

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
KEY BANK N.A.

vs.

Defendant
WILLIAM A ROMANCHIK

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, September 7, 201

Writ of Execution No. : 2016CV444

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 101 HARTMAN HOLLOW ROAD, BENTON, PA 17814

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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,134.51
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	\$135.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

Total Sheriff Costs **\$1,885.51**

Distribution Costs

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

Grand Total: **\$1,952.51**

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

KEY BANK NA

VS WILLIAM ROMANCHIK

NO. 83-2016 ED

NO. 444CV2016 JD

DATE/TIME OF SALE: SEPTEMBER 7, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 1952,51

POUNDAGE - 2% OF BID \$ 39,05

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1991,56

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1991,56

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 641,56

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 207870
Customer:
SHERIFF

Invoice Date: 09/27/2016 10:11:45 AM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201607661	SUGARLOAF
	Grantor - ROMANCHIK, WILLIAM A		09/27/16 10:11:48 AM	TOWNSHIP
	Grantee - KEY BANK			
	Consideration - \$1,991.56			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7517 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
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Cherry Hill, NJ 08003
(TID) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(TID) 954-378-1757
(FX) 954-378-1758

September 21, 2016

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

RE: KeyBank N.A.
vs.
BILL A. ROMANCHIK A/KA WILLIAM A. ROMANCHIK;
Property: 101 Hartman Hollow Road, Benton, PA 17814
County C.C.P. No.: 2016-CV-444
Sheriff's Sale Date: 09/07/2016

Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of, **KEY BANK, N.A., 4910 TIEDEMAN RD., BROOKLYN, OH 44144.**

Enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Nia Mendez
Legal Assistant
Enclosure



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, 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 UDREN LAW OFFICES, PC		Telephone Number: 856-669-5400	
Mailing Address 111 WOODCREST RD.	City CHERRY HILL.	State NJ	ZIP Code 08003

B. TRANSFER DATA

Date of Acceptance of Document 09/21/2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number:	Grantee(s)/Lessee(s) Key Bank, N.A.	Telephone Number:
Mailing Address P.O. Box 380	Mailing Address 4910 Tiedeman Rd		
City Bloomsburg	State PA	ZIP Code 17815	City Brooklyn
			State OH
			ZIP Code 44144

C. REAL ESTATE LOCATION

Street Address 101 Hartman Hollow Road	City, Township, Borough Township of Sugarloaf
County Columbia	School District Benton Area SD
	Tax Parcel Number 32-08-017

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$1,952.51	2. Other Consideration + 0	3. Total Consideration = \$1,952.51
4. County Assessed Value \$17,348.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$64,014.12

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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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.) Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

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

Nia Menden

9-21-16

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

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



NUMBER
96246

3-7568/2360

Six Hundred Forty-One and 56/100.....
DATE September 20, 2016
AMOUNT *****641.56

PAY
TO THE
ORDER
OF

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

Romanchik, 101 Hartman Hollow Road, Benton, PA 17814, Nia Mendez

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈096246⑈ ⑆236075689⑆
950007718⑈

SHERIFF'S SALE COST SHEET

VS. _____

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</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>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>386.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1134.51</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1384.51</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:

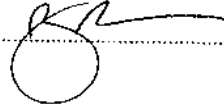
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL *****	\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$1952.51

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

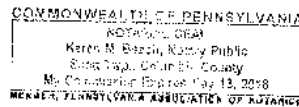
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 13, 20, 27, 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 27th day of July, 2016.

Karen M. Beach

(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.

TX RESULT REPORT

NAME :
TEL :
DATE : AUG.25.2016 08:07

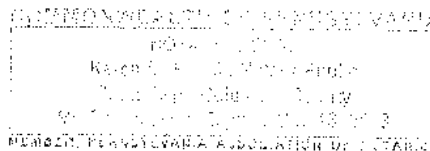
SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
0569	TX	001	918566695495	AUG.25	08:05	002	00h01min44s	ECM	OK

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 July 13, 20, 27, 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 27th day of July, 2016.

Karen M. Beach
(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.

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 06/01/16

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: **1075428**
Description: **Romanchik Sheriff Sale**
Run Dates: **07/13/16 to 07/27/16**
Class: **2**
Agate Lines: **207**
Blind Box:

Total Ad Cost \$1,134.51
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/13/16	07/27/16	3	\$1,134.51

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV444

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, AUGUST 03, 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 messuago, tenement or tract of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at a post in road between land now or formerly of D.J. Lewis and F.P. Hartman; thence along land now or formerly of D.J. Lewis, north 35 degrees 30 minutes east, 141 perches to a post; thence along land now or formerly of Ira Sutliff, south 48 degrees 30 minutes east, 60 perches to a post; thence south 4 degrees 45 minutes west, 20 perches to a post; thence along lane now or formerly of F.P. Hartman, south 88 degrees west, 28.4 perches to a sap pine; thence along land now or formerly of F.P. Hartman, south, 7 degrees west, 49.3 perches to a point near spring; thence along land now or formerly of Joseph E. Hacker, south 78 degrees 30 minutes west, 97.7 perches to a point thence north 6 degrees 15 minutes west, 17.8 perches along land now or formerly of F.P. Hartman to a post in road, the place of beginning. On which is erected a dwelling, barn, etc.

IT BEING the same premises which Frederick Newhart and Katherine Newhart, his wife, by their deed dated December 18, 1961, recorded in the office of the Recorder of Deeds of Columbia County in Deed Book 238, page 303 granted and conveyed to Alex E. Romanchik and Evelyn M. Romanchik, husband and wife. The said Alex E. Romanchik passed away on September 27, 2001 whereby title vested absolutely into Evelyn M. Romanchik, Grantor herein.

BEING KNOWN AS: 101 Hartman Hollow Road, Benton, PA 17814

PROPERTY ID NO.: 32-08-017-00-000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM ROMANCHIK, SINGLE BY DEED FROM EVELYN M. ROMANCHIK, WIDOW

DATED 12/22/2003 RECORDED 12/22/2003 IN DEED BOOK Inst#200316311.

PROPERTY ADDRESS: 101 HARTMAN HOLLOW ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-08-017-00-000

Seized and taken into execution to be sold as the property of WILLIAM A ROMANCHIK in suit of KEY BANK N.A. 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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
Columbia County, Pennsylvania

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:12-JUL-16

FEE:\$5.00

CERT. NO25092

ROMANCHIK WILLIAM
101 HARTMAN HOLLOW ROAD
BENTON PA 17814

DISTRICT: SUGARLOAF TWP
DEED
LOCATION: 101 HARTMAN HOLLOW RD BENTON
PARCEL: 32 -08 -017-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2015	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2016

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY: COLUMBIA County SHERIFF

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed PA, NJ, IL*

UDREN LAW OFFICES, P.C.

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(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **KeyBank N.A.**
vs.
BILL A. ROMANCHIK A/KA WILLIAM A. ROMANCHIK

Columbia County C.C.P. No. 2016-CV-444
MJU#: 15090370 CASE#: 15090370-1

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Vanessa Mayers
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

KeyBank N.A.

Plaintiff

v.

**BILL A. ROMANCHIK A/K/A WILLIAM
A. ROMANCHIK**

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE


NO. **2016-CV-444**

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

7/13/16

BY: 
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

Monica A. Scott, Esquire
NJ 109 83587

MJU#: 15090370 CASE#: 15090370-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

BILL A. ROMANCHIK A/KA WILLIAM
A. ROMANCHIK

MORTGAGE FORECLOSURE


Defendant(s)

NO. 2016-CV-444

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for **08/03/2016** at **09:00 AM** in the above-captioned matter
has been continued until **09/07/2016** at **9:00am**.

Date: 7/13/16

BY: 
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

Morris A. Scott, Esquire
PA ID# 83587

MJU#: 15090370 CASE#: 15090370-1

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, IL*

UDREN LAW OFFICES, P.C.

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www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

July 12, 2016

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

Re: **KeyBank N.A.**
vs.
BILL A. ROMANCHIK A/K/A WILLIAM A. ROMANCHIK
BILL ROMANCHIK

Columbia County
Docket No.: **2016-CV-444**
Premises: **101 Hartman Hollow Road, Benton, PA 17814**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **08/03/2016** to **09/07/2016**, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBld@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Vanessa Mayers
Foreclosure Specialist

MJU#: 15090370 CASE#: 15090370-1

Fax Cover Page

To: Columbia County Sheriff's Office
Company:
Address:
Fax Number: 1-570-389-5625

From: Vanessa Mayers
Address: 111 Woodcrest RD. Suite 200, Cherry Hill, NJ 08003

Fax Number: 856-669-5525
Voice Phone: 856-669-5524
E-Mail: vmayers@udren.com

Date: 7/12/2016
Time: 14:39:05
Pages: 2

Subject: Romanchik Postponement letter for 08/03/2016 Sheriff
sale

Message:

Please see attached

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

KeyBank N.A.

Plaintiff

v.

BILL A. ROMANCHIK A/K/A WILLIAM A.
ROMANCHIK,

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-444

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

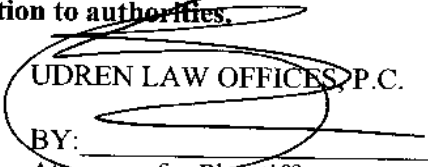
Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

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

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

Dated: 6/29/16


UDREN LAW OFFICES, P.C.

BY:

Attorneys for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com**

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

**Bill A. Romanchik a/ka William A.
Romanchik**

Defendant(s)

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2016-CV-444

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76**

KeyBank N.A., Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

101 Hartman Hollow Road, Benton, PA 17814

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

**Bill A. Romanchik a/ka William A. Romanchik
101 Hartman Hollow Road
Benton, PA 17814**

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

**Bill A. Romanchik a/ka William A. Romanchik
101 Hartman Hollow Road
Benton, PA 17814**

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

Jr Lien Holders - None

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

**KeyBank N.A.
4910 Tiedeman Rd.
Brooklyn, OH 44144**

**Sr Mortgage Holders - None
Jr Mortgage Holders - None**

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

Sr lien Holders - None

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

**Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

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

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Tenants/Occupants
101 Hartman Hollow Road
Benton, PA 17814**

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 6/29/14


UDREN LAW OFFICES, P.C.

BY: _____

Attorney for Plaintiff

MJU#: 15090370 CASE#: 15090370-1

**Sherri J. Braunstein, Esquire
PA ID 90675**

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

**BILL A. ROMANCHIK A/K/A WILLIAM
A. ROMANCHIK; BILL ROMANCHIK;
Defendant(s)**

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-444

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): BILL A. ROMANCHIK A/K/A WILLIAM A. ROMANCHIK;

PROPERTY: 101 Hartman Hollow Road, Benton, PA 17814

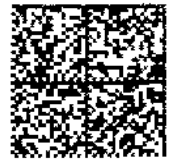
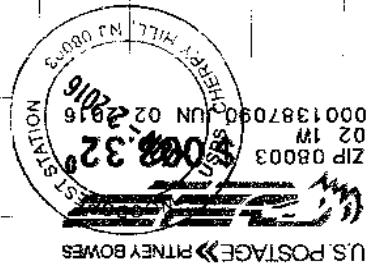
Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on 08/03/2016 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

MJU#: 15090370 CASE#: 15090370-1

Line	Article Number	Name and Address of Sender	Name of Addressee, Street, and Post Office Address	Registered	Insured	COD	Certified	Return Receipt for Merchandise	Int'l Recorded Del.	Express Mail	Handling Charge	Act. Value (If Regs.)	Insured Value	Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		Christine Perry UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003	Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
2			Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
3			Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
4			Tenants/Occupants 101 Hartman Hollow Road Benton, PA 17814	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
5				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
6				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
7				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
8				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
9				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

Listed by Sender

4

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Bill A. Romanchik a/ka William A. Romanchik - MJU# 15090370-1 (Columbia County)

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

**BILL A. ROMANCHIK A/K/A WILLIAM
A. ROMANCHIK;**

Defendant(s)

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

NO. 2016-CV-444

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date:

6/29/16

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

**Sherri J. Braunstein, Esquire
PA ID 90675**

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

BILL A. ROMANCHIK A/KA WILLIAM
A. ROMANCHIK

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2016-CV-444

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Bill A. Romanchik a/ka William A. Romanchik
101 Hartman Hollow Road
Benton, PA 17814**

Your house (real estate) at **101 Hartman Hollow Road, Benton, PA 17814** is scheduled to be sold at the Sheriff's Sale on **8/3/2016 at 9:00 AM** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$62,017.79**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: **(856) 669-5400**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

KeyBank, NA, et. al., Plaintiff(s)
vs.
Bill A. Romanchik aka William A. Romanchik, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 140784-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES
Ms. Christine A. Perry
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

Service of Process on:

--Bill A. Romanchik, aka William A. Romanchik
Court Case No. Columbia Co 2016-CV-444

State of: PA ss.

County of: Berks

Name of Server: Denise Hinkle undersigned, being duly sworn, deposes and says
that at the time of service, s/he was of legal age and was not a party to this action:

Date/Time of Service: that on the 2 day of June, 20 16, at 6:30 o'clock PM

Place of Service: at 101 Hartman Hollow Road, in Benton, PA 17814

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Bill A. Romanchik, aka William A. Romanchik

Person Served, and
Method of Service: ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Bill A. Romanchik, aka William A. Romanchik
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex M: Skin Color W: Hair Color gray: Facial Hair _____
Approx. Age 56: Approx. Height 5'5": Approx. Weight 180

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

Subscribed and sworn to before me this
3 day of JUNE, 20 16

Denise Hinkle
Signature of Server

APS International, Ltd.

Notary Public (Commission Expires)
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



KEY BANK N.A.
vs.
WILLIAM A ROMANCHIK

Case Number
2016CV444

SHERIFF'S RETURN OF SERVICE

06/28/2016 01:35 PM - DEPUTY MARTIN BOUDMAN, 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 101 HARTMAN HOLLOW ROAD, BENTON, PA 17814.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

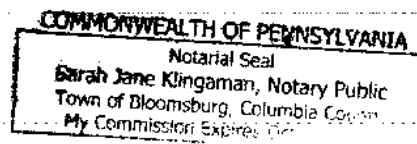
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of JUNE, 2016



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

for County/Suite Sheriff, Teacsoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



KEY BANK N.A.
vs.
ROMANCHIK, WILLIAM A

Case Number
2016CV444

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/03/2016 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	101 HARTMAN HOLLOW ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	6-28-16
Time:	1335
Deputy:	8
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

POSTING)

2016CV444

101 HARTMAN HOLLOW ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

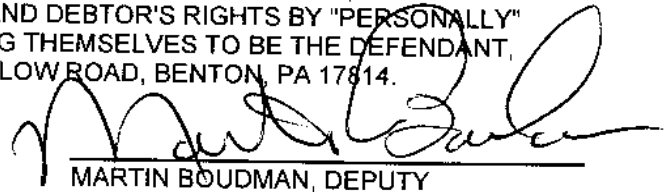


KEY BANK N.A.
vs.
WILLIAM A ROMANCHIK

Case Number
2016CV444

SHERIFF'S RETURN OF SERVICE

05/23/2016 01:42 AM - DEPUTY MARTIN BOUDMAN, 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: WILLIAM A ROMANCHIK AT 101 HARTMAN HOLLOW ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

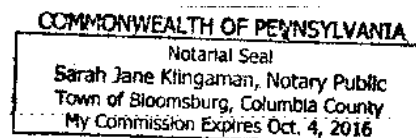

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 23, 2016

NOTARY

Affirmed and subscribed to before me this

23RD day of MAY, 2016





Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

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



71901140006000080214

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV444

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, AUGUST 03, 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 message, tenement or tract of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows;

BEGINNING at a post in road between land now or formerly of D.J. Lewis and F.P. Hartman; thence along land now or formerly of D.J. Lewis, north 35 degrees 30 minutes east, 141 perches to a post; thence along land now or formerly of Ira Sutliff, south 49 degrees 30 minutes east, 60 perches to a post; thence south 4 degrees 45 minutes west, 20 perches to a post; thence along lane now or formerly of F.P. Hartman, south 88 degrees west, 28.4 perches to a sap pine; thence along land now or formerly of F.P. Hartman, south, 7 degrees west, 49.3 perches to a point near spring; thence along land now or formerly of Joseph E. Hacker, south 78 degrees 30 minutes west, 97.7 perches to a point; thence north 6 degrees 15 minutes west, 17.8 perches along land now or formerly of F.P. Hartman to a post in road, the place of beginning. On which is erected a dwelling, barn, etc.

IT BEING the same premises which Frederick Newhart and Katherine Newhart, his wife, by their deed dated December 18, 1961, recorded in the office of the Recorder of Deeds of Columbia County in Deed Book 238, page 303 granted and conveyed to Alex E. Romanchik and Evelyn M. Romaachik, husband and wife. The said Alex E. Romanchik passed away on September 27, 2001 whereby title vested absolutely into Evelyn M. Romanchik, Grantor herein.

BEING KNOWN AS: 101 Hartman Hollow Road, Benton, PA 17814

PROPERTY ID NO.: 32-08-017-00-000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM ROMANCHIK, SINGLE BY DEED FROM EVELYN M. ROMANCHIK, WIDOW DATED 12/22/2003 RECORDED 12/22/2003 IN DEED BOOK Inst#200316311.

PROPERTY ADDRESS: 101 HARTMAN HOLLOW ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-08-017-00-000

Seized and taken into execution to be sold as the property of WILLIAM A ROMANCHIK in suit of KEY BANK N.A..

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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

Bill A. Romanchik a/ka William A.
Romanchik

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-444

2016-ED-83

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

101 Hartman Hollow Road, Benton, PA 17814

Amount due

\$ 62,017.79

Interest From 5/20/2016
to Date of Sale

\$ _____ *

*Ongoing Per Diem of \$12.65
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

Barbara N. Silvette
Prothonotary

By _____
Clerk

Date 05-20-16

Deputy Clerk of Sev. Courts
Monday in 2020

***This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.**

MJU#: 15090370 CASE#: 15090370-1

ALL THAT CERTAIN messuage, tenement or tract of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post in road between land now or formerly of D.J. Lewis and F.P. Hartman; thence along land now or formerly of D.J. Lewis, north 35 degrees 30 minutes east, 141 perches to a post; thence along land now or formerly of Ira Sutliff, south 49 degrees 30 minutes east, 60 perches to a post; thence south 4 degrees 45 minutes west, 20 perches to a post; thence along land now or formerly of F.P. Hartman, south 88 degrees west, 28.4 perches to a sap pine; thence along land now or formerly of F.P. Hartman, south 7 degrees west, 49.3 perches to a point near spring; thence along land now or formerly of Joseph E. Hacker, south 78 degrees 30 minutes west, 97.7 perches to a point; thence north 6 degrees 15 minutes west, 17.8 perches along land now or formerly of F.P. Hartman to a post in road, the place of beginning. On which is erected a dwelling, barn, etc.

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PROPERTY ID NO.: 32-08-017-00-000

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32-08-017-00-000

Sugarloaf Twp.

REAL ESTATE OUTLINE

ED # 2016 LL 83

DATE RECEIVED 5-20-16
DOCKET AND INDEX 2016 CV 444

CHECK FOR PROPER INFO.

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

CK# 12681

- email 9015
5/20/16

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

SALE DATE Aug 3rd TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BUGARLOAF, COLOMBIA COUNTY, _____
COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 2003, _____
PAGE 16311, ID# 32-08-017, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS
PROPERTY

BEING KNOWN AS: 101 Hartman Hollow Road, Benton, PA 17814

PROPERTY ID NO.: 32-08-017-00-000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM ROMANCHIK, SINGLE BY
DEED FROM EVELYN M. ROMANCHIK, WIDOW DATED 12/22/2003 RECORDED
12/22/2003 IN DEED BOOK Inst#200316311.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

KEY BANK N.A.
vs.
ROMANCHIK, WILLIAM A

Case Number
2016CV444

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Adult in Charge

Expires:

Zone: 83

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: WILLIAM A ROMANCHIK

Primary Address: 101 HARTMAN HOLLOW ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: William Romanchik

Relation: D.F.

Date: 5-23-16

Time: 1342

Deputy: 7+8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

ROMANCHIK, WILLIAM A

2016CV444

101 HARTMAN HOLLOW ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

KEY BANK N.A.
vs.
ROMANCHIK, WILLIAM A

Case Number
2016CV444

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

83

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road
Benton, PA 17814

Phone: 570-925-6817

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Shirley Lockard

Relation:

Tax

Date:

8-3-16

Time:

1350

Deputy:

7+8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

LOCKARD, SHIRLEY E.

2016CV444

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



KEY BANK N.A.
vs.
ROMANCHIK, WILLIAM A

Case Number
2016CV444

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 83

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 101 HARTMAN HOLLOW ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: William Romanchik

Relation:

Date: 5-23-16

Time: 1342

Deputy: 7+8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2016CV444

101 HARTMAN HOLLOW ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



KEY BANK N.A.
vs.
ROMANCHIK, WILLIAM A

Case Number
2016CV444

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

83

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 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:

Sherey Erans

Relation:

Clerk

Date:

5-23-16

Time:

09:36

Deputy:

4

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2016CV444

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

KEY BANK N.A.
vs.
ROMANCHIK, WILLIAM A

Case Number
2016CV444

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 83

Warrant:

Notes: SALE DATE & TIME: 08/03/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

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: Miranda Church

Relation: Clerk

Date: 5-23-16

Time: 09:34

Deputy: 4

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV444 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

**Bill A. Romanchik a/ka William A.
Romanchik**

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2016-CV-444

2016-ED-83

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

KeyBank N.A., Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

101 Hartman Hollow Road, Benton, PA 17814

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

Bill A. Romanchik a/ka William A. Romanchik
101 Hartman Hollow Road
Benton, PA 17814

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

Bill A. Romanchik a/ka William A. Romanchik
101 Hartman Hollow Road
Benton, PA 17814

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

Jr Lien Holders - None

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

KeyBank N.A.
4910 Tiedeman Rd.
Brooklyn, OH 44144

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

**Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

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

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Tenants/Occupants
101 Hartman Hollow Road
Benton, PA 17814**

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:

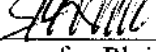
Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 05 19 16

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff
**J. Eric Kishbaugh, Esquire
PA ID 33078**

MJU#: 15090370 CASE#: 15090370-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

BILL A. ROMANCHIK A/K/A WILLIAM
A. ROMANCHIK

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2016-CV-444

2016-ED-83

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Bill A. Romanchik a/ka William A. Romanchik
101 Hartman Hollow Road
Benton, PA 17814**

Your house (real estate) at **101 Hartman Hollow Road, Benton, PA 17814** is scheduled to be sold at the Sheriff's Sale on 8/3/16 at 9:00 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$62,017.79**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Bill A. Romanchik a/ka William A.
Romanchik

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2016-CV-444

2016-ED-83

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff
Eric Kishbaugh, Esquire
PA ID 33078

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

KeyBank N.A.

Plaintiff

v.

**Bill A. Romanchik a/ka William A.
Romanchik**

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. **2016-CV-444**

2016-ED-83

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

The Defendant(s) last known address is as follows:

**BILL A. ROMANCHIK A/KA WILLIAM A. ROMANCHIK
101 HARTMAN HOLLOW ROAD
BENTON, PA 17814**

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

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

**J. Eric Kishbaugh, Esquire
PA ID 33078**

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

**Bill A. Romanchik a/ka William A.
Romanchik**

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2016-CV-444

2016-ED-83

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

KeyBank N.A., Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praeipe for the Writ of Execution was filed, the following information concerning the real property located at:

101 Hartman Hollow Road, Benton, PA 17814

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

Bill A. Romanchik a/ka William A. Romanchik
101 Hartman Hollow Road
Benton, PA 17814

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

Bill A. Romanchik a/ka William A. Romanchik
101 Hartman Hollow Road
Benton, PA 17814

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

Jr Lien Holders - None

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

KeyBank N.A.
4910 Tiedeman Rd.
Brooklyn, OH 44144

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815

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

Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
101 Hartman Hollow Road
Benton, PA 17814

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 05 19 16

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

J. Eric Kishbaugh, Esquire

PA ID 33078

MJU#: 15090370 CASE#: 15090370-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

BILL A. ROMANCHIK A/K/A WILLIAM
A. ROMANCHIK;

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2016-CV-444

2016-ED-83

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 05 19 16

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

J. Eric Kishbaugn, Esquire
PA ID 33078

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

BILL A. ROMANCHIK A/KA WILLIAM
A. ROMANCHIK

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2016-CV-444

2016-ED-83

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bill A. Romanchik a/ka William A. Romanchik
101 Hartman Hollow Road
Benton, PA 17814

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5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
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**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

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IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

**BILL A. ROMANCHIK A/KA WILLIAM
A. ROMANCHIK**

Defendant(s)

MORTGAGE FORECLOSURE

NO. **2016-CV-444**

2016-ED-83

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF SUGARLOAF,**
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **101 Hartman Hollow Road, Benton, PA 17814**

PARCEL NUMBER: **32-08-017-00-000**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff
J. Eric Kishbaugh, Esquire
PA ID 33078

ALL THAT PARCEL OF LAND IN TOWNSHIP OF SUGARLOAF, COLUMBIA COUNTY, _____
COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 2003, _____
PAGE 16311, ID# 32-08-017, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS _____
PROPERTY. _____

BEING KNOWN AS: 101 Hartman Hollow Road, Benton, PA 17814

PROPERTY ID NO.: 32-08-017-00-000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM ROMANCHIK, SINGLE BY
DEED FROM EVELYN M. ROMANCHIK, WIDOW DATED 12/22/2003 RECORDED
12/22/2003 IN DEED BOOK Inst#200316311.

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **KeyBank N.A.**
vs.
Bill A. Romanchik a/ka William A. Romanchik

Columbia County C.C.P. No. 2016-CV-444

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

BILL A. ROMANCHIK A/KA WILLIAM A. ROMANCHIK
101 HARTMAN HOLLOW ROAD
BENTON, PA 17814

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **101 Hartman Hollow Road, Benton, PA 17814**.

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff
J. Eric Kishbaugh, Esquire
PA ID 33078

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NY, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
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Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **KeyBank N.A.**
vs.
BILL A. ROMANCHIK A/KA WILLIAM A. ROMANCHIK,
Columbia County C.C.P. No. 2016-CV-444
MJU#: 15090370 CASE#: 15090370-1

Dear Sir or Madam:

Enclosed please find Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/

Enclosures

MJU#: 15090370 CASE#: 15090370-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

**BILL A. ROMANCHIK A/K/A WILLIAM A.
ROMANCHIK,**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-444 2016-ED-83

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **BILL A. ROMANCHIK A/K/A WILLIAM A. ROMANCHIK**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: May 19, 2016



Attorney for Plaintiff
J. Eric Kishbaugh, Esquire
PA ID 33078

MJU#: 15090370 CASE#: 15090370-1

FILED
JUL 11 2016

SS 11 LU 02 18J 500

FILED
PROthonary

**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: ROMANCHIKFirst Name: WILLIAMMiddle Name: A.Active Duty Status As Of: May-19-2016**EXHIBIT A**

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

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

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

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

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

Certificate ID: Y0I3PA95H336RF0

**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: ROMANCHIKFirst Name: BILLMiddle Name: A.Active Duty Status As Of: May-19-2016**EXHIBIT A**

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

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

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

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Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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More information on "Active Duty Status"

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

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

Certificate ID: 80451AB5W322T40

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: MARK J. UDREN, ESQUIRE - ID #04302

LORRAINE GAZZARA DOYLE, ESQUIRE - ID#34576

SHERRI J. BRAUNSTEIN, ESQUIRE - ID#90675

ELIZABETH L. WASSALL, ESQUIRE - ID#77788

JOHN ERIC KISHBAUGH, ESQUIRE - ID#33078

NICOLE B. LABLETTA, ESQUIRE - ID#202194

DAVID NEEREN, ESQUIRE - ID#204252

MORRIS SCOTT, ESQUIRE - ID#83587

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400 pleadings@udren.com

KeyBank N.A.

2 Gatehall Drive

Parsippany, NJ 07054

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA County

Plaintiff

v.

NO.

2016-CV-444

BILL A. ROMANCHIK A/K/A WILLIAM A.
ROMANCHIK

101 HARTMAN HOLLOW ROAD

BENTON, PA 17814

Defendant(s)

COMPLAINT IN MORTGAGE FORECLOSURE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

FILED
PROthonary
2016 APR 6 PM 12 26
CLERK OF
COURT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



KEY BANK N.A.
vs.
WILLIAM A ROMANCHIK

Case Number
2016CV444

SHERIFF'S RETURN OF SERVICE

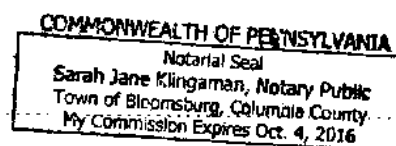
04/11/2016 10:20 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: WILLIAM A ROMANCHIK AT 101 HARTMAN HOLLOW ROAD, BENTON, PA 17814.

KEVIN DENT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 14, 2016



NOTARY

Affirmed and subscribed to before me this

14TH day of APRIL, 2016

Plaintiff Attorney UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

KeyBank N.A.

Plaintiff

v.

**BILL A. ROMANCHIK A/KA WILLIAM A.
ROMANCHIK,**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2016-CV-444 2016-ED-83

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **BILL A. ROMANCHIK A/KA WILLIAM A. ROMANCHIK**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **May 19, 2016**



Attorney for Plaintiff
J. Eric Kishbaugh, Esquire
PA ID 33078

**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: ROMANCHIKFirst Name: WILLIAMMiddle Name: A.Active Duty Status As Of: May-19-2016**EXHIBIT A**

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

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

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
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Department of Defense - Manpower Data Center
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More information on "Active Duty Status"

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

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

Certificate ID: Y0I3PA95H336RF0

**Status Report
Pursuant to Servicemembers Civil Relief Act**Last Name: ROMANCHIKFirst Name: BILLMiddle Name: A.Active Duty Status As Of: May-19-2016**EXHIBIT A**

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
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Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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Certificate ID: 80451AB5W322T40

COPY

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

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

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vs.
Bill A. Romanchik a/ka William A. Romanchik
Columbia County C.C.P. No. 2016-CV-444

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

BILL A. ROMANCHIK A/KA WILLIAM A. ROMANCHIK
101 HARTMAN HOLLOW ROAD
BENTON, PA 17814

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **101 Hartman Hollow Road, Benton, PA 17814**.

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff
J. Eric Kishbaugh, Esquire
PA ID 33078

Document Receipt

Trans #	8027	Carrier / service:	USPS Server	First-Class Mail®	5/20/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000080214

Doc Ref #: 2016ED83

Postage 5.1300

PHILADELPHIA PA 19107-4214



Document Receipt

Trans #	8026	Carrier / service:	USPS Server	First-Class Mail®	5/20/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000080207

Doc Ref #: 2016ED63

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	8025	Carrier / service:	USPS Server	First-Class Mail®	5/20/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000080191

Doc Ref #: 2016ED83

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	8028	Carrier / service:	USPS Server	First-Class Mail®	5/20/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000080221

Doc Ref #: 2016ED83

Postage 5.1300

PHILADELPHIA PA 19106

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
92681

92681

One Thousand Three Hundred Fifty and 00/100

DATE

May 19, 2016

AMOUNT

*****1,350.00

PAY
TO THE
ORDER

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

VOID AFTER 90 DAYS

Romanchik, 101 Hartman Hollow Road, Benton, PA 17814, Quinton Davenport Romanchik

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

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