

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 220518	Invoice Date: 04/09/2018 12:51:57 PM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

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

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

WILMINGTON SAVINGS FUND SOCIETY VS FREDERICK RADEL

NO. 135-2017 ED

NO. 766-2017 JD

DATE/TIME OF SALE: FEBRUARY 28, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 5679.81

POUNDAGE - 2% OF BID \$ 113.60

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

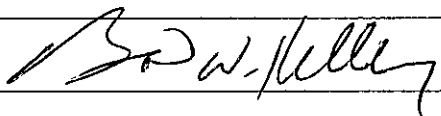
MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5793.41

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 5793.41

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 4443.41

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

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

vs.

## Defendant

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

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$66.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,422.30
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
Continued or Cancelled Sale	Postponed to: 2/28/2018	\$10.00
Service		\$210.00
Service Mileage		\$6.00
Distribution Form		\$25.00
Copies		\$7.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$150.00

Total Sheriff Costs \$2,318.80

## Municipal Costs

Sewer	\$3,289.26
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Total Municipal Costs \$3,289.26

## Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs \$71.75

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](mailto:mromano@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto:eargentieri@rgalegal.com)

Louis W. Skinner\*  
[lskinner@rgalegal.com](mailto:lskinner@rgalegal.com)

\*Member of the NJ & PA 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](mailto:agarubo@rgalegal.com)

Evan J. Salan, Esquire\*\*\*  
[esalan@rgalegal.com](mailto:esalan@rgalegal.com)

Michael V. Baronio, Esquire\*\*  
[mbaronio@gmail.com](mailto: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 9<sup>th</sup> 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



**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Emmanuel J. Argentieri, Esquire		Telephone Number: (856) 384-1515	
Mailing Address 52 Newton Ave.	City Woodbury	State NJ	ZIP Code 08096

### B. TRANSFER DATA

Date of Acceptance of Document      /      /			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) Wilmington Savings Fund Society... **	Telephone Number:
Mailing Address 35 West Main Street		Mailing Address 15480 Laguna Canyon Road	
City Bloomsburg	State PA	ZIP Code 17815	City Irvine
			State CA
			ZIP Code 92618

### C. REAL ESTATE LOCATION

Street Address 179 West 9th Street		City, Township, Borough Bloomsburg	
County Columbia	School District Bloomsburg	Tax Parcel Number 05W-02-119	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 5,793.41	2. Other Consideration + 0.00	3. Total Consideration = 5,793.41
4. County Assessed Value 13,098.00	5. Common Level Ratio Factor X 3.91	6. Computed Value = 51,213.18

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

1a. Amount of Exemption Claimed \$ 51,213.18	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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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.)      \*\* FSB d/b/a Christiana Trust, not in its individual capacity but 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

4/3/18

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

17-766

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.60</u>	
TOTAL *****		\$ <u>476.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1422.30</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1672.30</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>3289.26</u>	
WATER 20	\$	
TOTAL *****		\$ <u>3289.26</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>10.00</u>

TOTAL COSTS (OPENING BID) \$ 5679.81

**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

FILED  
PROTHONOTARY

2018 FEB 15 A 11:11

CLERK OF COURT  
COUNTY OF COLUMBIA

**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 9<sup>th</sup> 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 9<sup>th</sup> 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".

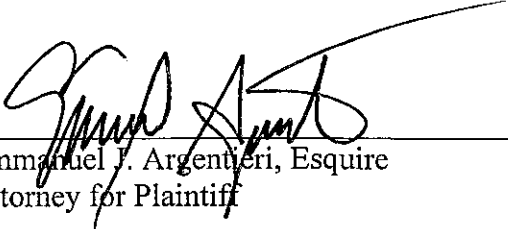
3. That true and correct copies of the Notice of Sheriff's Sale of Real Estate to Lienholders and other applicable notices with reference to the scheduled Sheriff's Sale, were sent to the following parties of interest on December 18, 2017, via U.S. First Class Mail, postage prepaid, with certificates of mailing that are attached hereto and made a part hereof as Exhibit "C":

Frederick R. Radel 179 West 9th Street Bloomsburg, PA 17815	Tenant/Occupant 179 West 9th Street Bloomsburg, PA 17815
Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815	Commonwealth of PA Department of Revenue Bureau of Individual Taxes P.O. Box 280509 Harrisburg, PA 17128-0509
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	Internal Revenue Service Federal Estate Tax Special Procure Branch 201 W. Rivercenter Blvd. Covington, KY 41011
Bloomsburg Area School District 728 E. 5 <sup>th</sup> Street Bloomsburg, PA 17815	Department of Public Welfare Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105
Bloomsburg Tax Collector c/o Mary F. Ward Town Hall 301 E. Second Street Bloomsburg, PA 17815	Bloomsburg Domestic Relations 11 West Main Street, 2 <sup>nd</sup> Floor Bloomsburg, PA 17815
Suez Water Corporate Headquarters 461 From Road Paramus, NJ 07652	Commonwealth of Pennsylvania Department of Welfare 333 Health and Welfare Building Harrisburg, PA 17105



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

Sworn to and subscribed to  
before me this 12<sup>th</sup> day of  
February, 2018

  
NOTARY PUBLIC

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

# EXHIBIT “A”



UNITED STATES  
POSTAL SERVICE®

Firm Mailing Book For Accountable Mail

Name and Address of Sender  
Romano, Garubo & Argenterieri  
52 Newton Avenue  
PO Box 456  
Woodbury, NJ 08096

Attn: Maria Galati

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

Affix Stamp Here  
(if issued as an international  
certificate of mailing or for  
additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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19414 7266 9904 2101 4156  
03

Frederick Robert Radel  
7228 North McBride Road  
Mc Neal, AZ 85617-9611

2.

Frederick Robert Radel

7228 North McBride Road  
Mc Neal, AZ 85617-9611

3.

771

4.

5.

6.

7.

8.

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender  
2

Total Number of Pieces Received at Post Office  
Postmaster, Return to (name of receiving employee)

MG

Writ/NOS service to AZ Address 345-061 Radel

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

PSN 7530-02-000-9098


Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](http://usps.com/privacypolicy).

U.S. Postal Service  
CERTIFIED MAIL RECEIPT

U.S. POSTAL SERVICE ARTICLE NUMBER

9414 7266 9904 2101 4156 03

Certified Mail Fee	\$ 3.35	
Return Receipt (Hardcopy)	\$ 2.75	
Return Receipt (Electronic)	\$ 0.00	
Certified Mail Restricted Delivery	\$ 0.00	
Postage	\$ 11.01	
Total Postage and Fees	\$ 17.11	

Sent to: Frederick Robert Radel  
7228 North McBride Road  
Mc Neal, AZ 85617-9611

Reference Information

Maria Galati  
345-061 Radel Writ/NOS Service

# EXHIBIT “B”

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



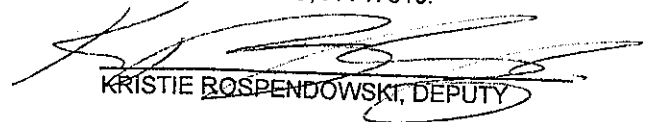
Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2017CV766

## SHERIFF'S RETURN OF SERVICE

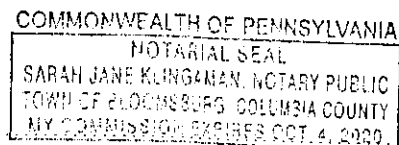
12/12/2017 09:46 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW,  
STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL  
UPON THE REAL ESTATE LOCATED AT 179 WEST 9TH STREET, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

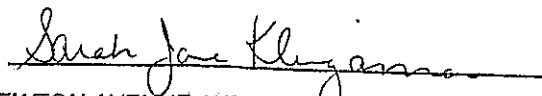
December 12, 2017



NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2017



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

(c) CountySuite Sheriff, Teledocult, Inc.

# 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

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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.

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**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:  
ROMANO & GARUBO & ARGENTIERI  
WOODBURY, NJ

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

# EXHIBIT “C”





Firm Mailing Book For Accountable Mail

Name and Address of Sender  
Romano, Garubo & Argenterii  
52 Newton Avenue  
PO Box 456  
Woodbury, NJ 08096

Attn: Maria Galati

USPS Tracking/Article Number

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express  
☐ Adult Signature Restricted Delivery ☐ Registered Mail  
☐ Certified Mail ☐ Return Receipt for Merchandise  
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation  
☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery  
☐ Insured Mail ☐ Priority Mail

Affix Stamp Here  
(If issued as an international certificate of mailing or for additional copies of this receipt).  
Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Fee)	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
19414 7266 9904 2101 3937 03	Frederick R. Radel 179 West 9th Street Bloomsburg, PA 17815												
2.	Frederick R. Radel 179 West 9th Street Bloomsburg, PA 17815												
39414 7266 9904 2101 3937 10	Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815												
4.	Frederick R. Radel 39 Red Mill Road Bloomsburg, PA 17815												
59414 7266 9904 2101 3937 27	Internal Revenue Service Federal Estate Tax Special Procedure Branch 201 W. Rivercenter Blvd. Covington, KY 41011												
6.	Internal Revenue Service Federal Estate Tax Special Procedure Branch 201 W. Rivercenter Blvd. Covington, KY 41011												
7.	Tenant/Occupant 179 West 9th Street Bloomsburg, PA 17815												
8.	Applied Credit Card Bank d/b/a Cross Country Bank c/o Burton Neil Esquire Burton Neil and Associates, P.C. 1060 Andrew Drive Suite 170 West Chester, PA 19380												
Total Number of Pieces Listed by Sender 8	Total Number of Pieces Received at Post Office												

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

MG

NOS/LH letters 345-061 Radel





Firm Mailing Book For Accountable Mail

Name and Address of Sender  
Romano, Garubo & Argentieri  
52 Newton Avenue  
PO Box 456  
Woodbury, NJ 08096

Attn: Maria Galati

USPS Tracking/Article Number

Address (Name, Street, City, State, & ZIP Code™)

- Check type of mail or service
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature Required            | <input type="checkbox"/> Priority Mail Express                      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail                            |
| <input type="checkbox"/> Certified Mail                      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | <input type="checkbox"/> Signature Confirmation                     |
| <input type="checkbox"/> Collect on Delivery (COD)           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                        |   |
| <input type="checkbox"/> Priority Mail                       |   |

Affix Stamp Here  
(If issued as an international certificate of mailing or for additional copies of this receipt).  
Postmark with Date of Receipt.

1.	2.	3.	4.	5.	6.	7.	8.	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17105																				
Commonwealth of PA Department of Revenue Bureau of Individual Taxes P.O. Box 280509 Harrisburg, PA 17128-0509																				
Department of Public Welfare Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105																				
Handling Charge - if Registered and over \$50,000 in value																				
Adult Signature Required																				
Adult Signature Restricted Delivery																				
Restricted Delivery																				
Return Receipt																				
Signature Confirmation																				
Signature Confirmation Restricted Delivery																				
Special Handling																				

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

MG

NOS/LH letters 345-061 Radel

**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2101 3937-00

Certified Mail Fee	\$ 3.35
Return Receipt (Hardcopy)	\$ 2.75
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.77
Total Postage and Fees	\$ 1.07

Postmark Here

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

Reference Information

Maria Galati  
345-061 Radel NOS/LH letters

**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2101 3937-03

Certified Mail Fee	\$ 3.35
Return Receipt (Hardcopy)	\$ 2.75
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.77
Total Postage and Fees	\$ 1.07

Postmark Here

Sent to: Frederick R. Radel  
179 West 9th Street  
Bloomsburg, PA 17815

Reference Information

Maria Galati  
345-061 Radel NOS/LH letters

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2101 3937-27

Certified Mail Fee	\$ 3.35
Return Receipt (Hardcopy)	\$ 2.75
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.77
Total Postage and Fees	\$ 1.07

Postmark Here

Sent to: Internal Revenue Service  
Federal Estate Tax Special Procedure Branch  
201 W. Rivercenter Blvd.  
Covington, KY 41011

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](mailto:amyseamans@bloomsburgpa.org).

Sincerely,

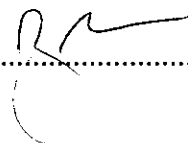


Amy Seamans  
Billing and Collections Coordinator

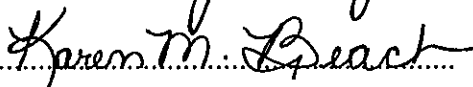
STATE OF  
COUNTY OF

3

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.

.....  


Sworn and subscribed to before me this .....24<sup>th</sup> day of January 2018.....

.....  
  
(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.

.....

# 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](mailto:amyseamans@bloomsburgpa.org).

Sincerely,



Amy Seamans  
Billing and Collections Coordinator

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

REAL ESTATE TAX CERTIFICATION

Date: 01/10/2018

Fee: \$5.00

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	BALANCE
	NO TAX CLAIM TAXES DUE					

COLUMBIA COUNTY SHERIFF

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

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



## ROMANO GARUBO & ARGENTIERI

*Counselors at Law LLC*

Michael F.J. Romano, Member \*  
[mromano@rgalegal.com](mailto:mromano@rgalegal.com)

Angelo G. Garubo, Of Counsel \*\*  
[agarubo@rgalegal.com](mailto:agarubo@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto: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](mailto: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 9<sup>th</sup> 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.**

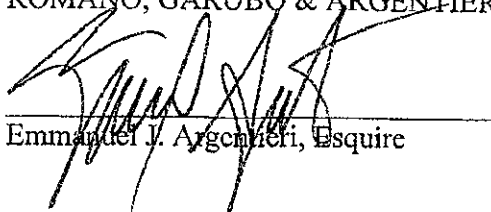
Please announce the postponement at the January 31, 2018 sale.

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](mailto:mgalati@rgalegal.com).

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

  
Emmanuel J. Argentieri, Esquire

/mg  
encls.

---

#### *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

**ROMANO GARUBO & ARGENTIERI***Counselors at Law LLC*

Michael F.J. Romano, Member \*  
[mromano@rgalegal.com](mailto:mromano@rgalegal.com)

Angelo G. Garubo, Of Counsel \*\*  
[agarubo@rgalegal.com](mailto:agarubo@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto: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](mailto: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](mailto: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

**SERVICE EVENT REPORT**  
( Not Found )

**Service Details:**

Category:	Real Estate Sale - Sale Notice	Expires:	
Manner:	< Not Specified >	Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

**Serve To:**

Name:	FREDERICK RADEL	Mobile:	
Primary Address:	39 RED MILL ROAD BLOOMSBURG, PA 17815	Notes:	
Phone:			

**Service Event Details:**

Date:	10/25/2017	Category:	Not Found
Notes:	I, DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: FREDERICK RADEL, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 39 RED MILL ROAD, BLOOMSBURG, PA 17815.		

**Delivery Details:**

Time In:		Time Out:	9:05 PM	Deputy 1:	Kristie Rospendowski
Mileage:	0	Deputy 2:	Michael Beyer		
Accepted:					
Notes:	WIFE PASSED AWAY IN SCHUYLKILL COUNTY. NOBODY IN FAMILY SEEMS TO KNOW WHERE HE IS. ASK DEPUTY BEYER FOR INFOR.				

## TX Result Report

P 1

01/05/2018 12:43

Serial No. A6VF011029028

TC:00008333

Addressee	Start Time	Time	Prints	Result	Note
918563846371	01-05 12:41	00:01:43	001/001	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

Entered By: Sarah Klingaman		Print Date: 01/05/2018	Print Time: 12:39 PM
<b>Service Event Report</b> ( Not Found )			
Case Number 2017CV766			
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IND			
FREDERICK RADEL			
Name: FREDERICK RADEL			
Address: 39 RED MILL ROAD			
BLOOMSBURG, PA 17815			
Phone:			
Date: 10/25/2017			
Category: Real Estate Sale - Sale Notice			
Manner: < Not Specified >			
Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			
Warrant:			
Expires:			
Category: Not Found			
Notes: 1. DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE RADEL, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 39 RED MILL ROAD, BLOOMSBURG, PA 17815.			
Time In: 9:05 PM			
Time Out: 9:05 PM			
Deputy 1: Kristie Rospendowski			
Deputy 2: Michael Beyer			
Notes: WIFE PASSED AWAY IN SCHUYLKILL COUNTY. NOBODY IN FAMILY SEEMS TO KNOW WHERE HE IS. ASK DEPUTY BEYER FOR INFOR.			
Accepted:			
Notes:			

**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 9<sup>th</sup> 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: \_\_\_\_\_

  
Emanuel J. Argentieri, Esquire  
Attorney for Plaintiff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

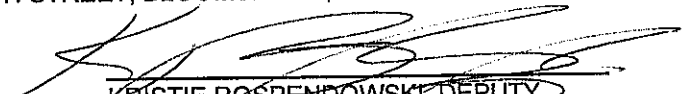


WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI  
vs.  
FREDERICK RADEL

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, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

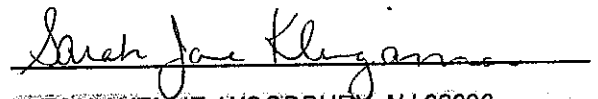
December 12, 2017

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
SARAH JANE KLINGAMAN, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA COUNTY  
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2017



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 179 WEST 9TH STREET  
BLOOMSBURG, PA 17815

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge Posted · Other

**Adult In Charge:** *Doer*

**Relation:**

**Date:** 12/12/17

**Time:** 0946

**Deputy:** 4

**Mileage:**

### Attorney / Originator:

**Name:** ROMANO & GARUBO & ARGENTIERI

**Phone:**

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

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

(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:

FREDERICK RADEL

22 SAMMY MOBILE HOME PARK

Tracking #: 71901140006000116074

Doc Ref #: 2017ED135

Postage 5.2600

SCHUYLKILL PA 17972  
HAVEN

Sent - 10/26/17

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: FREDERICK RADEL

Primary Address: 39 RED MILL ROAD  
BLOOMSBURG, PA 17815

Phone: (570) - 854-4678 DOB: 5-12-46

Alternate Address: 179 WEST 9TH STREET  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: RETURN

Relation: COURT FINIT

Date: 10/25/17

Time: 2:05

Deputy: 4

Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

### Service Attempts:

Date: 10/25/17

Time: 4:23p

Mileage:

Deputy: 5

### Service Attempt Notes:

1. Family Stated Frederick Radel moved out of State - Family Will Not Provide Frederick
2. New Address...
3. N-Jet Still has 39 Red Mill Rd Bloomsburg. Also Ran out of State Search -
4. No Record Found.
5. Called Phone - No Voice Mail Set Up - Will Not Answer Phone.
- 6.

RADEL, FREDERICK

2017CV766

39 RED MILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 135  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** BLOOMSBURG AREA SCHOOL DISTRICT-  
**Primary Address:** 728 E. 5TH STREET  
BLOOMSBURG, PA 17815  
**Phone:** **DOB:**  
**Alternate Address:**  
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** BRENDA BREISCH  
**Relation:** RECEPTIONIST  
**Date:** 10/25/17 **Time:** 1545  
**Deputy:** 4 **Mileage:**

### Attorney / Originator:

**Name:** ROMANO & GARUBO & ARGENTIERI

**Phone:**

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

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

BLOOMSBURG AREA SCH

2017CV766

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	135
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BLOOMSBURG SEWER
<b>Primary Address:</b>	2ND STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally : <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	AMY SEMANUS
<b>Relation:</b>	CLERK
<b>Date:</b>	10/25/17
<b>Time:</b>	1532
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	ROMANO & GARUBO & ARGENTIERI
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<b>Phone:</b>	
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

BLOOMSBURG SEWER

2017CV766

2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	135
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Mary F. Ward
<b>Primary Address:</b>	301 E Second Street, Town Hall Bloomsburg, PA 17816
<b>Phone:</b>	570-784-1581 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Amy SEANALIS
<b>Relation:</b>	CLERK
<b>Date:</b>	1/31/17
<b>Time:</b>	1532
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> ROMANO & GARUBO & ARGENTIERI	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

WARD, MARY F.

2017CV766

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	135
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	COLUMBIA COUNTY TREASURER
<b>Primary Address:</b>	11 WEST MAIN STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	ELIZABETH DELL
<b>Relation:</b>	CLERK
<b>Date:</b>	10/05/17
<b>Time:</b>	1514
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> ROMANO & GARUBO & ARGENTIERI	<b>Phone:</b>
---	---------------

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

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

COLUMBIA COUNTY TREA

2017CV766

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 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: ELIZABETH WHITENIGHT

Relation: Clerk

Date: 10/05/17

Time: 1510

Deputy: 4

Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
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- 
- 

COLUMBIA COUNTY TAX C

2017CV766

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: EILEEN HESS

Relation: CLEVEL

Date: 10/25/17

Time: 1520

Deputy: 4

Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
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- 
- 

DOMESTIC RELATIONS OF 2017CV766 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



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

Case Number  
2017CV766

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/31/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

*Post*

### Serve To:

Name: OCCUPANT

Primary Address: 179 WEST 9TH STREET  
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-24-17

Time:

7:18

Deputy:

5

Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2017CV766

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

Account:

Name:  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone: **(570) 389-5622**

Ad ID: 1119802  
Description: **Radel Sheriff Sale**  
Run Dates: **10/25/17 to 01/24/18**  
Class: **2**  
Agate Lines: **195**  
Blind Box:

**Total Ad Cost \$1,422.30**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/25/17	01/24/18	4	\$1,422.30

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV768

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 IND.

**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:  
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.

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**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:  
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,

v.

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

Property address:  
179 West 9<sup>th</sup> 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 \$\_\_\_\_\_

(SEAL)

Date: 10-19-2017

Barbara N. Alwett 155  
Prothonotary Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020  
By Stephanie Stacey  
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.

**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 9<sup>th</sup> 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
Frederick R. Radel	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
Frederick R. Radel	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 <sup>th</sup> 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 <sup>nd</sup> Floor Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Welfare ✓	333 Health and Welfare Building Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau of Compliance ✓	Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230
Commonwealth of PA Bureau of Individual Tax ✓	Inheritance Tax Division 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 Federal Estate Tax Special Procechure Branch ✓	201 W. Rivercenter Blvd. Covington, KY 41011
Commonwealth of Pennsylvania Department of Revenue ✓	Bureau of Individual Taxes 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

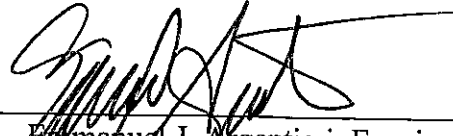
ONLY THOSE LISTED ABOVE.

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

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

  
Emmanuel J. Argentieri, Esquire  
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"

**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 9<sup>th</sup> 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

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

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

**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 9<sup>th</sup> Street  
Bloomsburg, PA 17815**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**NO. 2017-CV-766**

2017-ED-135

**CIVIL ACTION**

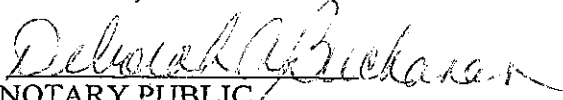
**MORTGAGE FORECLOSURE**

**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.

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

Sworn to and subscribed to  
before me this 16<sup>th</sup> 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 9<sup>th</sup> Street  
Bloomsburg, PA 17815

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**NO. 2017-CV-766**

2017-ED-135

**CIVIL ACTION**

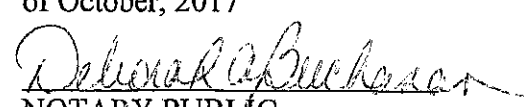
**MORTGAGE FORECLOSURE**

**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, Esquire  
Attorney for Plaintiff

Sworn to and subscribed to  
before me this 16<sup>th</sup> day  
of October, 2017

  
NOTARY PUBLIC

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

TO: SHERIFF, COLUMBIA COUNTY, PA

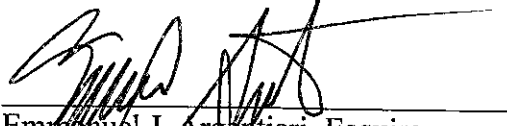
SIR: There will be placed in your hands for service a Writ of Execution, styled as follows: Wilmington Savings Fund Society, etc. vs. Frederick R. Radel  
Plaintiff Defendant

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

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

10/16/17  
DATE

# REAL ESTATE OUTLINE

ED # 2017 ED 135

DATE RECEIVED 10-20-17  
DOCKET AND INDEX 2017 CV 766

## 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# <u>8585</u>

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

SALE DATE Jan. 31<sup>st</sup> 2018 TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**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 9<sup>th</sup> 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 \$\_\_\_\_\_

(SEAL)

Date: 10 19 2017

Barbara K. Minter SS

Prothonotary

Proth & Clerk of Sev. Courts

By John M. Conley 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.



## 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: .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

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 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 : 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,**

**v.**

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

**Property address:  
179 West 9<sup>th</sup> 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. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760**

**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 9<sup>th</sup> 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
Frederick R. Radel	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
Frederick R. Radel	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 <sup>th</sup> 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 <sup>nd</sup> Floor Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Welfare	333 Health and Welfare Building Harrisburg, PA 17105
Pennsylvania Department of Revenue, Bureau of Compliance	Attn: Sheriff's Sales P.O. Box 281230, Harrisburg, PA 17128-1230
Commonwealth of PA Bureau of Individual Tax	Inheritance Tax Division 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 Federal Estate Tax Special Procure Branch	201 W. Rivercenter Blvd. Covington, KY 41011
Commonwealth of Pennsylvania Department of Revenue	Bureau of Individual Taxes 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

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

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

**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 9<sup>th</sup> 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.

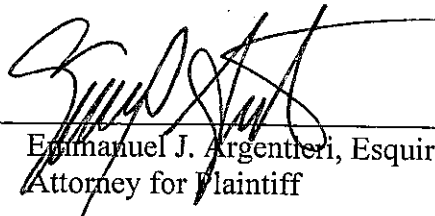
Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

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

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

**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 9<sup>th</sup> 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  
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P.O. Box 186  
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**North Penn Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760**

**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 9<sup>th</sup> 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

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

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

**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 9<sup>th</sup> 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.

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

Sworn to and subscribed to  
before me this 16<sup>th</sup> 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 9<sup>th</sup> 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, Esquire  
Attorney for Plaintiff

Sworn to and subscribed to  
before me this 16<sup>th</sup> day  
of October, 2017

  
NOTARY PUBLIC

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

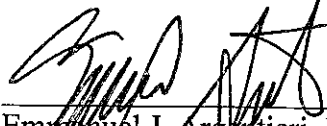
Defendant

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

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

10/16/17  
DATE

## Document Receipt

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

SUEZ WATERCORPORATE  
HEADQUARTERS

461 FROM ROAD

Tracking #: 71901140006000115657

Doc Ref #: 2017ED135

Postage 5.2600

PARAMUS NJ 07652

## Document Receipt

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

DEPT OF PUBLIC WELFARE  
ESTATE RECOVERY PROGRAM  
P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG PA 17105

Tracking #: 71901140006000115664  
Doc Ref #: 2017ED135  
Postage 5.2600

## Document Receipt

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

DEPT OF PUBLIC WELFARE

ESTATE RECOVERY PROGRAM

P.O. BOX 8486

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SUEZ WATERCORPORATE  
HEADQUARTERS  
461 FROM ROAD

Tracking #: 71901140006000115657  
Doc Ref #: 2017ED135  
Postage 5.2600

PARAMUS NJ 07652

## Document Receipt

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

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000115640

Doc Ref #: 2017ED135

Postage 5.2600

PHILADELPHIA PA 19106

## Document Receipt

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

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000115633

Doc Ref #: 2017ED135

Postage 5.2600

PHILADELPHIA PA 19107-4214



## Document Receipt

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

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000115633

Doc Ref #: 2017ED135

Postage 5.2600

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11742	Carrier / service:	USPS Server	First-Class Mail®	10/24/2017 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #	71901140006000115633		
		Doc Ref #:	2017ED135		
		Postage	5.2600		
PHILADELPHIA PA 19107-4214					

## Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 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 AM
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 9<sup>th</sup> 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 Jan. 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: \_\_\_\_\_

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

***To the Sheriff***

Please schedule the sale for the property located at 179 West 9<sup>th</sup> 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 9<sup>th</sup> 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:

  
Maria Galati, Legal Assistant

/mg  
encls.

---

***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



# ROMANO GARUBO & ARGENTIERI

*Counselors at Law LLC*

Michael F.J. Romano, Member \*  
[mromano@rgalegal.com](mailto:mromano@rgalegal.com)

Angelo G. Garubo, Of Counsel \*\*  
[agarubo@rgalegal.com](mailto:agarubo@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto: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](mailto:lskinner@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

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

Dear Sir/Madam:

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 Description
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

FILED  
PROTHONOTARY  
2017 OCT 19 A 11:39  
CLERK OF COURTS  
COUNTY OF COLUMBIA

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:*

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 NJ, NY, & CA Bar

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



71901140006000115633

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000116074

FREDERICK RADEL  
22 SAMMY MOBILE HOME PARK

SCHUYLKILL PA 17972  
HAVEN

---

135

8585

ROMANO GARUBO & ARGENTIERI  
COUNSELORS AT LAW LLC  
ATTORNEY BUSINESS ACCOUNT  
52 NEWTON AVENUE  
WOODBURY, NJ 08096

 **PARKE BANK**  
*A Return to Better Banking*  
801 DELSEA DRIVE • SEWELL, NJ 08080  
55-781/312

8/16/2017

PAY TO THE  
ORDER OF Sheriff, Columbia County

\$\*\*1,350.00

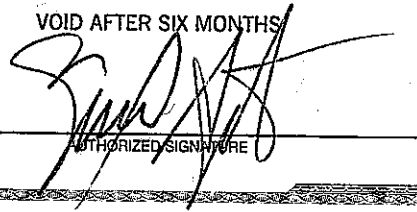
One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

Sheriff, Columbia County

VOID AFTER SIX MONTHS



  
AUTHORIZED SIGNATURE

MEMO

File No. 345-061 Radel

⑈008585⑈ ⑆031207814⑆ 9000383740⑈

Security features. Details on back.