COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 220518

Invoice Date: 04/09/2018 12:51:57 PM

RECEIPT

Reg/Drw ID: 0102 By: BSL

Customer: SHERIFF

Last Change:

Receipt By: WALK-IN

Chg #	Charge / Payment / Fee Description		Amount	Inst # / Inst Date	Municipality
1	DEED Grantor - RADEL, FREDERICK R Grantee - WILMINGTON SAVINGS FUND SOCIETY Consideration - \$5,793.41 Tax Basis - \$0.00 Return Via - MAIL Fees Summary: STATE WRIT TAX JCS/ACCESS TO JUSTICE AFFORDABLE HOUSING RECORDING FEES - RECORDER RECORDER IMPROVEMENT FUND COUNTY IMPROVEMENT FUND	\$0.50 \$40.25 \$13.00 \$13.00 \$3.00 \$2.00		201802530 04/09/18 12:52:00 PM	BLOOMSBURG TOWN OF
	Inst Info: SHERIFF'S DEED				
	TOTAL CHARGES		\$71.75		
	PAYMENTS CHECK: 8157 - SHERIFF TOTAL PAYMENTS AMOUNT DUE PAYMENT ON INVOICE BALANCE DUE ON INVOICE		\$71.75 \$71.75 \$71.75 \$71.75 (\$71.75) \$0.00		

1

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WILMINGTON SAVINGS FUND SOCIE	ETY VS FREDER	ICK RADEL
NO. 135-2017 ED	NO. 766-2017	JD
DATE/TIME OF SALE: FEBRUARY 2	28, 2018 @ 9:00 AM	
BID PRICE (INCLUDES COST)	\$ 5679.81	_
POUNDAGE – 2% OF BID	\$ 113,60	-
TRANSFER TAX – 2% OF FAIR MKT	\$	_
MISC. COSTS	\$	···
TOTAL AMOUNT NEEDED TO PURCE	HASE	s 5793, 41
PURCHASER(S):		
ADDRESS:		
NAMES(S) ON DEED:	7	4.1
PURCHASER(S) SIGNATURE(S):	Sow flu	li-
	,	
TOTAL DUE:		\$ 5793,4/
LESS DEPOSIT:		\$ 5793,4/ \$ 1350,00
DOWN PAYMENT	Γ:	\$
TOTAL DUE IN 8	DAYS	s 4443,41

Timothy T. Chamberlain Sheriff



VS.

Earl D. Mordan, Jr. Chief Deputy

Plaintiff

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI <u>Defendant</u>

FREDERICK RADEL

Attorney for the Plaintiff:

ROMANO & GARUBO & ARGENTIERI

52 NEWTON AVENUE WOODBURY, NJ 08096 Sheriff's Sale Date:

Wednesday, February 28, 2018

Writ of Execution No.: 2017CV766 Advance Sheriff Costs: \$1,350.00

Location of the real estate: 179 WEST 9TH STREET, BLOOMSBURG, PA 17815

Sheriff Costs

		.
	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		
- 1	Total Municipal Costs	\$3,289.26
Sewer		\$3,289.26
•		#0 000 00
Municipal Costs	1000 01101111 0000	¥=,0.000
	Total Sheriff Costs	\$2,318.80
Surcharge		\$150.00
Tax Claim Search		\$5.00
Notary Fee		\$10.00
Copies		\$7.00
Distribution Form		\$25.00
Service Mileage	· · · · · · · · · · · · · · · · · · ·	\$6.00
Service		\$210.00
Continued or Cancelled Sale	Postponed to: 2/28/2018	\$10.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$1,422.30
Posting Handbill Press Enterprise Inc.		\$1,422.30
Mailing Costs		\$15.00
Levy		\$15.00 \$66.00
Docketing		\$15.00 \$15.00
Crying Sale		\$10.00 \$15.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

Grand Total:

\$5,679.81

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

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar

**Member of the NJ & NY Bar

***Member of NY, NJ, & CA Bar

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:
Angelo G. Garubo, Esquire**
agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@gmail.com

Nanuet NY 10954

PH: (914) 715-7072

April 4, 2018

345-061

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

Re:

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual

capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

v. Frederick Radel, et al

Premises:

179 West 9th Street, Bloomsburg, PA 17815

Sale Date:

February 28, 2018

Docket#:

2017 CV 766

Dear Sir/Madam:

Please be advised, our office represents Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T, Plaintiff in the above referenced foreclosure action. Kindly prepare the sheriff's deed into Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T. Enclosed, please find, a copy of the Mortgage, Assignment, 2 original State Realty Transfer Tax affidavits. Also enclosed is our check in the amount of \$4,443.41 which represents the amount owed your office, on this account.

Should you have any questions, please do not hesitate to call me. Thank you for your assistance.

Sincerely,

/s/ Emmanuel J. Argentieri Emmanuel J. Argentieri, Esquire Romano, Garubo & Argentieri, LLC 52 Newton Avenue, P.O. Box 456 Woodbury, NJ 08096 Attorney for the Plaintiff

EJA/db Enclosures



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY
State Tax Paid

Book Number

Page Number

Date Recorded

See reverse for instructions.

ment. However, it is recommended that a SOV accompany all documents filed for recording.

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

A. CORRESPONDENT - All inquiries may be directed to the following person: Telephone Number: Name (856) 384-1515 Emmanuel J. Argentieri, Esquire ZIP Code State Mailing Address NJ 08096 Woodbury 52 Newton Ave. B. TRANSFER DATA Date of Acceptance of Document Telephone Number: Grantee(s)/Lessee(s) Telephone Number: Grantor(s)/Lessor(s) Wilmington Savings Fund Society...** Columbia County Sheriff (570) 389-5622 Mailing Address Mailing Address 15480 Laguna Canyon Road 35 West Main Street ZIP Code State ZIP Code State City CA 92618 PA 17815 Irvine Bloomsburg C. REAL ESTATE LOCATION City, Township, Borough Street Address Bloomsburg 179 West 9th Street Tax Parcel Number School District County 05W-02-119 Columbia Bloomsburg D. VALUATION DATA \square Y \square N Was transaction part of an assignment or relocation? 2. Other Consideration 3. Total Consideration 1. Actual Cash Consideration = 5,793.41+0.005.793.41 5. Common Level Ratio Factor 6. Computed Value 4. County Assessed Value = 51,213.18 $\times 3.91$ E. EXEMPTION DATA - Refer to instructions for exemption status. 1b. Percentage of Grantor's Interest in Real Estate 1c. Percentage of Grantor's Interest Conveyed 1a. Amount of Exemption Claimed \$ 51,213.18 100.00 % 100.00 % 2. Check Appropriate Box Below for Exemption Claimed. (Estate File Number) (Name of Decedent) ☐ 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.) ** FSB d/b/a Christiana Trust, not in its individual capacity but Other (Please explain exemption claimed.) solely as Trustee for the RMAC Trust, Series 2015-5T 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

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

SHERIFF'S SALE COST SHEET

VS	S
NOED NOJ	D DATE/TIME OF SALE
	#15.00
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 2 16,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>66,00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 6,00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$7,00
NOTARY	\$ 10,60
TOTAL *******	******** \$ 471,50
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 1422, 30
SOLICITOR'S SERVICES	\$100.00
	********* \$ 1672,30
101712	<u> 10107 </u>
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ************************************	\$10.00
RECORDER OF DEEDS	\$ 71,75
TOTAL *******	******* \$ <u>01,75</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	φ
DELINQUENT 20	\$ 5,60
TOTAL *******	******** \$ 5,00
TOTAL	φ <u> </u>
MUNICIPAL FEES DUE:	_
SEWER 20	\$ 3289,26
WATER 20	\$
TOTAL ******	\$ <u>3}89.76</u> \$_ ********* \$ 3}89.76
SURCHARGE FEE (DSTE)	\$ 150, 00
MISC.	\$
	\$
TOTAL *******	\$ <u>150,00</u> \$ \$ ********* \$10,00
	0140 61
TOTAL COSTS (OP	EINTING DID) $9.2-1.10$

345-RushRooseveltPA-061

ROMANO GARUBO & ARGENTIERI Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515

FILED PAOTHONOTARY

2018 FEB 15 A !!: 11

CLERY OF COURTS TO COUNTY OF COLUMN

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

Attorney for Plaintiff

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO PaR.C.P. 3129,2

STATE OF NEW JERSEY

SS:

COUNTY OF GLOUCESTER

- I, Emmanuel J. Argentieri, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say:
- 1. That true and correct copies of the Writ of Execution and Notice of Sale were served upon the Defendant, Frederick R. Radel, by U.S. First Class Mail and Certified Mail, postage prepaid on January 5, 2018, at Defendant's last known address located at 7228

North McBride Road, Mc Neal AZ 85617-9611. A copy of the Postal Service Proof of Mailing (Form 3877) is attached hereto and made a part hereof Exhibit "A".

- 2. That the Handbill of Sale was posted upon the mortgaged premises located at 179 West 9th Street, Bloomsburg, PA 17815 December 12, 2017, by a Deputy from the Columbia County Sheriff's Department as is evidenced by the Sheriff's Return of Service attached hereto and made a part hereof as Exhibit "B".
- 3. That true and correct copies of the Notice of Sheriff's Sale of Real Estate to Lienholders and other applicable notices with reference to the scheduled Sheriff's Sale, were sent to the following parties of interest on December 18, 2017, via U.S. First Class Mail, postage prepaid, with certificates of mailing that are attached hereto and made a part hereof as Exhibit "C":

Frederick R. Radel	Tenant/Occupant
179 West 9th Street	179 West 9th Street
Bloomsburg, PA 17815	Bloomsburg, PA 17815
Frederick R. Radel	Commonwealth of PA Department of Revenue
39 Red Mill Road	Bureau of Individual Taxes
Bloomsburg, PA 17815	P.O. Box 280509
	Harrisburg, PA 17128-0509
Applied Credit Card Bank f/k/a Cross Country Bank	Internal Revenue Service
c/o Burton Neil, Esquire Burton Neil and Associates, P.C. 1060 Andrew Drive, Suite 170	Federal Estate Tax Special Procedure Branch
West Chester, PA 19380	201 W. Rivercenter Blvd.
	Covington, KY 41011
Bloomsburg Area School District	Department of Public Welfare
728 E. 5 th Street	Estate Recovery Program
Bloomsburg, PA 17815	P.O. Box 8486 Willow Oak Building
	Harrisburg, PA 17105
Bloomsburg Tax Collector	Bloomsburg Domestic Relations
c/o Mary F. Ward	11 West Main Street, 2 nd Floor
Town Hall 301 E. Second Street	Bloomsburg, PA 17815
Bloomsburg, PA 17815	
Suez Water Corporate Headquarters	Commonwealth of Pennsylvania
461 From Road	Department of Welfare
Paramus, NJ 07652	333 Health and Welfare Building
	Harrisburg, PA 17105

Columbia County Tax Claim Office	Pennsylvania Department of Revenue, Bureau
11 West Main Street	of Compliance Attn: Sheriff's Sales
Bloomsburg, PA 17815	P.O. Box 281230
	Harrisburg, PA 17128-1230
Columbia County Treasurer	Commonwealth of PA Bureau of Individual Tax
P.O. Box 380	Inheritance Tax Division
Bloomsburg, PA 17815	P.O. Box 280601
	Harrisburg, PA 17105

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

Emmanuel J. Argentieri, Esquir

Attorney for Plaintif

Sworn to and subscribed to before me this 12 day

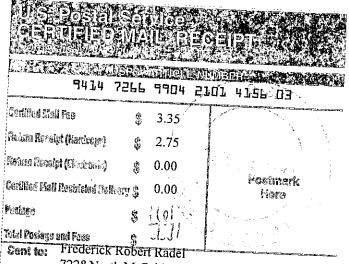
February, 2018

NOTARY PUBIAC

Deborah A. Buchanan State of New Jersey My Commission Expires August 3, 2021 Commission Number 2411042



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7228 North McBride Road Mc Neal, AZ 85617-9611

Reference histormation

Maria Galati
345-061 Radel Writ/NOS Service

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.

		Спіет Deputy
WILMINGT vs. FREDERIC	ON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI K RADEL	Case Number 2017CV766
	SHERIFF'S RETURN OF SERVICE	
12/12/2017	09:46 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACC STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THI UPON THE REAL ESTATE LOCATED AT 179 WEST 9TH STREET, BLOOMS KRISTIE RO	
	SO ANSWE	RS,
December 12	, 2017 TIMOTHY T	Charlesia. CHAMBERLAIN, SHERIFF

					COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KUNGARAN, NOTARY PUBLIC
Affirmed and s	ubscribed to h	efore me this		NOTARY	TOWN OF PLOCHESURS COLUMNIA COUNTY MY CRAMINSION EXSURES CCT. 4, 2020.
12TH	day of	DECEMBER	' <u> </u>	2017	Sarah Jan Klugana

Plaintiff Attorney: ROMANO & GARUBO & ARGENTIERI, 52 NEWTON AVENUE, WOODBURY, NJ 08096

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV766

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, JANUARY 31, 2018 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 in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

ALL THAT CERTAIN property situated in the Town of Bloomsburg in the County of Columbia and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/15/1997 and recorded 02/16/1998, among the Land Records of the County and State set forth above, in Deed Volume 715 and Page 427 and being more fully described in a Deed dated 01/25/2001 and recorded 01/25/2001, among the Land Records of the County and State set forth above, in Deed Volume 200100693 and Page 1.

TITLE TO SAID PREMISES IS VESTED by Deed dated 01/25/01 conveying from Larue W. Penman and Betty Jane Penman, His Wife to Frederick R. Radel, A Married man, Recorded 01/25/01, In Instrument #200100693.

Property being known as: 179 West 9th Street, Bloomsburg, PA 17815

Being Columbia County parcel number : 05 W-02-119
Improvements thereon consist of: Single Family Dwelling
Seized and taken in execution as the property of: Frederick R. Radel

PROPERTY ADDRESS: 179 WEST 9TH STREET, BLOOMSBURG, PA 17815

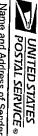
UPI / TAX PARCEL NUMBER: 05W-02-119

Seized and taken into execution to be sold as the property of FREDERICK RADEL in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: ROMANO & GARUBO & ARGENTIERI WOODBURY, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania



Listed by Sender Total Number of Pieces Ω 7 Ō ⁵9414 7266 9904 2101 3937 ³9414 7266 9904 2101 3937 Ņ ¹9414 7266 9904 2101 3937 Attn: Maria Galati Woodbury, NJ 08096 PO Box 456 52 Newton Avenue Romano, Garubo & Argentieri Name and Address of Sender USPS Tracking/Article Number Total Number of Pieces Received at Post Office 1060 Andrew Drive Suite 170 West Chester, 1A 19380 c/o Burton Neil, Esquire Burton Neil and Associates, P.C. Applied Credit Card Bank flk/a Cross Country Bank Bloomsburg, PA 17815 Covington, KY 41011 201 W. Rivercenter Blvd. Covington, KY 41011 201 W. Rivercenter Blvd. Internal Revenue Service □ Insured Mail
□ Priority Mail 179 West 9th Street Tenant/Occupant Federal Estate Tax Special Procecure Branch Bloomsburg, PA 17815 39 Red Mill Road Bloomsburg, PA 17815 Frederick R. Radel Frederick R. Radel Bloomsburg, PA 17815 ederal Estate Tax Special Procecure Branch Frederick R. Radel Frederick R. Radel 179 West 9th Street nternal Revenue Service 39 Red Mill Road Bloomsburg, PA 17815 Collect on Delivery (COD) ☐ Certified Mail Restricted Delivery Certified Mail ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Adult Signature Required 179 West 9th Street Check type of mail or service Postrhaftet Per (Name of receiving employee) Addressee (Name, Street, City, State, & ZIP Code 124) ☐ Signature Confirmation ☐ Return Receipt for Merchandise □ Priority Mail Express □ Signature Confirmation Restricted Delivery Š Postage د . د . certificate of mailing or for additional copies of this receipt). (if issued as an international Affix Stamp Here Postmark with Date of Receipt. (Extra Service) Fee Handling Actual Value
Charge if Registered Handling Charge - if Registered and over \$50,000 in value Value Sender if COD Firm Mailing Book For Accountable Mail Adult Signature Required ASR Fee ASRD Fee Adult Signature Restricted Delivery Restricted Delivery Fee Fig. 1. How Code 5. Return Receipt Fe R Signature Confirmation ကို လ Signature Confirmation Restricted Delivery SCRD Special Handling Fee SH

PS Form **3877**, April 2015 (*Page 1 of 2*)

PSN 7530-02-000-9098

MG NOS/LH letters 345-061 Radel

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

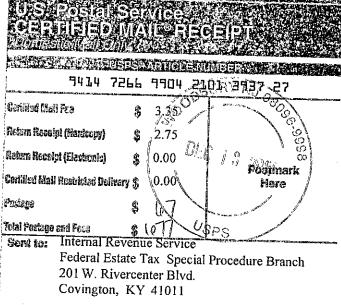


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Reference Information

Maria Galati

345-061 Radel NOS/LH letters

Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815

Phone: 570.784.5422 Fax: 570.784.1518

February 8, 2018

Tim Chamberlain Sheriff of Columbia County Columbia County Court House P. O. Box 380 Bloomsburg, PA 17815

RE:

Frederick R. Radel 179 W. Ninth Street Bloomsburg PA 17815

DOCKET NO. 2017-CV-766, 2017-ED-135

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 01/31/18 but was continued to 2/28/18. We would like to inform your office of an updated amount that we hold against this property for unpaid sewer in the amount of \$3,289.26.

If you require any further information, please contact me at 570-784-5422, 2 or amyseamans@bloomsburgpa.org.

Sincerely,

Amy Seamans

Billing and Collections Coordinator

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 January 10, 17, 24, 2018 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.

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And now,publication charges amounting to \$fee for this affidavit have been paid in fu	**********					
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Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815 Phone: 570.784.5422 Fax: 570.784.1518

January 17, 2018

Tim Chamberlain Sheriff of Columbia County Columbia County Court House P. O. Box 380 Bloomsburg, PA 17815

RE:

Frederick R. Radel 179 W. Ninth Street Bloomsburg PA 17815

DOCKET NO. 2017-CV-766, 2017-ED-135

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on 01/31/18. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$3,180.75.

If you require any further information, please contact me at 570-784-5422, 2 or amyseamans@bloomsburgpa.org.

Sincerely,

Amy Seamans

Billing and Collections Coordinator

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

Date: 01/10/2018

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 30644

RADEL FREDERICK R 39 RED MILL RD BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG Deed: 20010 -0693 Location: 179 W 9TH ST Parcel Id:05W-02 -119-00,000

Assessment: 13,098 Balances as of 01/10/2018

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

COLUMBIA COUNTY SHERIFF	
By:	Per:

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Angelo G. Garubo, Of Counsel ** agarubo@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Louis W. Skinner *
lskinner@rgalegal.com

*Member of the NJ & PA Bar

**Member of the NJ & NY Bar

File No. 345_RUSHROOSE PA_061

January 5, 2018

VIA ELECTRONIC MAIL

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

166-17

Please be advised that we represent the Plaintiff in a Sheriff Sale that is scheduled for January 31, 2018 at 9:00 am. For the property located at:

179 West 9th Street, Bloomsburg, PA 17815 Defendant's name is Frederick Radel

The January 31, 2018 sale will be postponed to the sale scheduled for February 28, 2018 at 9:00am.

Please announce the postponement at the January 31, 2018 sale.

Thank you for your kind assistance and please call us if you have any questions – (856) 384-1515, Ext. 127 or email at mgalati@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

emmandel J. Argenvieri, Esquir

/mg encls.

Of Counsel:

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Angelo G. Garubo, Of Counsel ** agarubo@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Louis W. Skinner * lskinner@rgalegal.com

*Member of the NJ & PA Bar

**Member of the NJ & NY Bar

FAX COVER SHEET

Fax Number Transmitted To: 570-389-5625

To: ATTN: Real Estate

Columbia County Sheriff's Department

From: Maria Galati

Matter: Wilmington Savings Fund Society, etc. vs. Frederick Radel

Case No. 2017 CV 766

Date: January 5, 2018

DOCUMENTS'	NUMBER OF PAGES*
1/31/18 Sheriff Sale Postponement request letter	2

COMMENTS: Attached is a letter requesting postponement of the sale scheduled for 1/31/18 to the sale scheduled for February 28, 2018. Please let me know if you need anything else. Thank you.

Maria 856-384-1515 x127 mgalati@rgalegal.com

Originals will NOT follow.

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via U.S. Postal Service.

*IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE SENDER IMMEDIATELY AT (856) 384-1515 x127

Of Counsel:

Michael D. Bloom, Esquire 44 Nelson Place, P.O. Box 13 Tenafly, NJ 07670 Telephone: (201) 266-4351 Telefax: (201) 336-9149 Member of NJ, NY, FL & DC Bar

Evan J. Salan, Esquire 52 Newton Avenue, P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Member of NY, NJ, & CA Bar

Case Number 2017CV766

SERVICE EVENT REPORT

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ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Frederick R. Radel

PROPERTY:

179 West 9th Street

Bloomsburg, PA 17815

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

05W-02-119

Please be advised that the undersigned office represents Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on January 31,2018 at 9:00

AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARUBO & ARGENTIERI

Dated: October 16, 2017

By:

mariuel J. Argentieri, Esquire

Attorney for Vlaintiff

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI FREDERICK RADEL

Case Number 2017CV766

SHERIFF'S RETURN OF SERVICE

12/12/2017 09:46 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 179 WEST 9TH STREET, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUT

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2017

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG COLUMBIA COUNTY

				NOTAR	Y
Affirmed and	subscribed to b	efore me this			0 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
12TH	day of	DECEMBER	,	2017	Duch Jacklingan
Pläir	tiff Attorney: R	OMANO & GARUB	O & AF	RGENTIERI	52 NEWTON AVENUE, WOODBURY, NJ 08096

(c) CountySuite Sheriff, Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	ON SAVINGS FUND SOCIETY, FSB, D/B/A CHF	RISTIANA TRI	JST, NOT INDI	Case Number 2017CV766
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Manner:	< Not Specified >	Expires:	en e	Warrant:
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM SHERIFF'S SALE BILL			
Serve To:	<u>L</u>	Final Serv	ice:	The second of th
Name:	(POSTING)	Served:	Personally · Adult	In Charge Posted Other
Primary Address:	179 WEST 9TH STREET BLOOMSBURG, PA 17815	Adult In Charge:	Do	
Phone:	DOB:	Relation:		;
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Attorney /	Originator:	г		
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:		
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(POSTING)

2017CV766

179 WEST 9TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Document	Receipt

Trans#	11786	Carrier / service:	USPS Server	First-Class Mail®	10/26/2017 12:00:00 AM
Ship to:					
FREDERIC	CK RADEL				
22 SAMM)	/ MOBILE HON	ME PARK	Tracki Doc R Posta	ef#: 2017ED135	00116074
SCHUYLK HAVEN	ILL PA	17972	FOsta	ge 5.2000	

Sent - 10/26/17

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	'ON SAVINGS FUND SOCIETY, FSB, D/B/A CHI REDERICK	Case Number 2017CV766			
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Category:	Real Estate Sale - Sale Notice	**************************************	10. M 10. 10. A 1 10. A 20. 10. M 10	Zone:	135
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Name:	FREDERICK RADEL	Served:	Personally · Adu	ılt In Charge	· Posted · Other
Primary Address:	39 RED MILL ROAD B Address BLOOMSBURG, PA 17815	Adult In Charge:	TETW		
Phone: (5	70) -854-4678 DOB:5-12-46	Relation:	CRIOT	FINIT	<u> </u>
Alternate Address:	179 WEST 9TH STREET BLOOMSBURG, PA 17815	Date:	19/25/17	Time:	2105
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EL. FREDERICK 2017CV

39 RED MILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI **Case Number** VS. 2017CV766 RADEL, FREDERICK SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Warrant: Expires: Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: Serve To: Name: BLOOMSBURG AREA SCHOOL DISTRICT-Served: Personally Adult In Charge Posted Other 728 E. 5TH STREET Adult In Primary BREISCH Charge: Address: BLOOMSBURG, PA 17815 Relation: Phone: DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: Name: ROMANO & GARUBO & ARGENTIERI Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

6 728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

BLOOMSBURG AREA SCH

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	TON SAVINGS FUND SOCIETY, FSB, D/B/A CF REDERICK	HRISTIANA TRU	JST, NOT INDI		Number 7CV766	_
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Name:	BLOOMSBURG SEWER	Served:	Personally Ad	ult In Charge	Pested · Other	17C
Primary Address:	2ND STREET BLOOMSBURG, PA 17815	Adult In Charge:	Ally	SEAMAL	15	2017CV766
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Attorney / Name:	Originator: ROMANO & GARUBO & ARGENTIERI	Phone:				STREET,
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI vs. RADEL, FREDERICK					Case Number 2017CV766	
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Name:	Mary F. Ward	Served:	Personally A	dult In Charge	Posted Other	
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816	Adult In Charge:	Auy	SEALLAL	JS	
Phone:	570-784-1581 DOB :	Relation	CLELK			
Alternate Address:		Date:	1935/1	Time:	1532	
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Attorney / Name:	Originator: ROMANO & GARUBO & ARGENTI	ERI <i>Phone</i> :				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIvs. RADEL, FREDERICK				Case Number 2017CV766		
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Name:	COLUMBIA COUNTY TREASUER	Served:	Personally Adu	ilt In Charge	Posted Other	
Primary Address:	11 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	ELIZAGET	H DELL		
Phone:	DOB:	Relation: CLERK		The second secon		
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Attorney /	Originator:					
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2017CV766 11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

COLUMBIA COUNTY TREA

The Kill Brook of the Artist Control

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2017CV766

VS.	ON SAVINGS FUND S REDERICK	OCIETY, FSB, D/B/A C	HRISTIANA TRU	ST, NOT INDI		Number 7CV766
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Serve To:			Final Servic			
Name:	Columbia County Ta	x Office	Served:	Personally · Add	ult In Charge ·	Posted Other
Primary Address:	PO Box 380 Bloomsburg, PA 178	15	Adult In Charge:	ELIZABET	chight	
Phone:	570-389-5649	DOB:	Relation:	CLECK		
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Attorney /	Originator:				September	** ***
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NO EXPIRATION

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	FON SAVINGS FUND SOCIETY, FSB, D/B/A CHE	RISTIANA TRU	JST, NOT INDI		Number 7CV766	
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Name:	Domestic Relations Office of Columbia Col	Served:	Personally Adu	It In Charge	Posted Other	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	EILEEK	en Hess		
Phone:	DOB:	Relation:	Ciell			
Alternate Address:		Date:	10/25/17	Time:	1 ८२७	
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Attorney /	Originator:					
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DOMESTIC RELATIONS OF

2017CV766

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	TON SAVINGS FUND SOCIETY, FSB, D/B/A CH REDERICK	IRISTIANA TRU	JST, NOT INDI		e Number 7CV766
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Name:	OCCUPANT	Served:	Personally · Adu	ılt In Charge	· Posted · Other
Primary Address:	179 WEST 9TH STREET BLOOMSBURG, PA 17815	Adult in Charge:		nyan Matan Zwin Agen a ngami twim ista m Matan Matan Zwin ing matan matan sa	
Phone:	DOB:	Relation:		e e mare manuel and mare mare mare mare and a community of the community o	
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Attorney /	Originator:			w ²	
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:			
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OCCUPAN'

2017CV76

179 WEST 9TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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 10/24/17

Ad ID:

Description: Run Dates:

Class:

Agate Lines:

Blind Box:

1119802

Radel Sheriff Sale

10/25/17 to 01/24/18

195

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

PO BOX 380 Address:

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid** \$1,422.30

\$0.00

Publication Press Enterprise

Start Stop 10/25/17 01/24/18 Inserts

Cost \$1,422.30

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV766

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, JANUARY 31, 2018 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 Sheriffs 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 in the Town of Bloomsburg. County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:
ALL THAT CERTAIN property situated in the Town of Bloomsburg in the County of Columbia and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/15/1997 and recorded 02/16/1998, among the Land Records of the County and State set forth above, in Deed Volume 715 and Page 427 and being more fully described in a Deed dated 01/25/2001 and recorded 01/25/2001, among the Land

1.
TAX MAP OR PARCEL ID NO.: 05W-02-119
TITLE TO SAID PREMISES IS VESTED by Deed dated 01/25/01 conveying from Larue
W. Penman and Betty Jane Penman, His Wife to Frederick R. Radel, A Married man,
Recorded 01/25/01, in Instrument #200100693.
Property being known as: 179 West 9th Street, Bloomsburg, PA 17815

Records of the County and State set forth above, in Deed Volume 200100693 and Page

Being Columbia County parcel number: 05 W-02-119 Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: Frederick R. Radel

PROPERTY ADDRESS: 179 WEST 9TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-02-119

Seized and taken into execution to be sold as the property of FREDERICK RADEL in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT

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 IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITH-INTHE PRESCRIBED TIME PERIOD. If the successful bidder faults 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 pro-ceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office eceives advance written notice otherwise, signed by an authorized representation

Attorney for the Plaintiff: ROMANO & GARUBO & ARGENTIERI WOODBURY, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV766

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, JANUARY 31, 2018 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 in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

ALL THAT CERTAIN property situated in the Town of Bloomsburg in the County of Columbia and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/15/1997 and recorded 02/16/1998, among the Land Records of the County and State set forth above, in Deed Volume 715 and Page 427 and being more fully described in a Deed dated 01/25/2001 and recorded 01/25/2001, among the Land Records of the County and State set forth above, in Deed Volume 200100693 and Page 1. TAX MAP OR PARCEL ID NO.: 05W-02-119

TITLE TO SAID PREMISES IS VESTED by Deed dated 01/25/01 conveying from Larue W. Penman and Betty Jane Penman, His Wife to Frederick R. Radel, A Married man, Recorded 01/25/01, In Instrument #200100693.

Property being known as: 179 West 9th Street, Bloomsburg, PA 17815

Being Columbia County parcel number: 05 W-02-119 Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: Frederick R. Radel

PROPERTY ADDRESS: 179 WEST 9TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-02-119

Seized and taken into execution to be sold as the property of FREDERICK RADEL in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: ROMANO & GARUBO & ARGENTIERI WOODBURY, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

٧.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A".

	Amount due		\$58,531.67
	Costs		\$
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(SEAL)		Bon	ProthogoGlerk of Sev. Courts
Date: 16 19.	217	Ву	My Com. Ex. 1st Monday in 2020 Deputy

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

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

 $\boldsymbol{v}_{\scriptscriptstyle\bullet}$

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 179 West 9th Street, Bloomsburg, PA 17815.

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

Name

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

Frederick R. Radel	179 West 9th Street, Bloomsburg, PA 17815
	39 Red Mill Road, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name

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

Frederick R. Radel	179 West 9th Street, Bloomsburg, PA 17815
	39 Red Mill Road, Bloomsburg, PA 17815

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

Name

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T	500 Delaware Avenue, 11th Floor Wilmington, DE 19801
Applied Credit Card Bank f/k/a Cross Country Bank	c/o Burton Neil, Esquire Burton Neil and Associates, P.C. 1060 Andrew Drive, Suite 170 West Chester, PA 19380

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

Name

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T	500 Delaware Avenue, 11th Floor Wilmington, DE 19801
---	---

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

Name

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

ONLY THOSE LISTED ABOVE.

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

Name

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

Bloomsburg Area School District	728 E. 5 th Street
,	Bloomsburg, PA 17815
Bloomsburg Tax Collector	c/o Mary F. Ward Town Hall
	301 E. Second Street, Bloomsburg, PA 17815
	.
Suez Water Corporate Headquarters	461 From Road
	Paramus, NJ 07652
Columbia County Tax Claim Office	11 West Main Street
	Bloomsburg, PA 17815
Columbia County Treasurer	P.O. Box 380, Bloomsburg, PA 17815
Bloomsburg Domestic Relations	11 West Main Street, 2 nd Floor
	Bloomsburg, PA 17815
Commonwealth of Pennsylvania	333 Health and Welfare Building
Department of Welfare	Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau	
of Compliance	P.O. Box 281230, Harrisburg, PA 17128-1230
Commonwealth of PA	Inheritance Tax Division
Bureau of Individual Tax	P.O. Box 280601
	Harrisburg, PA 17105
Department of Public Welfare	Estate Recovery Program
,	P.O. Box 8486
	Willow Oak Building
	Harrisburg, PA 17105
Internal Revenue Service	201 W. Rivercenter Blvd.
Federal Estate Tax	Covington, KY 41011
Special Procecure Branch	
Commonwealth of Pennsylvania	Bureau of Individual Taxes
Department of Revenue	P.O. Box 280509, Harrisburg, PA 17128-0509

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

Name

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

Tenant/Occupant	179 West 9th Street, Bloomsburg, PA 17815
-----------------	---

ONLY THOSE LISTED ABOVE.

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

ROMANO, GARUBO & ARGENTIERI

Dated: October 16, 2017

Attorney for Plaintiff

SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2017-cv-766

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

vs. Defendant: Frederick R. Radel

Owner of the property situate in the Town of Bloomsburg, County of Columbia, Pennsylvania

Being parcel and PIN number: 05W-02-119

Property being known as: 179 West 9th Street, Bloomsburg, PA 17815

Improvements thereon: Residential Single Family Dwelling

Attorney: Emmanuel J. Argentieri, Esq./Romano, Garubo & Argentieri, LLC

LEGAL DESCRIPTION

ALL THAT CERTAIN Property situated in the Town of Bloomsburg in the County of Columbia and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/15/1997 and recorded 02/16/1998, among the Land Records of the County and State set forth above, in Deed Volume 715 and Page 427 and being more fully described in a Deed dated 01/25/2001 and recorded 01/25/2001, among the Land Records of the County and State set forth above, in Deed Volume 200100693 and Page I.

TAX MAP OR PARCEL ID NO.: 05W-02-119

TITLE TO SAID PREMISES IS VESTED by Deed dated 01/25/01 conveying from Larue W. Penman and Betty Jane Penman, His Wife to Frederick R. Radel, A Married man, Recorded 01/25/01, In Instrument #200100693.

EXHIBIT "A"

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

٧.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

ACT 91 CERTIFICATION

I, Emmanuel J. Argentieri, hereby certify that a Combined Act 6/Act 91 Notice was provided to Frederick R. Radel, by letter dated January 20, 2016, via U.S. First Class Mail and Certified Mail, postage prepaid.

ROMANO, GARUBO & ARGENTIERI

Dated: October 16, 2017

rgentieri, Esquire

Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief that the last known address of Defendants, Frederick R. Radel is 39 Red Mill Road, Bloomsburg, PA 17815.

Emmanyel J. Argentieri, Esquire

Attorney for Plaintiff

Sworn to and subscribed to before me this // day

of October, 2017

NOTARY PUBLICA

Deborah A. Buchanan State of New Jersey My Commission Expires August 3, 2021 Commission Number 2411042

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, Esquire, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief, the Defendants, Frederick R. Radel, is not known to be in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Emmanuel J. Argentieri, Esq Attorney for Plaintiff

Sworn to and subscribed to before me this // day

of October, 2017

NOTARY PUBLIC

Deborah A. Buchanan State of New Jersey My Commission Expires August 3, 2021 Commission Number 2411042

SHERIFF, COLUMBIA COUNTY, PA TO:

SIR: There will be placed in your hands for service a Writ of Execution, styled as

follows: Wilmington Savings Fund Society, etc. vs. Frederick R. Radel **Plaintiff** Defendant

No. 2017-CV-766

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

ROMANO, GARUBO & ARGENTIERI

Emphanuel J. Argentieri, Esquire Attorney for Plaintiff

10/16/17

REAL ESTATE OUTLINE

ED#<u>2017 EO 13</u>5

DATE RECEIVED 6-	20-1	7					
DOCKET AND INDEX	2017	CV	766				
CHECK FOR PRO	OPER I	NFO.					
WRIT OF EXECUTION			X				
COPY OF DESCRIPTION			X				
WHEREABOUTS OF LKA			\overline{X}				
NON-MILITARY AFFIDAVI	T		$\overline{\times}$				
NOTICES OF SHERIFF SALI	E		$\overline{\times}$				
WAIVER OF WATCHMAN			X				
AFFIDAVIT OF LIENS LIST			X				
CHECK FOR \$1,350.00 OR			X		CK#	8589	\hat{S}
**IF ANY OF ABOVE IS M	<u>ISSIN</u> G	G DO 3	$\overline{NOT}P$	ROC	EED*	*	
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POSTING DATE	•						·
ADV. DATES FOR NEWSPA	PER	1^{ST} W	EEK				
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WRIT OF EXECUTION – MORTGAGE FORECLOSURE

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815

Date: 10 19 0017

COURT OF COMMON PLEAS **COLUMBIA COUNTY**

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

Deputy Deputy St Monday in 2020

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A".

Amount due Costs		\$58,531.67 \$			
(SEAL)		Borbero to Allunio ES Prothonotary			
Date: 16 10	1.0017	Proth & Clerk of Sev. Courts			

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

LEGAL DESCRIPTION

ALL THAT CERTAIN Property situated in the Town of Bloomsburg in the County of Columbia and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/15/1997 and recorded 02/16/1998, among the Land Records of the County and State set forth above, in Deed Volume 715 and Page 427 and being more fully described in a Deed dated 01/25/2001 and recorded 01/25/2001, among the Land Records of the County and State set forth above, in Deed Volume 200100693 and Page I.

TAX MAP OR PARCEL ID NO.: 05W-02-119

TITLE TO SAID PREMISES IS VESTED by Deed dated 01/25/01 conveying from Larue W. Penman and Betty Jane Penman, His Wife to Frederick R. Radel, A Married man, Recorded 01/25/01, In Instrument #200100693.

EXHIBIT "A"

SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2017-cv-766

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

vs. Defendant: Frederick R. Radel

Owner of the property situate in the Town of Bloomsburg, County of Columbia, Pennsylvania

Being parcel and PIN number: <u>05W-02-119</u>

Property being known as: 179 West 9th Street, Bloomsburg, PA 17815

Improvements thereon: Residential Single Family Dwelling

Attorney: Emmanuel J. Argentieri, Esq./Romano, Garubo & Argentieri, LLC

By virtue of a Writ of Execution issued by Plaintiff Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

To case number 2017-cv-766

ALL THAT CERTAIN lot or parcel of land in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

ALL THAT CERTAIN property situated in the Town of Bloomsburg in the County of Columbia and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/15/1997 and recorded 02/16/1998, among the Land Records of the County and State set forth above, in Deed Volume 715 and Page 427 and being more fully described in a Deed dated 01/25/2001 and recorded 01/25/2001, among the Land Records of the County and State set forth above, in Deed Volume 200100693 and Page I.

TAX MAP OR PARCEL ID NO.: 05W-02-119

TITLE TO SAID PREMISES IS VESTED by Deed dated 01/25/01 conveying from Larue W. Penman and Betty Jane Penman, His Wife to Frederick R. Radel, A Married man, Recorded 01/25/01, In Instrument #200100693.

Property being known as: 179 West 9th Street, Bloomsburg, PA 17815

Being Columbia County parcel number: 05W-02-119

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: Frederick R. Radel

345-RushRooseveltPA-061
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096 (856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

 \mathbf{v}_{\bullet}

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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.

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

٧.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 179 West 9th Street, Bloomsburg, PA 17815.

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

Name

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

Frederick R. Radel	179 West 9th Street, Bloomsburg, PA 17815
	39 Red Mill Road, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Name

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

Frederick R. Radel	179 West 9th Street, Bloomsburg, PA 17815
	39 Red Mill Road, Bloomsburg, PA 17815

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

Name

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T	500 Delaware Avenue, 11th Floor Wilmington, DE 19801
Applied Credit Card Bank f/k/a Cross Country Bank	c/o Burton Neil, Esquire Burton Neil and Associates, P.C. 1060 Andrew Drive, Suite 170 West Chester, PA 19380

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

Name

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T	500 Delaware Avenue, 11th Floor Wilmington, DE 19801
Series 2013-31	

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

Name

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

ONLY THOSE LISTED ABOVE.

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

Name

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

Bloomsburg Area School District	728 E. 5 th Street
	Bloomsburg, PA 17815
Bloomsburg Tax Collector	
Broomsong rax concetor	c/o Mary F. Ward Town Hall
	301 E. Second Street, Bloomsburg, PA 17815
Suez Water Corporate Headquarters	461 From Road
	Paramus, NJ 07652
Columbia County Tax Claim Office	11 West Main Street
Solution Southly Talk Statiff Silico	
Columbia County Treasurer	Bloomsburg, PA 17815
Bloomsburg Domestic Relations	P.O. Box 380, Bloomsburg, PA 17815
Bloomsourg Domestic Relations	11 West Main Street, 2 nd Floor
Commonwealth of Down	Bloomsburg, PA 17815
Commonwealth of Pennsylvania	333 Health and Welfare Building
Department of Welfare	Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau	Attn: Sheriff's Sales
of Compliance	P.O. Box 281230, Harrisburg, PA 17128-1230
Commonwealth of PA	Inheritance Tax Division
Bureau of Individual Tax	P.O. Box 280601
	Harrisburg, PA 17105
Department of Public Welfare	Estate Recovery Program
	P.O. Box 8486
	Willow Oak Building
	Harrisburg, PA 17105
Internal Revenue Service	201 W. Rivercenter Blvd.
Federal Estate Tax	Covington, KY 41011
Special Procecure Branch	
Commonwealth of Pennsylvania	Bureau of Individual Taxes
Department of Revenue	P.O. Box 280509, Harrisburg, PA 17128-0509

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

Name

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

Tenant/Occupant	179 West 9th Street, Bloomsburg, PA 17815

ONLY THOSE LISTED ABOVE.

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

ROMANO, GARUBO & ARGENTIERI

Dated: October 16, 2017

Azmanuel J. Argentieri Esquire

Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Frederick R. Radel

PROPERTY:

179 West 9th Street

Bloomsburg, PA 17815

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

05W-02-119

Please be advised that the undersigned office represents Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on _______ at 9:00

AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARUBO & ARGENTIERI

Dated: October 16, 2017

Emmanuel J. Argentieri, Esquire

Attorney for Vlaintiff

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Frederick R. Radel

Frederick R. Radel

179 West 9th Street

39 Red Mill Road

Bloomsburg, PA 17815

Bloomsburg, PA 17815

The real estate located at 179 West 9th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _______ at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$58,531.67 plus fees, costs and other charges obtained by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

- 1. This sale will be canceled if you pay the judgment to Emmanuel J. Argentieri, Esquire, 52 Newton Avenue, P.O. Box 456, Woodbury, NJ 08096-1539. To find out how much you must pay, you may call (856) 384-1515.
- 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.
- 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

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 the Sheriff's Office at 570-389-5622 or Emmanuel J. Argentieri, Esquire at (856) 384-1515.
- 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 the Sheriff's Office at 570-389-5622 or Emmanuel J. Argentieri, Esquire at (856) 384-1515.
- 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 a 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 on the 30th day 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 of the preparation of the schedule of distribution.
- 7. You may also have other rights and defenses, or ways of getting your house 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, 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.

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2017-CV-766

2011-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

ACT 91 CERTIFICATION

I, Emmanuel J. Argentieri, hereby certify that a Combined Act 6/Act 91 Notice was provided to Frederick R. Radel, by letter dated January 20, 2016, via U.S. First Class Mail and Certified Mail, postage prepaid.

By:

ROMANO, GARUBO & ARGENTIERI

Dated: October 16, 2017

Eghnanuel J. Argentieri, Esquire

Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

 \mathbf{v}_{\bullet}

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief that the last known address of Defendants, Frederick R. Radel is 39 Red Mill Road, Bloomsburg, PA 17815.

Emmanye / . Argentieri, Esquire

Attorney for Plaintiff

Sworn to and subscribed to before me this // day

of October, 2017

NOTARY PUBLIC/

Deborah A. Buchanan State of New Jersey My Commission Expires August 3, 2021 Commission Number 2411042 345-RushRooseveltPA-061

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, **Series 2015-5T**

Plaintiff,

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 **Defendants**

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS **COLUMBIA COUNTY**

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, Esquire, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief, the Defendants, Frederick R. Radel, is not known to be in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments the feto.

Attorney for Plaintiff

Sworn to and subscribed to before me this /6" day

of October, 2017

Deborah A. Buchanan State of New Jersey My Commission Expires August 3, 2021 Commission Number 2411042

TO: SHERIFF, COLUMBIA COUNTY, PA

SIR: There will be placed in your hands for service a Writ of Execution, styled as

follows: Wilmington Savings Fund Society, etc. vs. Frederick R. Radel **Plaintiff** Defendant

No. 2017-CV-766

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

ROMANO, GARUBO & ARGENTIERI

Emphanuel J. Argentieri, Esquire Anorney for Plaintiff

10/16/17

Trans # 11744 10/24/2017 12:00:00 Carrier / service: USPS Server First-Class Mail® AM

Ship to:

SUEZ WATERCORPORATE HEADQUARTERS

461 FROM ROAD

Tracking #:

71901140006000115657

Doc Ref#: Postage

2017ED135

5.2600

PARAMUS

NJ 07652

Document Receipt

Trans # 11745 Carrier / service: USPS Server First-Class Mail® 10/24/2017 12:00:00 AM

Ship to:

DEPT OF PUBLIC WELFARE

ESTATE RECOVERY PROGRAM Tracking #: 71901140006000115664

P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG PA 17105 Doc Ref #: 2017ED135 Postage 5.2600

Document Receipt

Trans # 11745 Carrier / service: USPS Server First-Class Mail® 10/24/2017 12:00:00 AM

Ship to:

DEPT OF PUBLIC WELFARE

ESTATE RECOVERY PROGRAM

P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG PA 17105 Tracking #:

71901140006000115664

Doc Ref #: 2 Postage 5

2017ED135 5.2600

Document Receipt

11744 10/24/2017 12:00:00 Trans# Carrier / service: USPS Server First-Class Mail® ΑM

Ship to:

SUEZ WATERCORPORATE HEADQUARTERS

461 FROM ROAD

Tracking #:

71901140006000115657

Doc Ref#:

2017ED135

Postage

5.2600

PARAMUS

NJ 07652

Document Receipt

USPS Server 10/24/2017 12:00:00 Trans# 11743 Carrier / service: First-Class Mail® ΑM

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259 71901140006000115640 Tracking #:

Doc Ref#: 2017ED135

Postage 5.2600

PHILADELPHIA PA 19106

Document Receipt

USPS Server Trans# 11742 10/24/2017 12:00:00 Carrier / service: First-Class Mail® AM

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET 71901140006000115633 Tracking #:

Doc Ref#: 2017ED135

5.2600 Postage

Document Receipt

Trans #

11742

Carrier / service: USPS Server First-Class Mail®

10/24/2017 12:00:00

ΑM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET

Tracking #:

71901140006000115633

Doc Ref#:

2017ED135 5.2600

Postage

Document Receipt

10/24/2017 12:00:00 AM Trans# 11742 Carrier / service: USPS Server First-Class Mail®

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET

Tracking #: 71901140006000115633

Doc Ref#: 2017ED135

Postage 5.2600

Document Receipt

Trans# 11741 10/24/2017 12:00:00 Carrier / service: USPS Server First-Class Mail®

Ship to:

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

PO BOX 8016 Tracking #: 71901140006000115626

Doc Ref#: 2017ED135

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans # 11740 Carrier / service: USPS Server First-Class Mail® 10/24/2017 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000115619

Doc Ref #: 2017ED135

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

Trans # 11740 Carrier / service: USPS Server First-Class Mail® 10/24/2017 12:00:00

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000115619

Doc Ref #: 2017ED135

Postage 5.2600

HARRISBURG PA 17128

345-RushRooseveltPA-061

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T

Plaintiff,

v.

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815-8320 Defendants

Property address: 179 West 9th Street Bloomsburg, PA 17815 COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2017-CV-766

2017-ED-135

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Frederick R. Radel

PROPERTY:

179 West 9th Street

Bloomsburg, PA 17815

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

05W-02-119

Please be advised that the undersigned office represents Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2015-5T in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on 100. 31, 2018 at 9:00

AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

ROMANO, GARUBO & ARGENTIERI

Dated: October 16, 2017

Emmanuel J. Argentieri, Esquire

Attorney for Vlaintiff

Columbia County Prothonotary Columbia County Sheriff October 18, 2017 Page 2

To the Sheriff

Please schedule the sale for the property located at 179 West 9th Street, Bloomsburg, PA 17815, and notify me of the sale date. My email is mgalati@rgalegal.com. Enclosed is our check in the amount of \$1,350.00 made payable to the Sheriff of Columbia County for your costs for the sale and (2) self-addressed, prepaid envelopes for returns of service.

Please **SERVE** the Defendant:

Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815

Please **POST** the property with the Handbill of Sale:

179 West 9th Street Bloomsburg, PA 17815

Kindly be advised that we will serve the Defendant via U.S. First Class Mail, as well as all lienholders, and will file the appropriate affidavit with the Court.

Thank you for your kind assistance and please call me if you have any questions at (856) 384-1515, Ext. 127, or email me at mgalati@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

María Galati. Legal Assistant

/mg encls.

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Angelo G. Garubo, Of Counsel ** agarubo@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371

Louis W. Skinner * Iskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar

File No. 345_RUSHROOSE PA 061

October 18, 2017

Prothonotary of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

Wilmington Savings Fund Society, FSB, etc vs. Frederick R. Radel Case No. 2017-cv-766

Dear Sir/Madam:

RE:

Enclosed is an original and 5 duplicate copies of the following documents in connection with the mortgage foreclosure of the above-referenced property:

- 1. Writ of Execution
- 2. Property Descripion
- 3. Notice of Sheriff Sale of Real Estate and Owner's Rights
- 4. Writ of Execution Notice and Legal Description
- 5. Affidavit Pursuant to Rule 3129.1
- 6. Notice of Sheriff's Sale of Real Property and Owner's Rights
- 7. Long Form Handbill
- 8. Long Legal Description
- 9. ACT 91 Certification
- 10. Affidavit of Last Known Address
- 11. Affidavit of Non-Military Service
- 12. Waiver of Watchman

Please file the original and return 1 timestamped copy back to me in the self addressed envelope provided and forward the additional copies and a copy of this letter to the Sheriff to schedule the sale and for service. I enclose a check in the amount of \$25.00 for the filing fee.

Of Counsel:

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380



Bloomsburg PA 17815

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET

Columbia County Columbia County Sheriff 35 West Main Street PO Box 380

Bloomsburg PA 17815



FREDERICK RADEL 22 SAMMY MOBILE HOME PARK

SCHUYLKILL PA 17972 HAVEN

ROMANO GARUBO & ARGENTIERI/ COUNSELORS AT LAW LLC

ATTORNEY BUSINESS ACCOUNT 52 NEWTON AVENUE WOODBURY, NJ 08096



8/16/2017

PAY TO THE ORDER OF Sheriff, Golumbia County

\$**1,350.00

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

DOLLARS

Sheriff, Columbia County

VOID AFTER SIX MONTHS

МЕМО

Eile No. 345-061 Radel

#031207814E 9000383740** ##OO# 5# 5#