# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

CITIMORTG	FAGE INC.	VS	CLARENCE &	DIANE COAT	ES
NO.	20-2016	ED	NO.	397-2015	JD
DATE/TIME	OF SALE: A	PRII. 6, 201	6 @ 9:00 AM	( will	מב
BID PRICE (	INCLUDES CO	ST)	\$ 30000	,00 (2410 0	,31)
POUNDAGE	2% OF BID		s 600,0	<u> </u>	
TRANSFER	TAX – 2% OF F	FAIR MKT	\$		
MISC. COST	S		\$ 250,00	<u> </u>	
TOTAL AMO	OUNT NEEDED	TO PURC	HASE	\$ 30	60,31
ADDRESS:_ NAMES(S) (	R(S): ON DEED: R(S) SIGNATUI			Sek	
	TOTAI	L DUE:		\$ 30	350,00
	LESS I	DEPOSIT:		<u>\$/3</u>	350,00
	DOWN	I PAYMEN	Γ:	\$	
	TOTAI	L DUE IN 8	DAYS	\$ <u></u> /	7/0,3/

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
	Total Sheriff Costs	\$2,553.77
Municipal Costs		
Current Taxes		\$389.54
	Total Municipal Costs	\$389.54
Distribution Costs	<b>,</b>	*******
Recording Fees		\$67.00
Recorder, Lien Search		\$250.00
	Total Distribution Costs	\$317.00
	Total Distribution 005t5	Ψ317.00

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



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.

B. TRANSFER DATA  Date of Acceptance of Document  04 / 08 / 2016  Grantor(s)/Lessor(s)  Felephone Number: (B770) 389-5622  Mailing Address  Courthouse- 35 W. Main Street  City  State  PA  17815  Grantor(s)/Lessor(s)  Grantor(s)/Lessor(s)  Telephone Number: (B777) 735-3637  Mailing Address  Courthouse- 35 W. Main Street  City  State  PA  17815  City  State  City  Fell Pode  Houston  TX  T7042  City  Tronsfer Township, Berough  Briar Creek Township,  Courth Country Mile Road, Berwick, PA 18603  City, Township, Berough  Briar Creek Township  Country Mile Road, Berwick, PA 18603  City, Township, Berough  Briar Creek Township  Country  Country Main Street  City  School District  Berwick Area S D  D. VALUATION DATA  Was transaction part of an assignment or relocation?  1 Actual Cash Consideration  1 Actual Cash Consideration  1 Actual Cash Consideration  2 Other Consideration  3 Total Consideration  4 Total Consideration  5 Total Consideration  5 Total Consideration  6 Total Consideration  1 Total Cons								
Edward J. McKee , Esquire (215) 572-8111  Mailing Address (Suite 200 City Warrington Street, Suite 200 City Warrington Street, Suite 200 City Warrington Street, Suite 200 City Warrington Street (215) 572-8111  B. TRANSFER DATA Willing of Savings Fund Society, FSB, d/ba Christiana Trust, not Individually but as Truste for Pretium Mortgage Acquisition Trust (877) 735-3637  Mailing Address Courthouse-35 W. Main Street City State ZIP Code (177) 735-3637  Mailing Address Courthouse-35 W. Main Street City State ZIP Code (177) 736-3637  City State ZIP Code (177) 736-3637  Mailing Address Courthouse-35 W. Main Street City State State City State City State City State State State City State State State State City State State State State City State	A. CORRESPONDENT - All inqu	uiries m	ay be direct	ed to the following pe	rson:			
B. TRANSFER DATA   Wilmington   PA   19090	Edward J. McKee	,	Esquire	•				
Date of Acceptance of Document  04 / 08 / 2016    Grantor(s)/Lessor(s)   Telephone Number:   (877) 389-5622   Grantes(s)/Lesses(s)   Telephone Number:   (877) 735-3637   (877) 735-3637     Mailing Address   Courthouse- 35 W. Main Street   State   ZIP Code   City   State   ZIP Code     City   State   ZIP Code   Houston   TX   77042     C. REAL ESTATE LOCATION   TX   77042     C. REAL ESTATE LOCATION   TX   T7042     County County   State   ZIP Code   Houston   TX   T7042     C. REAL ESTATE LOCATION   TX   T7042     C. REAL ESTATE LOCATION   TX   T7042     County County   State   ZIP Code   Houston   TX   T7042     C. REAL ESTATE LOCATION   TX   T7042     County Value   TX   T7042     County Value   TX   T7042     County Value   TX   T7042     L. Actual Cash Consideration   TX   T7042     L. Actual Cash Consideration   Tash Fercel Number   Tash Fercel Num	Mailing Address 1581 Main Street, Suite 200					I		
Date of Acceptance of Document   04 / 08 / 2016	B. TRANSFER DATA			Wilmington Savings Fun	d Society, FS	B. d/b/a Christiana T	rust	
Sheriff of Columbia County  (570) 389-5622  Mailing Address Courthouse- 35 W. Main Street  Cry State ZIP Code PA 17815  City State ZIP Code PA 17815  County Discounty	Date of Acceptance of Document 04 / 08	/ 2016						
Courthouse- 35 W. Main Street  City State ZIP Code City State ZIP Code City State ZIP Code City TX 77042  C. REAL ESTATE LOCATION  Street Address 80 Foundryville Road, Berwick, PA 18603  Country School District Tax Parcel Number O7-03-029  D. VALUATION DATA  Was transaction part of an assignment or relocation? Y Note Consideration 3,260.31  4. Country Assessed Value S. Common Level Ratio Factor S. 3,260.31  4. Country Assessed Value S. Common Level Ratio Factor S. 3,260.31  1. Acount of Exemption Claimed S. School Office Consideration S. School Office				Grantee(s)/Lessee(s)				
City State   ZIP Code   PA   17815   City   Houston   TX   77042    C. REAL ESTATE LOCATION   CIty, Township, Borough   Briar Creek Township    Street Address   City, Township, Borough   Briar Creek Township    Gounty   School District   Davis   Davis   Davis    COLUMBIA   Berwick Area S D   D7-03-029    D. VALUATION DATA   Service   Davis   Davis    Actual Cash Consideration   2. Other Consideration   3. Total Consideration   3.260.31    4. County Assessed Value   5. Common Level Ratio Factor   6. Computed Value   21,496.00   27,385.60    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 Conveys   3,260.31    100.00   9/6   100.00   9/6    Cathe Appropriate Box Below for Exemption Claimed   Will or intestate succession.   (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.)   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.   Date	•	_				·		
Bloomsburg PA 17815 Houston TX 77042  C. REAL ESTATE LOCATION  Street Address 50 Foundryville Road, Berwick, PA 18603	<del></del>			c/o 9990 Richmond A	Avenue, Su	ite 400 South		
City, Township, Borough Street Address 80 Foundryville Road, Berwick, PA 18603 80 Foundryville Road, Park Park Park Park Park Park Park Park				·		State		
City, Township, Borough   Briar Creek Township	Bloomsburg	PA	17815	Houston	Houston		77042	
Briar Creek Township   County   School District   Tax Parcel Number   O7-03-029     D. VALUATION DATA   Dervice   Tax Parcel Number   O7-03-029     D. VALUATION DATA   O7-03-029   O7-03-029     D. CALUATION DATA   O7-03-029   O7-03-029     D. VALUATION DATA   O7-03-029   O7-03-029     D. CALUATION DATA   O7-03-029   O7-03-029     D. CALUATI	C. REAL ESTATE LOCATION							
School District   Berwick Area S D								
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Was transaction part of an assignment or relocation?		1		i				
Was transaction part of an assignment or relocation?	<del></del>	Berwi	ICK Area S D	<u> </u>	07-03-028	<u> </u>		
Actual Cash Consideration   2. Other Consideration   3. Total Consideration   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 Conveyer   3.260.31   100.00   %   100.00   %   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.				<del></del>				
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to the best of my knowledge and belief, it is true, correct and complete.  Signature of Correspondent or Responsible Party  Date		-						
to the best of my knowledge and belief, it is true, correct and complete.  Signature of Correspondent or Responsible Party  Date	Under nenalties of law. I declare tha	at I have	examined t	his statement includin	a accomp	anving informa	tion, and	
					a accomb	,yv	icion, and	
7// //	Signature of Correspondent or Responsible Par	rty				Date		
	オンノーノーチー						04/11/16	



# Stern & Eisenberg, PC

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

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

20756

Security features.

ß

#### 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

4/7/2016

020756

AMOUNT \$ \*\*\*\*\*1,910.31

PAY

dne Thousand Nine Hundred Ten and 31/100-----

----- Dollars

TO THE ORDER

**GENERAL ACCOUNT** 

OF

Columbia County Sheriff

#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 Acqisition 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 & Fisenberg 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 Acquistion Trust

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 Acquistion Trust.

STERN & EISENBERG.

M. TROY FREEDMAN Attorney for Plaintiff

3/21/2016

## SHERIFF'S SALE COST SHEET

	vs. Coates
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	s <del>J</del> JS .∞
LEVY (PER PARCEL	\$15.00
MAILING COSTS	s 48,00
ADVERTISING SALE BILLS & COP	- <del></del>
ADVERTISING SALE (NEWSPAPER	R) \$15.00
MILEAGE	\$ 24,00
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	\$ 15,00
TOTAL *****	*********** \$ <u>492,00</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 1036,77 Mar 16,23,30
SOLICITOR'S SERVICES	\$100.00
TOTAL. *****	********** \$ <u>/286,7</u> 7
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u> ************ \$ 77.00
TOTAL *****	************
REAL ESTATE TAXES;	- 0 - 16
BORO, TWP & COUNTY 20_	_ , ,
SCHOOL DIST. 20_	394,54
DELINQUENT 20_	\$ 5,60
	*******
MUNICIPAL FEES DUE:	
SEWER 20_	_ \$
WATER 20_	\$
TOTAL *****	********
SURCHARGE FEE (DSTE)	\$
MISC.	\$
	\$ \$ *************
TOTAL *****	******
TOTAL COSTS	(OPENING BID) \$ 2410.31

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

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

WILMINGTON SAVINGS FUND SOCIETY, FSB,

D/B/A CHRISTIANA TRUST, NOT

INDIVIDUALLY BUT AS TRUSTEE FOR

PRETIUM MORTGAGE ACQUISITION TRUST

COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs. : COLUMBIA COUNTY

CLARENCE H. COATES : No. 2015-CV-397 DIANE C. COATES : No. 2015-CV-397

Defendant

#### 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

Kenya Bares, Esq., Id. No 203664

Attorney for Plaintiff

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.

	R
Sworn and subscribed to before	me this
	me this 30th day of March 2016  Karın M. Beach (Notary Public)
	, 20

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, DEPUTY

SO ANSWERS.

March 02, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

Allm. Kristen

ars 5/2-5025

Affirmed and subscribed to before me this

day of .

MARCH

2016

Proth & Clerk of Sev. Courts
My Oam. Fix. 1st Monday in 2020

NOTARY

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,

February 09, 2016

TIMOTHY T. CHAMBERLAIN, SHERIFF

				Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County
Affirmed and	subscribed to b	sefore me this	NOTARY	My Commission Emiliary Oct. 4: 2016
Amiriica aria	adpactined to t	belote tile tills		1) \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
9TH	day of	FEBRUARY	2016	Mart Mark Character 1

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

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

OMMONWEALTH OF PEVNSYLVANIA

Notarial Seal

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

Affirmed and	subscribed to	before	me this
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9TH day of FEBRUARY

2016

Saich Jan Klingama

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

NOTARY

# IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

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

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

CLARENCE H. COATES DIANE C. COATES

VS.

Defendants

AND NOW, this Variable day of Moure by , 2016 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tune in this case as follows:

Principal Balance	\$69,084.49
Interest Through February 25, 2016	\$17,829.31
Legal fees	\$3,835.00
Cost of Suit and Title	\$1,445.06
Sheriff's Sale Costs	\$1,350.00
Escrow Deficit	\$16,918.30
Suspense/Misc. Credits	(\$616.57)

TOTAL \$109,845.59

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

151 May E Norton

PROTHERS PROPERTY SERVING PROPERTY SERVING SER

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



I.S.P.C. 6420 BENJAMIN ROAD

TAMPA FL 33643

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 03/08/2016

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 TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

COL	JMBIA	CALI	NITV	Suc	DIEC
CULI	JIVIDIA	COU	NIT	<b>JHE</b>	KIFF

By:	Per:
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORO vs. COATES,	GAGE INC CLARENCE (et al.)		Case Number 2015CV397	
·		VER SHEET		(POSTING)
Service De	otails;			
Category:	Real Estate Sale - Posting - Sale Bill		Zone:	<u> </u>
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 04/06/2016 AT 9:00 AM SHERIFF'S SALE BILL			:
Serve To:		Final Service:		20
Name:	(POSTING)	Served: Personally	Adult In Charge Rosted Other	250
Primary Address:	60 FOUNDRYVILLE ROAD BERWICK, PA 18603	Adult In Charge:	Fast	2015CV397
Phone:	DOB:	Relation:		
Alternate Address:		Date: 3-1-14	o Time: 4.51	60 FC
Phone:		Deputy:	Mileage:	60 FOUNDRYVILLE
Attorney /	Originator:			į Ž
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-70	00	
Service At	tempts;			용
Date:				ROAD, BERW
Time:				BE
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Deputy:				ICK, PA 18603
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	GAGE INC CLARENCE (et al.)						se Number 15CV397	
		SE	RVICE CO	VER SH	EET	<u> </u>		BURKE
Service De	etails:	A STATE OF THE STA	Parties and American			and the second s		ે <u>ન</u> ે
Category:	Real Estate Sale - S	ale Notice				Zone:	20	: <b>≥</b>
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Notes:	SALE DATE & TIME PLAINTIFF NOTICE			DEBTOR'S I	RIGHTS		·····	<b>X</b>
Serve To:				Final Serv	ice:			· 20
Name:	NANCY K BURKE		: : : : : : : : : : : : : : : : : : : :	Served:	Personally ·	Adult In Charge	· Posted · Other	3 5 5 7
Primary Address:	209 B EAST SECOND STREET : BERWICK, PA 18603			Adult in Charge:				2015CV397
Phone:		DOB:	2 2 1	Relation:	1			
Alternate Address:			Control Contro	Date:	2-23-16	Time:	15:00	209 B
Phone:				Deputy:	3	Mileage:		EAST
Attorney /	Originator:							· · · · ·
Name:	PHELAN & HALLINA	N LLP	***************************************	Phone:	215-563-700	)0		ECOND
Service At	tempts:		djanara					
Date:	2-5-16	2-12-14	2-23-16					STREET
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CitiMortgage, Inc.

COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

VS.

NO.: <u>2015-</u>CV-397

Clarence H. Coates Diane C. Coates

2016.ED-20

COLUMBIA County

Defendant(s) :

#### 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 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

VS.

NO.: 2015-CV-397

Clarence H. Coates Diane C. Coates 2016-E7-20

COLUMBIA County

Defendant(s)

## 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.\*\*

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Tax Notice 2016 County & Municipality BRIARCREEK TWP MAKE CHECKS PAYABLE TO:	FOR: COLUMBIA County DESCRIPTION ASSESSMENT MILLS TO			DATE 03/01/2016	3	BILL NO. 10546	
Joan M. Rothery			MILLS		TAX AMOUNT DUE	INCL PENALTY	
122 TWIN CHURCH ROAD Berwick PA 18603	GENERAL SINKING FIRE	21,496	10.491 1	221.00 21.07 21.07	21.50	23.65	
HOURS:MAR & APR - TUE & THUR: 6PM - 8PM WED: 1-4 PM & 6 - 8 PM OTHER MONTHS WEDNESDAY ONLY	TWP RE		6	126.40			
PHONE:570-759-2118	The discount & penalty have been calculated for your convenience	PAY THIS AN	IOUNT	389.54 April 30 If paid on or before	June 30	437.24 June 30 If paid after	
TAXES ARE DUE & FAYABLE - PROMPT PAYMENT IS R	EQUESTED	_		WP		s tax returned	
COATES CLARENCE H & DIANE C 130 STRAWBERRY LANE		PARCEL: 07 60 FOUNDRY	-03 -029-0		/ N L .	ourthouse on: uary 1, 2017	
you desire a receipt send a self-addressed slamped envel THIS TAX NOTICE MUST BE RETURNED WITH YO	ope with your payment DUR PAYMENT	.31 Acres		dings 1	2,000 9,496 1,496	FILE COPY	

Columbia County
Columbia County Sherilf
35 West Main Street
PO Box 380
Bloomsburg PA 178 !5



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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COATES, CLARENCE

2015CV397

130 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

CITIMORO vs. COATES.	GAGE INC CLARENCE (et al.)				Number 5CV397
	SERVICE CO	OVER SHE			
Service De			<b></b> •	· · · · · · · · · · · · · · · · · · ·	
Category:	Real Estate Sale - Sale Notice			Zone:	20
Manner:	< Not Specified >	Expires:	4	Warrant:	
Notes:	SALE DATE & TIME: 04/06/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
Serve To:		Final Servi			
Name: Primary	CLARENCE COATES	Served:	Personally Ad	ult In Charge	Posted · Other
Address:	130 STRAWBERRY LANE STILLWATER, PA 17878	Adult in Charge:	Digne L	egtes.	
Phone:	DOB:	Relation:	Wife		Manager of the second of the s
Alternate Address:	60 FOUNDRYVILLE ROAD BERWICK, PA 18603	Date:	2-5-16	Time:	1316
Phone:		Deputy:	7	Mileage:	
Attorney /	Originator:		/		
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	The control of the co	
Service Atl	lempts:				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORO vs.					Number 5CV397
COATES,	CLARENCE (et al.)				
Service De		COVER SH	EET		
· · · · · · · · · · · · · · · · · · ·	Real Estate Sale - Sale Notice			Zone:	20
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 04/06/2016 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A		RIGHTS		
Serve To:	ACCOUNTS OF THE CONTRACTOR OF	Final Serv	1		
Name:	DIANE COATES	Served:	Personally Ac	dult In Charge	Posted Other
Primary Address:	130 STRAWBERRY LANE STILLWATER, PA 17878	Adult In Charge:	2200	Costs	
Phone:	DOB:	Relation:	Der		
Alternate Address:	60 FOUNDRYVILLE ROAD BERWICK, PA 18603	Date:	2-5-16	Time:	1310
Phone:	The second control of	Deputy:	7	Mileage:	The second secon
Attorney /	Originatori				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
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COATES, DIANE

015CV397

130 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

#### **SHORT DESCRIPTION**

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

CitiMortgage, Inc.

٧.

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

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**

	Total Municipal Costs	\$389.54
Current Taxes		\$389.54
Municipal Costs		
	Total Sheriff Costs	\$1,953.77
Surcharge		\$160.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$7.50
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$225.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,036.77
Posting Handbill		\$15.00
Mailing Costs		\$48.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

#### М

**Distribution Costs** 

Recording Fees \$67.00

> \$67.00 **Total Distribution Costs**

**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

1 411	COLLEGE STOP AND THE PAST
CitiMortgage, Inc.	COURT OF COMMON PLEAS
· vs.	CIVIL DIVISION
Clarence H. Coates Diane C. Coates	No.: 2015-CV-397 2016-ED-20
Commonwealth of Penusylvania:	COLUMBIA COUNTY

County of Columbia

TO THE SHERIFF OF <u>COLUMBIA</u> 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 Interest from 08/26/2015 to Date of Sale @ \$16.48 per diem

\$100,279.41 \$\_\_\_\_\_ and costs.

BCIONO D. AUGOTTO ISSI (Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

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

Dated 0/3/0010 (SEAL)

PH#963322

CitiMortgage, Inc. COURT OF COMMON PLEAS :

**Plaintiff** 

CIVIL DIVISION

v.

NO.: 2015-CV-397

Clarence H. Coates 2016-ED-20

Diane C. Coates Defendant(s) COLUMBIA COUNTY

#### 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)

Clarence H. Coates 130 Strawberry Ln

Stillwater, PA 17878

Diane C. Coates 130 Strawberry Lane

Stillwater, PA 17878-9443

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

> Name Address (if address cannot be reasonably

> > ascertained, please so indicate)

Clarence H. Coates 130 Strawberry Ln

Stillwater, PA 17878

Diane C. Coates 130 Strawberry Lane

Stillwater, PA 17878-9443

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

LS.P.C. 6420 Benjamin Road

Tampa, FL 33643-5112

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

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)

None.

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

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 Courthouse

Columbia County P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania P.O. Box 2675

Department of Welfare 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 Plainsiff

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

No.: 2015-CV-397

No.: 2015-ED-106

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

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 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

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

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST Plaintiff,	:	COLUMBIA COUNTY  COURT OF COMMON PLEAS  CIVIL DIVISION
v.  CLARENCE II. COATES  DIANE C. COATES  Defendant(s)	:	No.: <u>2015-CV-397</u> No.: <u>2015-ED-106</u>
AFFIDAVIT OF SERVICE PUI	RSUA	NT TO RULE 3129.2
PHILADELPHIA COUNTY	)	SS:
As required by Pa. R.C.P. 3129.2(a) Notice and any known interested party in the manner of the persons or parties named, at that address, se applicable. A copy of the Certificate of Mailing (Receipt stamped by the U.S. Postal Service is att	equire t fortl Form ached	ed by Pa. R.C.P. 3129.2(c) on each of n on the Affidavit and as amended if 3817 and/or Certified Mail Return
Date:39/16	Auor	ney 10. Familio

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.

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORG vs.						e Number	
COATES, 6	CLARENCE (et al.)				201	15CV397	_
		SERVIC	E COVER SH	EET			ROTHERY, JOAN
Service De	tails:						
Category:	Real Estate Sale - S	Sale Notice	· · · · · · · · · · · · · · · · · · ·		Zone:	20	
Manner:	< Not Specified >		Expires:		Warrant:		QA
Notes:		: 04/06/2016 AT 9:00 OF SHERIFF'S SALI		RIGHTS		er remande order	3.
Serve To:			Final Servi	ice:			<b>20</b> ′
Name:	Joan M. Rothery	and the second s	Served:	ersonally Adu	ult In Charge	Posted Other	150
Primary Address:	122 Twin Church R Berwick, PA 18603	oad	Adult In Charge:		· · · · · · · · · · · · · · · · · · ·		2015CV397
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Attorney / (	Originator:						
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Service Att	empts:						고
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORG vs. COATES, c	CLARENCE (et al.)				Number 5CV397
	SERVICE CO	VER SH	EET		
Service De	talls:				
Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	Expires:		Zone: Warrant:	20
Notes:	SALE DATE & TIME: 04/06/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	AND THE THE THE	
Serve To:		Final Serv	<b>(ce:</b>		
Name:	RUSSELL BURKE, JR	Served:	Personally · Add	ult In Charge	· Posted · Other
Primary Address:	RR 4 BOX 4022 BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	1		Market Control of the
Alternate Address:	253 MOORE SHILL ROAD BERWICK, PA 18603	Date:	2-8-16	Time:	12:00
Phone:		Deputy:	3	Mileage:	
Attorney / (	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		Control of the Contro
Service Att	empts:				1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
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BURKE JR, RUSSELL

2015CV397

RR 4 BOX 4022, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORO	GAGE INC			Case	Number	
vs. COATES,	CLARENCE (et al.)				5CV397	
	SERVICE CO	OVER SH	EET			
Service De	etails:		****			
Category:	Real Estate Sale - Sale Notice			Zone:	20	
Manner:	< Not Specified >	Expires:		Warrant:		
Notes:	SALE DATE & TIME: 04/06/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS			······.
Serve To:		Final Serv	ice:		<b>X</b>	
Name:	Domestic Relations Office of Columbia Col	Served:	Personally	Adult in Charge	· Posted · Oth	er
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	Kazen	Richan	drter	
Phone:	DOB:	Relation:	Sourchar	4	and the state of t	
Alternate Address:	per for the second seco	Date:	2-5-16	Time:	il: iz	
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Attorney /	Originator:				-	
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-700	00		
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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

SERVICE COVER SHEET  Service Details:  Category: Real Estate Sale - Sale Notice	CITIMORO vs. COATES,	CLARENCE (et al.)			:		Number 5CV397
Category: Real Estate Sale - Sale Notice	The second second second second		VICE CO	VER SH	EET		
Manner: < Not Specified > Expires: Warrant:  Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: Columbia County Tax Office Served: Personally Adult In Charge: Posted Other Primary Address: Delp Miller  PO Box 380 Bloomsburg, PA 17815 Charge: Delp Miller  Phone: 570-389-5649 DOB: Relation: Clezk  Alternate Address: Date: 2-5-14 Time: //. CQ  Phone: Deputy: 3 Milleage:  Phone: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Date: Time: Mileage: Deputy: Service Attempt Notes:  1. 2. 3. 4. 5.	resignation to the second of	entervalve in the anomalous and the second of the second o					
Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve to: Final Service:  Name: Columbia County Tax Office Served: Personally Additin Charge: Posted Other Primary PO Box 380 Address: Del. M.; I lead the Charge: Del. M.; I lead		A second record of the second		Expires:			20
Name: Columbia County Tax Office  Primary PO Box 380	Notes:	SALE DATE & TIME: 04/06/2016 AT			RIGHTS		i
Primary PO Box 380 Address: Bloomsburg, PA 17815  Phone: 570-389-5649  DOB: Relation: Cleck  Alternate Address:  Deputy: 3  Mileage:  Deputy: 3  Mileage:  Date: 2-5-14  Mileage:  Deputy: 3  Mileage:  Deputy: Service Attempts  Service Attempt Notes:  1. 2. 3. 4. 5.	Serve To:			Final Servi	ice:		
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Address:  Phone:  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.	Phone:	570-389-5649 <b>DOB</b> :	:	Relation:	Clerk		
Attorney / Originator:  Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Date:		en i Marin en 1994 de	· · · · · · · · · · · · · · · · · · ·	Date:	2-5-14	Time:	11:08
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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

CITIMORO vs. COATES,	GAGE INC CLARENCE (et al.)					Number 5CV397
	SERV	/ICE CO	VER SHI	EET		· <u>,                                     </u>
Service De	stalls:				A CANADA	
Category:	Real Estate Sale - Sale Notice		Property of the second of the		Zone:	20
Manner:	< Not Specified >	Total Control	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 04/06/2016 AT PLAINTIFF NOTICE OF SHERIFF'S S		DEBTOR'S F	RIGHTS	e ere ere e	
Serve To:			Final Servi	ce;		· · · · · · · · · · · · · · · · · · ·
Name:	OCCUPANT		Served:	Personally · Adu	lt In Charge ·	Other
Primary Address:	60 FOUNDRYVILLE ROAD BERWICK, PA 18603	· · · · · · · · · · · · · · · · · · ·	Adult In Charge:			
Phone:	DOB:		Relation:	ereremental tracti		
Alternate Address:	The second secon		Date:	2-5-16	Time:	15:12
Phone:	The second control of	) 2000 - 1000	Deputy:	3	Mileage:	
Attorney /	Originator:					
Name:	PHELAN & HALLINAN LLP		Phone:	215-563-7000		Section of the sectio
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OCCUPANT

2015CV39

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

Attorney for the Plaintiff: 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

Carrier and the	Turker Stoo-Stos and Kille 32	ω) /
CitiMortgage, Inc.		COURT OF COMMON PLEAS
- VS.		CIVIL DIVISION
Clarence H. Coates		NO.: <u>2015-CV-397</u>
Diane C. Coates		2016-ED-20
Commonwealth of Pennsylvania:		COLUMBIA COUNTY

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 Interest from 08/26/2015 to Date of Salc @ \$16.48 per diem

\$100,279.41 \$\_\_\_\_ and costs.

Dated \_2/3/3016

PH#963322

County of Columbia

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

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

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

CithMortgage, Inc.

Clarence H. Coates Dianc C. Coates

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Cr.
Cr.
Phelan Hallinan Diamond & Jones, LLP
Paul Cressinson, Esca, Id. No.318079
Autorney for Plaint II

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

	4: -
Complaint.	\$136.00pd
Judament.	<u> #25.00pd -</u>
V.at	50.0pd
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# REAL ESTATE OUTLINE

ED#<u>2016 ED 20</u>

DOGETICAL 43 PROPERTY	CV 397		
			·
CHECK FOR PROPER	INFO.		
WRIT OF EXECUTION	<u> </u>		
COPY OF DESCRIPTION			
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NON-MILITARY AFFIDAVIT	$\overline{\times}$		
NOTICES OF SHERIFF SALE	$\overline{\chi}$		
WAIVER OF WATCHMAN			
AFFIDAVIT OF LIENS LIST	$\overline{\times}$		
CHECK FOR \$1,350.00 OR	<u></u>	CK#	001574366
**IF ANY OF ABOVE IS MISSIN	G DO NOT PRO	CEED*	*
	A		
SALE DATE	Burn Cott	TIME	y Dam
POSTING DATE			
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK		
	$2^{\rm ND}$ WEEK		
	3 <sup>RD</sup> WEEK		
	J 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 And the Sheriff is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tune 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	(\$616.57)
'	

TOTAL \$100,279.41

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

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2015 SEP 18 PM 12 58

FILED YRATONOHTORY

#### 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 cast 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes cast 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

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

Attorneys for Plaintiff

CitiM	lortgage,	Inc.
	,	411-

215-563-7000

v.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-397

Clarence H. Coates Diane C. Coates

2016-ED-20

Defendant(s)

**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 ( )
- Act 91 procedures have been fulfilled (X)
- 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 unswern falsification to authorities.

> Phelan Hallinan Diamond & Jones, LLP Paul Cressman Hsq., 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. : COLUMBIA County

.

COURT OF COMMON PLEAS

vs.

Clarence H. Coates

Diane C. Coates : NO.: <u>2015-CV-397</u>

2016-ED-20

CIVIL DIVISION

#### 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

Attorneys for Plaintiff

CitiMortgag	e. Inc.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

215-563-7000

Clarence H. Coates Diane C. Coates

Defendant(s)

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
- 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 unswern falsification to authorities.

> Phelan Hallinan Diamond & Jones, LLP Paul Cressman, Hsq., Id. No.318079

Attorney for Plaintiff

COURT OF COMMON PLEAS CitiMortgage, Inc.

Plaintiff. CIVIL DIVISION

NO.: 2015-CV-397

v.

Clarence H. Coates 2016-ED-20 Diane C. Coates

COLUMBIA COUNTY Defendant(s)

#### 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)

Clarence H. Coates

130 Strawberry Ln Stillwater, PA 17878

Diane C. Coates

130 Strawberry Lane Stillwater, PA 17878-9443

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

Clarence H. Coates

130 Strawberry Ln

Stillwater, PA 17878

Diane C. Coates

130 Strawberry Lane Stillwater, PA 17878-9443

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

LS.P.C.

6420 Benjamin Road Tampa, FL 33643-5112

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Columbia County P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania P.O. Box 2675

Department of Welfare Harrisburg, PA 17105

Internal Revenue Service Advisory 1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

228 Walnut Street, Suite 220

U.S. Department of Justice

U.S. Attorney for The Middle District of PA PO Box 11754

Federal Building 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 penaltics of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 2/1/16

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 One Penn Center Ste 1400

TD Bank, NA 3-180/360

AND THE PROPERTY OF THE PROPER

001574366

One Penn Center Ste 1400 Philadelphia, PA 19103

DATE

12/17/2015

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

AMOUNT

Y ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER" OF 35 W Main Street Bloomsburg, PA 17815

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

Traws S. William
AUTHORIZED SIGNATURE

#### 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 cast 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

#### 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			E COURT OF COMMON PLEAS OF COLUMBIA COUNTY
vs.			No.: <u>2015</u> -	-CV-397
Clarence H. Coates Diane C. Coates				16-ED-20
	Defendants		ISSUED	
NOW,	20I		High S	theriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of		County	, Pennsylvani	ia, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.				
Defendants alleged address is				
			Sher	riff, Columbia County, Pennsylvania
			By	
				Deputy Sheriff
Now	AFFIDAVIT OF			m garrad the within
Now,				
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				by handing to
<del></del>		i	a true and o	correct copy of the original Notice of
Sale and made known to		1	the content	s thereof.
Sworn and Subscribed before me		So Ans	wers,	
this		_		
day of	20			
		BY:		
Notary Public				Sheriff
		20	S.11/3	return endorsed hereon by Sheriff of
-				•
		(	Jounty, Per	nnsylvania, and made a part of this
return				
		So Ans	wers,	
			<del></del>	Sheriff
				Deputy Sheriff

# SHERIFF'S DEPARTMENT INSTRUCTIONS: Please type or print legibly

PROCESS RECEIPT and AFFIDAVIT OF RET		fility of all copies. Do no	e or print legibly, insuring to of detach any conies
(ROCESS RECEILT and APPEAVIT OF RET		ation date	or dotaon any copiess
Plaintiff	· · ·	No.: 2015-CV-397	
CitiMortgage, Inc.		2016-E	7-20
Defendant		Type or Writ of Comple	aint
Clarence H. Coates		EXECUTION/NO	TICE OF SALE
Diane C. Coates		•	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE	ERVICE OR DESCRIPTIO	N OF PROPERTY TO BE LEVIE	D, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z	Lip Code)		111 11
60 Foundryville Road			
Berwick, PA 18603			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERV	/ICE,	
DE DACE DACE THE SERVICES SHEET THE CHEDIEFIC HA	NINDILL OF CAL	T.	
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANOW,, 20, 1, Sheriff of COLUMBIA County,			
County, to execute the within and make return thereof according to law.	TT do nately defining		<del></del>
	Sheriff of COLUM	MBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER O	OF WATCHMAN — A	ny deputy sheriff levying noon	or attaching any
property under within writ may leave same without a watchman, in custody of	whomever is found in p	ossession, after notifying person	on of levy or
attachment without liability on the part of such deputy or sheriff to any plaintif sheriff's sale thereof.	If herein for any loss, de	struction or removal of any suc	ch property before
Figurature of Attorney or other Originator requesting service on behalf of XX Plain  Defe	tiff Telep	hone Number	Date 1
ADDRESS: One Pean Center at Suburban Station, 1617 John F. Kennedy Bouleva		5)563-7000	2/1/16
	ord, Suite 1400 (215		Z///C V THIS LINE
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SHERIFF SERVICE	1	UCTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET	····	lity of all copies. Do not detach any copies.
Plaintiff	Ехріга	No.: 2015-CV-397
CitiMortgage, Inc.		2016-ED-20
Defendant		Type or Writ of Complaint
Clarence H. Coates		EXECUTION/NOTICE OF SALE
Diane C. Coates		
SERYE  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE  CLARENCE H. COATES	ERVICE OR DESCRIPTION	OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z	Zip Code)	
60 Foundryville Road		
Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERVI	CE.
SERVE DEFENDANT WITH THE NOTICE OF SALE.		
NOW,, 20, I, Sheriff of COLUMBIA County.	PA do hereby deputize to	he Sheriff of
County, to execute the within and make return thereof according to law.		
	Sheriff of COLUMI	BIA 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		
attachment without liability on the part of such deputy or sheriff to any plainti, sheriff's rade thereof.	ir nerem for any toss, desi	fuction of removal of any such property desorte
Signature of Attorney or other Originator requesting service on behalf of XX Plain	Tuloph	one Number Date
_ Defe	endant	one Number
ADDRESS: One Pfnn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	rd. Suite 1400 (215)	563-7000
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO NO	OT WRITE BELOW THIS LINE
PLAINTIFF		Court Number
RETURNED:		
AFFIRMED and subscribed to before me this day	SO ANSWERS	Date
	Signature of Dep. Sheriff	
of20	Cincontrate of Charles	Date
	Signature of Sheriff	Date
	Sheriff of	
	Suchii Ot	

SHERIFF SERVICE	I	NSTRUCTION	ONS: Please typ	e or print legibly, insuring	
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The state of the s		Expiration d		···	
Plaintiff		No	o.: <u>2015-CV-397</u>		
CitiMortgage, Inc.			2016-E	ED-20	
Defendant			pe or Writ of Compl		
Clarence H. Coates		E	XECUTION/NO	TICE OF SALE	
Diane C. Coates				<del> </del>	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE CLARENCE H. COATES	RVICE OR DESCE	RIPTION OF PRO	PERTY TO BE LEVIE	PD, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z 60 Foundryville Road	(ip Code)				
Berwick, PA 18603					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	IN EXPEDITING	SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,, 20,, I, Sheriff of COLUMBIA County.	PA do hereby de	eputize the Sheri	iff of		
County, to execute the within and make return thereof according to law.					
	Sheriff of C	COLUMBIA Cor	unty, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof	whomever is four	nd in passession	, after notifying pers	son of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plain	v:ff	Telephone Nu	mhar	Date	
Defe	endant	Telephone Nu	Inper	7//	
ADDRESS: One Penn Center School Station, 1617 John F. Kennedy Bouleva		(215)563-70	000	41/16	
Philadelphia/PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF		DO NOT W	/DITE BELOY	THIS I INF	
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RETURNED:					
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	Signature of Dep	n. Sheriff			
of20	Signature of Sher	riff		Date	
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	Sheriff of				

SHERIFF SERVICE	INSTRU	CTIONS: Please ty	pe or print legibly, insuring
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The state of the s	Expiration		
Plaintiff Citi Montage Inc.		No.: <u>2015-CV-397</u>	
CitiMortgage, Inc.		Type or Writ of Com	ED-20
Defendant		Type or Writ of Comp	plaint
Clarence H. Coates		EXECUTION/NO	OTICE OF SALE
Diane C. Coates			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRIPTION OF	PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.
DIANE C. COATES			
AT ADDRESS (Street or RFD, Apartment Nu., City, Boro, Twp., State and 60 Foundryville Road	Zip Code)		
Berwick, PA 18603			<del></del>
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERVICE	5.	
CERTAIN PRECINCTION AND MARKET WITH MORNOR OF CALLE			
SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW,, 20, I, Sheriff of COLUMBIA County	PA do beroby deputize the	Sheriff of	
County, to execute the within and make return thereof according to law.	, TA do notery departe the	SACIN (A)	
	SULTER FOOLUMBI	4 Courter Bours	
	Sheriff of COLUMBI	A County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER			
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inquature of Attorney of other Originator requesting service on behalf of XX Plair		e Number	Date
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ADDRESS: One Peni Center al Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	fendant ard, Suite 1400 (215)56	53-7000	2/1/16
ADDRESS: One Pent Center al Suburban Station, 1617 John F. Kennedy Boulev Rhitade phia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFI	fendant ard, Suite 1400 (215)56	3-7000 <b>F WRITE BELO</b>	2/1/16
ADDRESS: One Peni Center al Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	fendant ard, Suite 1400 (215)56	53-7000	2/1/16
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ABBRESS: One Peni Center al Suburban Station, 1617 John F. Kennedy Boulev Rhitaclephia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFI PLAINTIFF	fendant ard, Suite 1400 (215)56	3-7000 <b>F WRITE BELO</b>	2/1/16
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ABBRESS: One Pent Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFI PLAINTIFF  RETURNED:  APPIRMED and subscribed to before me this	FONLY — DO NO	3-7000 <b>F WRITE BELO</b>	2/1/16 W THIS LINE
ABBRESS: One Penj Center al Suburban Station, 1617 John F. Kennedy Boulev Rhitaclephia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFI PLAINTIFF  RETURNED:	SO ANSWERS Signature of Dep. Sheriff	3-7000 <b>F WRITE BELO</b>	Z/I/IG W THIS LINE  Date
ABBRESS: One Pent Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFI PLAINTIFF  RETURNED:  APPIRMED and subscribed to before me this	FONLY — DO NO	3-7000 <b>F WRITE BELO</b>	2/1/16 W THIS LINE
ABBRESS: One Pent Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFI PLAINTIFF  RETURNED:  APPIRMED and subscribed to before me this	SO ANSWERS Signature of Dep. Sheriff	3-7000 <b>F WRITE BELO</b>	Z/I/IG W THIS LINE  Date
ABBRESS: One Pent Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFI PLAINTIFF  RETURNED:  APPIRMED and subscribed to before me this	SO ANSWERS Signature of Dep. Sheriff	3-7000 <b>F WRITE BELO</b>	Z/I/IG W THIS LINE  Date

SHERIFF SERVICE			pe or print legibly, insuring				
PROCESS RECEIPT and AFFIDAVIT OF RET		lity of all copies. Do not detach any copies, tion date					
	Expiration						
Plaintiff		No.: 2015-CV-397					
CitiMortgage, Inc.		2016-E	D-20				
Defendant		Type or Writ of Comp	laint				
Clarence H. Coates		EXECUTION/NO	OTICE OF SALE				
Diane C. Coates							
SERVE  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S  DIANE C. COATES  ADDRESS (Street or RFD, Aparlmont No., City, Boro, Twp., State and		FPROPERTY TO BE LEVI	ED. ATTACHED OR SALE.				
60 Foundryville Road							
Berwick, PA 18603							
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	'IN EXPEDITING SERVICI	3.					
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 COLUMBI	A County, Penna.					
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody o attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	f whomever is found in possi	ssion, after notifying per	son of levy or				
Signature of Attorney or other Originator requesting service on behalf of XX Plai	ntiff Talanhor	e Number	Date				
	fendant relephor	e Number	Date - /				
ADDRESS: One Penn Conter in Suburban Station; 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814		53-7000	2/1/16				
SPACE BELOW FOR USE OF SHERIF	F ONLY — DO NO	<u> F WRITE BELO</u>	W THIS LINE				
PLAINTIFF		Court Number					
RETURNED:							
AFFIRMED and subscribed to before me this day	SO ANSWERS		Date				
As a legality and subscribed to before the this day			Date				
	Signature of Dep. Sheriff						
of20	Signature of Dep. Sheriff		Date				
of20			Date				
of20	Signature of Dep. Sheriff		Date				

# 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

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DEPARTMENT 281230 Tracking #: 71901140006000073117

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HARRISBURG PA 17128

Document	Receipt
	1 year of the

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

PO BOX 8016 71901140006000073124 Tracking #:

Doc Ref#: 2016ED20

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HARRISBURG PA 17105

2/4/2016

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PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #: 71901140006000073131

ROBERT N.C. NIX FEDERAL BUILDING Doc Ref #: Postage

2016ED20 5.1300

PHILADELPHIA PA 19107

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600 ARCH STREET ROOM 3259 71901140006000073148 Tracking #:

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TAMPA FL 33643

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JW

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PENNSYLVANIA AMERICAN WATER

105 SODOM ROAD Tracking #: 71901140006000073179

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Postage

MILTON PA 17847

Document Re	eceib	t
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Ship to:

PENNSYLVANIA AMERICAN WATER

105 SODOM ROAD Tracking #: 71901140006000073179

Doc Ref #: 2016ED20 Postage 5.1300

MILTON PA 17847 Postage 5.13

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

TD Bank, NA 3-180/360

001574366

DATE 12/17/2015

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

 $\Box$ 

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

TO THE ORDER OF

Bloomsburg, PA 17815 Sheriff of Columbia County 35 W Main Street

||1888861|| ||1888|| ||1888|| ||1888|| ||1888|| ||1888|| ||1888|| ||1888|| ||1888|| ||1888|| ||1888|| ||1888||