

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
RONALD SCHELL, JR

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, April 5, 2017

Writ of Execution No. : 2013CV343

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 15 LOWER WOODCREST 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
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	\$150.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs **\$1,896.72**

Municipal Costs

Sewer	\$8,712.98
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Total Municipal Costs **\$8,712.98**

Distribution Costs

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

Grand Total: **\$10,676.70**

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 212819	Invoice Date: 04/26/2017 2:58:11 PM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201703206	BRIARCREEK
	Grantor - SCHELL, RONALD L -JR		04/26/17 2:58:22 PM	TOWNSHIP
	Grantee - U S BANK			
	Consideration - \$10,890.23			
	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: 7770 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA

VS Ronalal Schnell

NO. 13 ED 2017

NO. 343 JD 2013

DATE/TIME OF SALE: @ 9:00 AM April 5, 2017

BID PRICE (INCLUDES COST) \$ 10676.70

POUNDAGE - 2% OF BID \$ 213.53

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

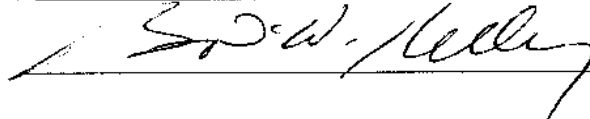
TOTAL AMOUNT NEEDED TO PURCHASE \$ 10890.23

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):



TOTAL DUE: \$ 10890.23

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 9540.23

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

pleadings@udren.com

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

v.

RONALD L. SCHELL, JR
Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603

Your house (real estate) at 15 Lower Woodcrest Road, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on April 5th at 9.00 at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$117,337.87, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

Tax Notice 2017 County & Municipality

BRIARCREEK TWP
MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR - TUE & THUR: 6PM - 8PM

WED: 1-4 PM & 8 - 8 PM

OTHER MONTHS WEDNESDAY ONLY

PHONE: 570-759-2118

FOR: COLUMBIA County				DATE	BILL NO.
				03/01/2017	11722
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	28,515	11.285	315.35	321.79	353.97
SINKING		.35	9.78	9.98	10.98
FIRE		1	27.95	28.52	31.37
TWP RE		6	167.67	171.09	188.20
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	520.75	584.52
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTED

SCHELL RONALD L JR
15 LOWER WOODCREST ROAD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07-09A-009-00,000
15 LOWER WOODCREST RD
.5882 Acres
Land 6,188
Buildings 22,327
Total Assessment 28,515

This tax returned
to court house on:
January 1, 2018

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

424-17

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

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 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

April 21, 2017

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

RE: **U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8**
vs.
RONALD L. SCHELL, JR;
Property: **15 Lower Woodcrest Road, Berwick, PA 18603**
County C.C.P. No.: **2013-CV-343**
Sheriff's Sale Date: **04/05/2017**

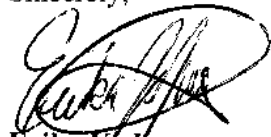
Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB8, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409.**

Enclosed please find our check in the amount of **\$9,540.23** payable to the Sheriff of **Columbia** County. This check represents payment of the sheriff settlement costs, less previous deposit of **\$1,350.00**. Also 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,



Erika K. Jones
Legal Assistant
(856) 669-5768
ejones@udren.com

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 / /2017	Grantor(s)/Lessor(s) COLUMBIA COUNTY SHERIFF	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB8	Telephone Number: (856) 669-5400
Mailing Address 35 W. MAIN STREET	City BLOOMSBURG	State PA	ZIP Code 17815	
			Mailing Address 1661 WORTHINGTON ROAD, SUITE 100	
			City WEST PALM BEACH	State FL
			ZIP Code 33409	

C. REAL ESTATE LOCATION

Street Address 15 LOWER WOODCREST ROAD, BERWICK, PA 18603	City, Township, Borough BRIAR CREEK TOWNSHIP
County COLUMBIA	School District BERWICK AREA S.D.
	Tax Parcel Number 07-09A-009

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

1. Actual Cash Consideration \$1,896.72	2. Other Consideration + 0	3. Total Consideration = \$1,896.72
4. County Assessed Value \$28,515.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$105,220.35

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

1a. Amount of Exemption Claimed \$105,220.35	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

4/21/17

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

102222

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

3-7568/2360

NUMBER

102222

Nine Thousand Five Hundred Forty and 23/100*****

DATE

April 21, 2017

AMOUNT

*****9,540.23

**PAY
TO THE
ORDER
OF**Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

MERGERS & ACQUISITIONS
WELLS FARGO BANK, N.A.
MP

Schell, 15 Lower Woodcrest Road, Berwick, PA 18603, Erika Jones

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

⑈ 102222⑈ ⑆ 236075689⑆ 95000??186⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>403.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1118.22</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1368.22</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>531.38</u>	<u>6-30-17</u>
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.40</u>

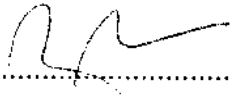
MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>8712.98</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>8712.98</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

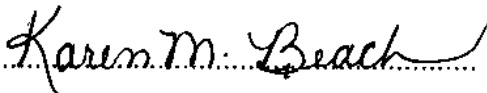
TOTAL COSTS (OPENING BID) \$ 10676.70

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 15, 22, 29, 2017 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 29th day of March, 2017.....

.....
(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.

.....

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

U.S. Bank National Association, as Trustee for
the C-Bass Mortgage Loan Asset-Backed
Certificates, Series 2006-CB8
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

RONALD L. SCHELL, JR.,
Defendant(s)

NO. 2013-CV-343

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: 03 23 17

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

J. Paul H. Deane, Esq.
PA ID 52078

**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

**U.S. Bank National Association, as Trustee for the
C-Bass Mortgage Loan Asset-Backed Certificates,
Series 2006-CB8**

Plaintiff

v.

Ronald L. Schell, Jr

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2013-CV-343

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

U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8, 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:

15 Lower Woodcrest Road, Berwick, PA 18603

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

**Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603**

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

**Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603**

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

**Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esquire
Bull, Bull & Knecht, LLP
106 Market Street
Berwick, PA 18603**

**Berwick Area Joint Sewer Authority
1108 Freas Ave
Berwick, P.A. 18603**

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

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed
Certificates, Series 2006-CB8
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409**

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

**Columbia County Domestic Relations Section
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
15 Lower Woodcrest Road
Berwick, PA 18603**

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: 03 23 17

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

J. Eric Richardson, Esquire

PA ID 88078

MJU#: 12120122 CASE#: 12120122-1

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

ATTORNEY FOR PLAINTIFF

**U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff**

v.

**RONALD L. SCHELL, JR;
Defendant(s)**

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

MORTGAGE FORECLOSURE

NO. 2013-CV-343

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): RONALD L. SCHELL, JR;

PROPERTY: 15 Lower Woodcrest Road, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on 04/05/2017 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#: 12120122 CASE#: 12120122-1

EXHIBIT A

Name and Address of Sender
Jodie Boos
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003

<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured	<input type="checkbox"/> In 1 Recorded Del.
<input type="checkbox"/> COD	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Certified	

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line Article Number Name of Addressee, Street, and Post Office Address Postage Fee

Handling Charge Act. Value (If Regis.) Insured Value

Due Sender IF COD R.R. Fee S.D. Fee S.H. Fee Ret. Del. Fee Remarks

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

2 Docket # 2013-CV-343
Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815

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

4 Sale Date: 04/05/2017
Tenants/Occupants
15 Lower Woodcrest Road
Berwick, PA 18603

5 Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esquire ID#73056
Marinos McDonald & Kuech LLP
120 Rear East Third Street
Berwick, PA 18603

6 Berwick Area Joint Sewer Authority
1108 Freas Ave.
Berwick, PA 18603

7

8

9

10

Total number of Pieces Listed by Sender Total Number of Pieces Received at Post Office Postmaster, Per (Name of Receiving Employee)

6

6

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



U.S. POSTAGE PITNEY BOWES

ZIP 08003 \$ 004.26°
02 1W 0001404430 FEB 08 2017

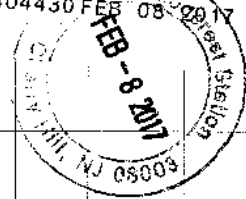


EXHIBIT A

Ronald L. Schell, Jr - MJU# 12120122-1 (Columbia County)

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 fourth class parcels.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
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CHERRY HILL, NJ 08003-3620
856-669-5400
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ATTORNEY FOR PLAINTIFF

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

v.

RONALD L. SCHELL, JR.,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

VERIFICATION OF SERVICE OF NOTICE OF SALE
BY CERTIFIED MAIL AND REGULAR MAIL
PURSUANT TO COURT ORDER

The undersigned hereby verifies that he or she is counsel for Plaintiff in the above case and that pursuant to the court order issued in this matter a true and correct copy of the Notice of Sale was sent by certified mail and regular first class mail as follows:

TO:


RONALD L. SCHELL, JR
15 LOWER WOODCREST ROAD, BERWICK, PA 18603

DATE MAILED: 02/02/2017 and 2/8/17

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: 03 23 17

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

MJU#: 12120122 CASE#: 12120122-1

J. Eric Niehbaugh, Esquire
PA ID 58378

EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
CIVIL TRIAL DIVISION

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CBS
Plaintiff

v.

Ronald L. Schell, Jr; ET AL

Defendant(s)

NO. 2013-CV-343

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PENNSYLVANIA

2013 APR 30 P 1:58

FILED
PROHIBITION

ORDER PERMITTING SPECIAL SERVICE

AND NOW, this 30th day of *April*, 2013, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure on Defendant(s), Ronald L. Schell, Jr, shall be complete when Plaintiff or its counsel or agent has served true and correct copies of the Complaint in Mortgage Foreclosure by posting the mortgage premises at:

15 Lower Woodcrest Road

Berwick, PA 18603

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

RONALD L. SCHELL, JR
15 LOWER WOODCREST ROAD
BERWICK, PA 18603

BY THE COURT:

B/ Gary E. Norton
J.

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

pleadings@udren.com

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

v.

RONALD L. SCHELL, JR
Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603

Your house (real estate) at **15 Lower Woodcrest Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on **April 5, 2017 at 9:00 A.M.** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$117,337.87**, 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.)

EXHIBIT B

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.

EXHIBIT B

CERTIFIED MAIL

JB (PA-3129)
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620



91 7199 9991 7037 5784 8016

Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603



U.S. POSTAGE
PRIMEY BOWES
ZIP 08003 \$005.26
02 1W
0001404430 FEB. 08 2017

Name and Address of Sender

Jodie Boos
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line Article Number

Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling Charge

Act. Value (If Regis.)

Insured Value

Decl. Sender If COD

R.R. Fee

S.D. Fee

S.H. Fee

Remarks

Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603

U.S. POSTAGE PITNEY BOWES

ZIP 08003
02 1W
0001404430 FEB 02 2017

001.350
FEB - 2 2017

EXHIBIT

Total number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

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 fourth class parcels.

PS Form 3877, February 1994

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

Ronald L. Schell, Jr - MJU# 12120122-1 (Columbia County) 4/5/17

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

ATTORNEY FOR PLAINTIFF

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8

Plaintiff

v.

RONALD L. SCHELL, JR;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2013-CV-343

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

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

Date: 10/3/23

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

10/3/23, 10:00 AM
PAID 6.00/8

EXHIBIT E

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
CIVIL TRIAL DIVISION

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

v.

Ronald L. Schell, Jr; ET AL

Defendant(s)

NO. 2013-CV-343

CLERK OF COURTS OFFICE
JANUARY 15, 2013 11:00 AM, PA

2013 APR 30 P 1:58

FILED
PROthonary

ORDER PERMITTING SPECIAL SERVICE

AND NOW, this 30th day of *April*, 2013, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure on Defendant(s), Ronald L. Schell, Jr, shall be complete when Plaintiff or its counsel or agent has served true and correct copies of the Complaint in Mortgage Foreclosure by posting the mortgage premises at:

15 Lower Woodcrest Road

Berwick, PA 18603

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

RONALD L. SCHELL, JR
15 LOWER WOODCREST ROAD
BERWICK, PA 18603

BY THE COURT:

B/ Gary E. Norton
J.

EXHIBIT B

US Bank National Association, et al., Plaintiff(s)
vs.
Ronald L. Schell, Jr., 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 #: 144327-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Ronald L. Schell, Jr., by posting
Court Case No. Columbia Co 2013-CV-343

UDREN LAW OFFICES

Ms. Jedis L. Boas

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3630

State of: Pa) ss.

County of: Berk)

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 3 day of February, 20 17, at 7:12 o'clock P M

Place of Service: at 15 Lower Woodcrest Road, in Berwick, PA 18603

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

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Ronald L. Schell, Jr., by posting

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
Ronald L. Schell, Jr., by posting
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 ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____
☐ 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.

Denise Hinkle
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
6 day of FEB, 20 17

Notary Public (Commission Expires)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afillerbach, Notary Public
Washington Township, Berks County
My Commission Expires November 18, 2017

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
RONALD SCHELL, JR

Case Number
2013CV343

SHERIFF'S RETURN OF SERVICE

02/28/2017 12:42 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 15 LOWER WOODCREST ROAD, BERWICK, PA 18603.

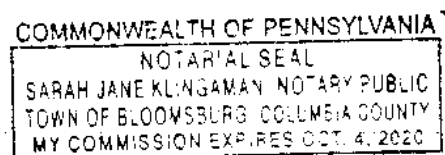

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

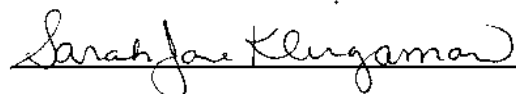
March 01, 2017

NOTARY



Affirmed and subscribed to before me this

1ST day of MARCH, 2017



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
SCHELL JR, RONALD

Case Number
2013CV343

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Zone:

Warrant:

Expires:

Serve To:

Name: (POSTING)

Primary Address: 15 LOWER WOODCREST ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2-28-17

Time:

12:42

Deputy:

3

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)

2013CV343

15 LOWER WOODCREST ROAD, BERWICK, PA 18603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOCIATION
vs.
RONALD SCHELL, JR

Case Number
2013CV343

SHERIFF'S RETURN OF SERVICE

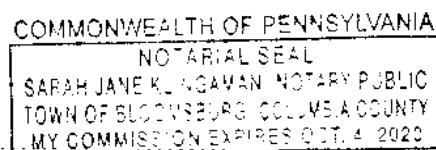
02/01/2017 10:02 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RONALD SCHELL, JR AT 15 LOWER WOODCREST ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 02, 2017



NOTARY

Affirmed and subscribed to before me this

2ND day of FEBRUARY, 2017



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

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

RONALD L. SCHELL, JR
Defendant(s)

NO. 2013-CV-343

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603

Your house (real estate) at 15 Lower Woodcrest Road, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on April 5th at 9.00 at the **Columbia County Courthouse**, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of **\$117,337.87**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

Tax Notice 2017 County & Municipality

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR - TUE & THUR: 6PM - 8PM

WED: 1-4 PM & 8 - 8 PM

OTHER MONTHS WEDNESDAY ONLY

PHONE: 570-759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SCHELL RONALD L JR
15 LOWER WOODCREST ROAD
BERWICK PA 18603

IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County

DATE
03/01/2017

BILL NO.
11722

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	28.515	11.285	315.35	321.79	353.97
SINKING		.35	9.78	9.98	10.98
FIRE		1	27.95	28.52	31.37
TWP RE		6	167.67	171.09	188.20
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	520.75	531.38
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
			520.75	531.38	584.52

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07-09A-009-00,000
15 LOWER WOODCREST RD
.5682 Acres Land 6,188
Buildings 22,327
Total Assessment 28,515

This tax returned
to courthouse on:
January 1, 2018

**JOAN ROTHERY
TAX COLLECTOR
BRIAR CREEK TOWNSHIP**

**122 TWIN CHURCH ROAD
BERWICK, PA 18603**

(570) 759-2118

~~(570) 759-2118 FAX~~

TO: Sheriff's Office

FAX: 389-5625

PAGES: 3 (INC. COVER)

DATE: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SCHELL JR, RONALD

Case Number
2013CV343

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 13

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 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:

Relation:

Date:

Deputy:

Time:

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

2013CV343

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 02/06/2017

Fee: \$5.00

Cert. NO: 26293

SCHELL RONALD L JR
15 LOWER WOODCREST ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20040 -2018
Location: 15 LOWER WOODCREST RD
Parcel Id:07 -09A-009-00,000

Assessment: 28,515
Balances as of 02/06/2017

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

COLUMBIA COUNTY SHERIFF

By: _____ Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SCHELL JR, RONALD

Case Number
2013CV343

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	13
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/05/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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:	MICHELLE SMITH
Relation:	CLEER
Date:	1/20/17
Time:	0840
Deputy:	5
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 2013CV343 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

U.S. BANK NATIONAL ASSOCIATION
vs.
SCHELL JR, RONALD

Case Number
2013CV343

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 13

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-23-17

Time: 11:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2013CV343

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION



January 20, 2017

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

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-
BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES
2006-CB8**

VS.

RONALD L. SCHELL, JR.

NO: 2013-CV-343

Dear Timothy:

The amount due on the sewer account #201880 for the property located at 15 Lower Woodcrest Road, Berwick Pa through June 30, 2017 is \$8712.98. This amount includes fees to satisfy a lien on the property and also court costs associated with legal proceedings on this property.

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

Sincerely,


Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SCHELL JR, RONALD

Case Number
2013CV343

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	13
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/05/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 85A-2745		
Warrant:			

Serve To:

Name:	RONALD SCHELL, JR
Primary Address:	15 LOWER WOODCREST ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	2-1-17	Time:	10:02
Deputy:	3	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	1-23-17					
Time:	11:45					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. House occupied LIC
- 2.
- 3.
- 4.
- 5.
- 6.

SCHELL JR, RONALD

2013CV343

15 LOWER WOODCREST ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SCHELL JR, RONALD

Case Number
2013CV343

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	13
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/05/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTHORIT
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	106 MARKET STREET BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Kelly Morris		
Relation:	Secretary		
Date:	1-19-17	Time:	16:00
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. _____

BERWICK AREA JOINT SEI

2013CV343

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

07,09 A 009

15 Lower Woodrest Rd.

Briar CK Twp.

REAL ESTATE OUTLINE

ED # 2017 ED 13

DATE RECEIVED 1-17-2017
DOCKET AND INDEX 2013 CV 343

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# 99467

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

SALE DATE April 5th TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV343

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 05, 2017
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 lot or parcel of land situate in the Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania, and being more particularly described as follows: All that certain lot or piece of ground situate in Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania. BEGINNING at a point on the southerly side of an unnamed street, at the northeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the southerly side of said unnamed street north 80 degrees 15 minutes east 150 feet to the northwesterly corner of lot now or late of Robert Victor Ravitsky and Anna Ravitsky, his wife; thence along the westerly line of said Ravitsky lot south 3 degrees 5 minutes east 188.05 feet to the northerly side of another unnamed street; thence along the northerly side of said unnamed street north 82 degrees west 152 feet to the southerly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the easterly line now or late said Marteeny land north 3 degrees 5 minutes west 142.2 feet to the place of beginning. BEING Lot No. 38 in accordance with draft of Howard G. Shulde, Registered Professional Engineer, No. 5895.

BEING KNOWN AS: 15 Lower Woodcrest Road, Berwick, PA 18603

PROPERTY ID NO.: 0709A009

TITLE TO SAID PREMISES IS VESTED IN Ronald L Schell, Jr., as sole owner BY DEED FROM Dorothy M Lopes, Widow DATED 02/19/2004 RECORDED 02/17/2004 IN DEED BOOK Instrument Number: 200402018.

PROPERTY ADDRESS: 15 LOWER WOODCREST ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09A-009

Seized and taken into execution to be sold as the property of RONALD SCHELL, JR in suit of U.S. BANK NATIONAL ASSOCIATION.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOCIATION
vs.
SCHELL JR, RONALD

Case Number
2013CV343

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 13

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/05/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 15 LOWER WOODCREST ROAD
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2013CV343

15 LOWER WOODCREST ROAD, BERWICK, PA 18603

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

**U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8**
Plaintiff

v.

Ronald L. Schell, Jr

Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2013-CV-343

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

U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8, 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:

15 Lower Woodcrest Road, Berwick, PA 18603

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

**Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603**

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

**Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603**

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

**Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esquire
Bull, Bull & Knecht, LLP
106 Market Street
Berwick, PA 18603**

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

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409**

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

**Columbia County Domestic Relations Section
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
15 Lower Woodcrest Road
Berwick, PA 18603**

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: 1-13-17

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta
Attorney for Plaintiff

MJU#: 12120122 CASE#: 12120122-1

**Nicole LaBletta, Esquire
PAID 202194**

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

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

RONALD L. SCHELL, JR
Defendant(s)

NO. 2013-CV-343

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603

Your house (real estate) at **15 Lower Woodcrest Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on April 5th at 9:00 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$117,337.87**, 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

**U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8**
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

Ronald L. Schell, Jr

NO. 2013-CV-343

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8, 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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at:

15 Lower Woodcrest Road, Berwick, PA 18603

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

**Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603**

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

**Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603**

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

**Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esquire
Bull, Bull & Knecht, LLP
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4. Name and address of the last recorded holder of every mortgage of record:

**U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB8
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409**

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

**Columbia County Domestic Relations Section
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
15 Lower Woodcrest Road
Berwick, PA 18603**

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: 1-13-17

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta
Attorney for Plaintiff

MJU#: 12120122 CASE#: 12120122-1

**Nicole LaBletta, Esquire
PAID 202194**

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

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

v.

Ronald L. Schell, Jr

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

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: Nicole LaBletta
Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
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ATTORNEY FOR PLAINTIFF

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Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

Ronald L. Schell, Jr

Defendant(s)

NO. 2013-CV-343

2017-ED-13

PRAECIPE TO ISSUE WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount due

\$ 117,337.87

Interest From 8/9/2013
to Date of Sale

\$ _____ *

*Ongoing Per Diem of \$21.53
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta
Attorney for Plaintiff

*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#: 12120122 CASE#: 12120122-1

Nicole LaBletta, Esquire
PAID 202194

FILED
PROTHONOTARY
JAN 17 P 2:05
CLERK OF COURTS OFFICE
OF COLUMBIA, PA

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.
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**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
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(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.

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

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

Re: **U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed
Certificates, Series 2006-CB8**
vs.
RONALD L. SCHELL, JR.,
Columbia County C.C.P. No. 2013-CV-343
MJU#: 12120122 CASE#: 12120122-1

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#: 12120122 CASE#: 12120122-1

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

U.S. Bank National Association, as Trustee for
the C-Bass Mortgage Loan Asset-Backed
Certificates, Series 2006-CB8
Plaintiff

v.

RONALD L. SCHELL, JR.,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

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), **RONALD L. SCHELL, JR.**, 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: **January 13, 2017**



Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]

Birth Date:

Last Name: SCHELL, JR

First Name: RONALD

Middle Name: L.

Active Duty Status As Of: Jan-13-2017

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. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. 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: U8H8426AP4B5J40

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

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

Ronald L. Schell, Jr

Defendant(s)

NO. 2013-CV-343

2017-ED-13

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:

15 Lower Woodcrest Road, Berwick, PA 18603

Amount due \$ 117,337.87

Interest From 8/9/2013 \$ _____
to Date of Sale _____ *

*Ongoing Per Diem of \$21.53
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____
Prothonotary

By Barbara N. Silvestri

Date 1/17/2017 *Clerk*
Proth & Clerk of Sev. Courts

My Com. Ex. 1st 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#: 12120122 CASE#: 12120122-1

WILLIAM E. MILLER, ESQ.
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

**IN THE UNITED STATES BANKRUPTCY COURT FOR
THE MIDDLE DISTRICT OF PENNSYLVANIA
(WILKES-BARRE)**

In Re:

Ronald Lee Schell Jr.
a/k/a Ronald L. Schell, Jr.
Debtor

Chapter 13

Case Number: 13-05813-JJT

U.S. Bank National Association, as Trustee for the
C-BASS Mortgage Loan Asset-Backed
Certificates, Series 2006-CB8, by its servicer
Ocwen Loan Servicing, LLC
Movant

v.

Ronald Lee Schell Jr.
a/k/a Ronald L. Schell, Jr.

Charles J. DeHart, III
Respondent(s)

ORDER

AND NOW, this 29th day of November, 2016, upon the motion of U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB8, by its servicer Ocwen Loan Servicing, LLC (hereinafter "Movant") and upon the failure of Debtor to file an Answer or otherwise plead as directed by the Court, it is ORDERED AND DECREED that Movant, (and any assignee/successor-in-interest) is granted relief from the stay of 11 U.S.C. §362 (and §1301) to proceed with enforcement of all rights Movant has under state and federal law concerning the Property (the "Property"): 15 LOWER WOODCREST ROAD, BERWICK, PA 18603

By the Court,



John J. Thomas, Bankruptcy Judge
(PJR)

Dated: November 29, 2016

COURT OF COMMON PLEAS
NO. 2013-CV-343

U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed
Certificates, Series 2006-CB8

vs.

Ronald L. Schell, Jr

WRIT OF EXECUTION

REAL DEBT \$ 117,337.87

Interest From 8/9/2013 \$ _____ *

to Date of Sale _____

Ongoing Per Diem of \$21.53

to actual date of sale including if sale is held at a later date

COSTS PAID:

PROTHY \$ _____

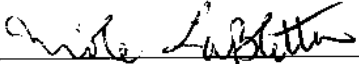
SHERIFF \$ _____

STATUTORY \$ _____

COSTS DUE PROTHY. \$ _____

PREMISES TO BE SOLD:

15 Lower Woodcrest Road
Berwick, PA 18603



Nicole LaBletta, Esquire
PAID 202194

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

*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.

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

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

Ronald L. Schell, Jr

Defendant(s)

NO. 2013-CV-343

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: Nicole LaBletta
Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

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

pleadings@udren.com

**U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8**
Plaintiff

v.

Ronald L. Schell, Jr

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

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

**RONALD L. SCHELL, JR
15 LOWER WOODCREST ROAD
BERWICK, PA 18603**

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

Nicole LaBletta, Esquire
PAID 202194

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

pleadings@udren.com

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

v.

RONALD L. SCHELL, JR

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF BRIAR CREEK,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS 15 Lower Woodcrest Road, Berwick, PA 18603

PARCEL NUMBER: 0709A009

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Nicole LaBletta, Esquire
PAID 202194

All that certain lot or parcel of land situate in the Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania, and being more particularly described as follows: All that certain lot or piece of ground situate in Briar Creek Township, County of Columbia, Commonwealth of Pennsylvania. BEGINNING at a point on the southerly side of an unnamed street, at the northeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the southerly side of said unnamed street north 80 degrees 15 minutes east 150 feet to the northwesterly corner of lot now or late of Robert Victor Ravitsky and Anna Ravitsky, his wife; thence along the westerly line of said Ravitsky lot south 3 degrees 5 minutes east 188.05 feet to the northerly side of another unnamed street; thence along the northerly side of said unnamed street north 82 degrees west 152 feet to the southeasterly corner of land now or late of Donald E. Marteeny and Grace H. Marteeny, his wife; thence along the easterly line now or late of said Marteeny land north 3 degrees 5 minutes west 142.2 feet to the place of beginning. BEING Lot No. 38 in accordance with draft of Howard G. Shulde, Registered Professional Engineer, No. 5895.

BEING KNOWN AS: 15 Lower Woodcrest Road, Berwick, PA 18603

PROPERTY ID NO.: 0709A009

TITLE TO SAID PREMISES IS VESTED IN Ronald L Schell Jr., as sole owner BY DEED FROM Dorothy M Lopes, Widow DATED 02/19/2004 RECORDED 02/27/2004 IN DEED BOOK Instrument Number: 200402018.

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



3-7568/2360

NUMBER
99467

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

DATE

January 13, 2017

AMOUNT

*****1,350.00

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Schell, 15 Lower Woodcrest Road, Berwick, PA 18603, Quinton Davenport SCHELL

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

⑈099467⑈ ⑆236075689⑆ 9500077186⑈

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: **U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed
Certificates, Series 2006-CB8**
vs.
Ronald L. Schell, Jr

Columbia County C.C.P. No. 2013-CV-343

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

Quinton Davenport
Foreclosure Specialist

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

 **Beneficial**
BANK

3-7568/2360

NUMBER
99467

One Thousand Three Hundred Fifty and 00/100

DATE
January 13, 2017

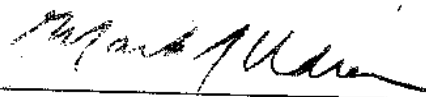
AMOUNT
*****1,350.00

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Schell, 15 Lower Woodcrest Road, Berwick, PA 18603, Quinton Davenport SCHELL



SAFEGUARD SEC
SAFEGUARD SEC

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⑈099467⑈ ⑆236075689⑆ 9500077186⑈

Document Receipt

Trans #	9723	Carrier / service:	USPS Server	First-Class Mail®	1/18/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000097199

Doc Ref #: 2017ED13

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9722	Carrier / service:	USPS Server	First-Class Mail®	1/18/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE	US SMALL BUSINESS ADMINISTRATION
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900 MARKET STREET

Tracking #:	71901140006000097182
Doc Ref #:	2017ED13
Postage	5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9723	Carrier / service:	USPS Server	First-Class Mail®	1/18/2017 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000097199		
		Doc Ref #:	2017ED13		
		Postage	5.1300		
PHILADELPHIA PA 19106					

Document Receipt

Trans #	9721	Carrier / service:	USPS Server	First-Class Mail®	1/18/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000097175

Doc Ref #: 2017ED13

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9721	Carrier / service:	USPS Server	First-Class Mail®	1/18/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000097175

Doc Ref #: 2017ED13

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9720	Carrier / service:	USPS Server	First-Class Mail®	1/18/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000097168

Doc Ref #: 2017ED13

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	9720	Carrier / service:	USPS Server	First-Class Mail®	1/18/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000097168

Doc Ref #: 2017ED13

Postage 5.1300

HARRISBURG PA 17128

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

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

v.

RONALD L. SCHELL, JR
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2013-CV-343

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald L. Schell, Jr
15 Lower Woodcrest Road
Berwick, PA 18603

Your house (real estate) at **15 Lower Woodcrest Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on April 5th at 9.00 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$117,337.87**, 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.)

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

U.S. Bank National Association, as Trustee
for the C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-CB8
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

RONALD L. SCHELL, JR
Defendant(s)

NO. 2013-CV-343

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Berwick, PA 18603

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



71901140006000097182

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214
