Diane C. Coates	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

CLARENCE H. COATES

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

60 Foundryville Road

Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="text-align: center; font-size: 1.2em;">2/1/16</div>
---	-----------------------------------	---

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
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<b>Plaintiff</b> CitiMortgage, Inc.	No.: 2015-CV-397 <div style="text-align: center; font-size: 1.2em;">2016-ED-20</div>
<b>Defendant</b> Clarence H. Coates Diane C. Coates	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
DIANE C. COATES  
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
60 Foundryville Road

Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN** — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="text-align: center; font-size: 1.2em;">2/1/16</div>
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

<b>PLAINTIFF</b>	<b>Court Number</b>
------------------	---------------------

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<b>SO ANSWERS</b> Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
--	--

<b>Plaintiff</b> CitiMortgage, Inc.	No.: 2015-CV-397 <div style="font-size: 1.2em; font-weight: bold;">2016-ED-20</div>
<b>Defendant</b> Clarence H. Coates Diane C. Coates	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>DIANE C. COATES</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>60 Foundryville Road</u> <u>Berwick, PA 18603</u>
-------------------------------	--

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.2em; font-weight: bold;">2/1/16</div>
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) Clarence H. Coates, Diane C. Coates at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Bradley Davis  
Supervisor  
Writ Department  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 Ext. 1265  
Front Desk: (215) 563-7000 Ext. 1265  
Fax: (215) 563-3826

## Document Receipt

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Trans #	7317	Carrier / service:	USPS Server	First-Class Mail®	2/4/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000073117

Doc Ref #: 2016ED20

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

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Trans #	7318	Carrier / service:	USPS Server	First-Class Mail®	2/4/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000073124

Doc Ref #: 2016ED20

Postage 5.1300

HARRISBURG PA 17105

20

## Document Receipt

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Trans #	7319	Carrier / service:	USPS Server	First-Class Mail®	2/4/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #: 71901140006000073131

ROBERT N.C. NIX FEDERAL BUILDING

Doc Ref #: 2016ED20

Postage 5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	7320	Carrier / service:	USPS Server	First-Class Mail®	2/4/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000073148

Doc Ref #: 2016ED20

Postage 5.1300

PHILADELPHIA PA 19106



Trans #	7321	Carrier / service:	USPS Server	First-Class Mail®	2/4/2016 12:00:00 AM
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TAMPA FL 33643



## Document Receipt

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Trans #	7321	Carrier / service:	USPS Server	First-Class Mail®	2/4/2016 12:00:00 AM
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Ship to:

I.S.P.C.

6420 BENJAMIN ROAD

Tracking #: 71901140006000073155

Doc Ref #: 2016ED20

Postage 5.1300

TAMPA FL 33643

## Document Receipt

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Trans #	7323	Carrier / service:	USPS Server	First-Class Mail®	2/4/2016 12:00:00 AM
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Ship to:

PENNSYLVANIA AMERICAN WATER

105 SODOM ROAD

Tracking #: 71901140006000073179

Doc Ref #: 2016ED20

Postage 5.1300

MILTON PA 17847

## Document Receipt

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Trans #	7323	Carrier / service:	USPS Server	First-Class Mail®	2/4/2016 12:00:00 AM
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Ship to:

PENNSYLVANIA AMERICAN WATER

105 SODOM ROAD

Tracking #: 71901140006000073179

Doc Ref #: 2016ED20

Postage 5.1300

MILTON PA 17847

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

TID Bank, NA  
3-180/360

001574366

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
12/17/2015

AMOUNT  
\*\*\*\*\*\$1,350.00

TO THE  
ORDER  
OF Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

HXC 19633221 60 FOUNDRYVILLE ROAD (2015-CV-397)

AUTHORIZED SIGNATURE

*Travis S. Hallinan*

⑈001574366⑈ ⑆036001808⑆ 361508666⑈