

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

vs.

Defendant
ALLAN L VANDERMARK

Attorney for the Plaintiff:
MARTHA E VON ROSENTEIL, ESQ
649 SOUTH AVENUE
SECANE, PA 19018

Sheriff's Sale Date: Wednesday, May 3, 2017

Writ of Execution No. : 2016CV727

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 344 NORTH VINE STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

Total Sheriff Costs **\$1,954.77**

Municipal Costs

Sewer	\$1,677.55
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Total Municipal Costs **\$1,677.55**

Distribution Costs

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

Grand Total: **\$3,699.32**

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

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

FEDERAL NATIONAL MORTGAGE ASSOC. VS ALLAN VANDERMARK

NO. 19-2017 ED NO. 727-2016 JD

DATE/TIME OF SALE: MAY 3, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3699.32

POUNDAGE - 2% OF BID \$ 73.99

TRANSFER TAX - 2% OF FAIR MKT \$ 7

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3773.31

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Christine L. Pugh

TOTAL DUE: \$ 3773.31

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2423.31

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 213698
Customer:
SHERIFF

Invoice Date: 06/02/2017 1:33:47 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201704311	BERWICK BORO
	Grantor - VANDERMARK, ALLAN L		06/02/17 1:34:55 PM	
	Grantee - LSF9 MASTER PARTICIPATION TRUST			
	Consideration - \$3,773.31			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	<u>\$67.00</u>		
	PAYMENTS			
	CHECK: 7840 - SHERIFF	<u>\$67.00</u>		
	TOTAL PAYMENTS	<u>\$67.00</u>		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esq.
Heather Riloff, Esq.
Tyler J. Wilk, Esq.

Phone (610) 328-2887
Fax (610) 328-2649

May 31, 2017

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

LSF9 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY
Plaintiff	:	
vs.	:	
ALLAN L. VANDERMARK	:	Case No: 2016-CV-727; 2017-ED-19
Defendants	:	

RE: 344 North Vine Street
Berwick PA 18603
Writ #: 2017ED-19
Sale Date: 5/3/2017
Consideration: \$3,699.32

Dear Sir/Madam:

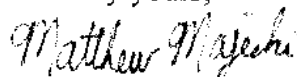
This will confirm that at the sheriff's sale of 5/3/2017 the above property was sold to our office as attorney on the writ. I hereby assign our bid for the property to:

LSF9 Master Participation Trust
13801 Wireless Way
Oklahoma City, OK, 73134

Please accept this letter as a request for the Sheriff's Deed Poll to be prepared and recorded as soon as possible. The transfer is exempt from state and local transfer taxes. The State transfer tax affidavits are enclosed in duplicate for your convenience and **I have enclosed a check for \$2,423.31 to cover your costs.**

Thank you in advance for your assistance in this matter. If anything additional is required, please advise.

Sincerely yours,



Matthew Majeski
Conveyancing Specialist
Post Sale Department

Enclosure



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: Martha E. Von Rosenstiel, Esquire Telephone Number: (610) 328-2887

Mailing Address: 649 South Avenue, Unit #7 City: Secane State: PA Zip Code: 19018

B. TRANSFER DATA

Date of Acceptance of Document: 5/3/2017
Grantor(s)/Lessor(s): Timothy T. Chamberlain, Sheriff of Columbia County Telephone Number: (570) 389-5622
Grantee(s)/Lessee(s): LSF9 Master Participation Trust Telephone Number: 800-401-6587

Mailing Address: Court House, P.O. Box 380 Street Address: 13801 Wireless Way
City: Bloomsburg State: PA Zip Code: 17815 City: Oklahoma City State: OK Zip Code: 73134

C. REAL ESTATE LOCATION

Street Address: 344 North Vine Street, Berwick PA 18603 City, Township, Borough: Berwick Borough
County: Columbia School District: Berwick Area School District Tax Parcel Number: 04B-04-092-00,000

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$3,699.32	2. Other Consideration + \$0.00	3. Total Consideration = \$3,699.32
4. County Assessed Value \$35,558.00	5. Common Level Ratio Factor X 3.69	6. Computed Value = \$131,209.02

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

1a. Amount of Exemption Claimed \$131,209.02	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the U. S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

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

Matthew M. Meyer

Date

May 31, 2017

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

40022TTS-MM

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
649 SOUTH AVENUE UNIT 7
SECANE, PA 19018

PNC BANK, NATIONAL ASSOCIATION
03-005/310

25560

5/31/2017

PAY TO THE ORDER OF Sheriff Of Columbia County

\$ **2,423.31

Two Thousand Four Hundred Twenty-Three and 31/100*****

DOLLARS

PROTECTED AGAINST FRAUD



Maureen Vetter

MEMO 40022 -- MM

025560 031000053 8622125568

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>54.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>493.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1286.77</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

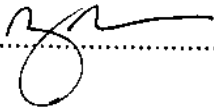
SEWER 20__	\$ <u>1677.55</u>
WATER 20__	\$ _____
TOTAL ***** \$ <u>1677.55</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	


TOTAL COSTS (OPENING BID) \$ 3699.32

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 12, 19, 26, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 26th day of April, 2017.....

.....
(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ALLAN L VANDERMARK

Case Number
2016CV727

SHERIFF'S RETURN OF SERVICE

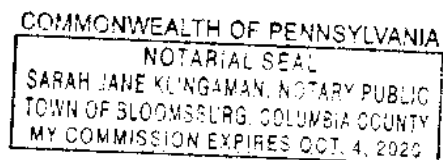
03/27/2017 05:26 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 344 NORTH VINE STREET, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 28, 2017



NOTARY

Affirmed and subscribed to before me this

28TH

day of

MARCH

2017

Sarah Jane Klingaman

Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 344 NORTH VINE STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3/27/17

Time:

17:26

Deputy:

5

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV727

344 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ALLAN L VANDERMARK

Case Number
2016CV727

SHERIFF'S RETURN OF SERVICE

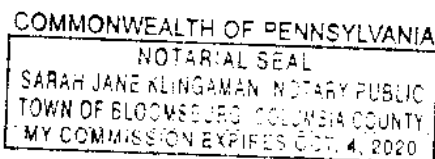
03/03/2017 12:32 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE LEXIE ANDREWS HIS DAUGHTER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ALLAN L VANDERMARK AT 2897 WHITE BIRCH LANE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 06, 2017



NOTARY

Affirmed and subscribed to before me this

6TH day of MARCH 2017

Plaintiff Attorney: MARTHA E VON ROSENSTEIL, ESQ, 649 SOUTH AVENUE, SECANE, PA 19018



March 21, 2017

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

LSF9 MASTER PARTICIPATION TRUST

VS.

ALLAN L. VANDERMARK

NO: 2016-CV-727

NO: 2016-ED-128

Dear Timothy:

The amount due on the sewer account #110761 for the property located at 344 Vine Street, Berwick Pa through June 30, 2017 is \$1677.55. This amount includes amounts to satisfy a lien on this property.

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

Sincerely,

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 19

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 3-8-17

Time: 12:01

Deputy: 3

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2016CV727

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 19

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 344 NORTH VINE STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 3-8-17

Time: 13:44

Deputy: 3

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

VACANT

OCCUPANT

2016CV727

344 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 19

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 3-8-17

Time: 13:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2016CV727

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 19

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALLAN L VANDERMARK
Primary Address: 2897 WHITE BIRCH LANE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: LEXIE ANDREWS

Relation: DAUGHTER

Date: 3/3/17

Time: 1232

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

VANDERMARK, ALLAN L

2016CV727

2897 WHITE BIRCH LANE, BLOOMSBURG, PA 17815 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 03/01/2017

Fee: \$5.00

Cert. NO: 27068

VANDERMARK ALLAN & VIVIAN I
C/O KAREN FOUST
2897 WHITE BIRCH LN
BLOOMSBURG PA 17815

District: BERWICK BORO
Deed: 0252 -0925
Location: 344 VINE ST L 13
Parcel Id: 04B-04 -092-00,000

Assessment: 18,304
Balances as of 03/01/2017

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 19
Warrant:

Expires:

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE SNIFFOR

Relation: CLERK

Date: 3/1/17 Time: 1310

Deputy: 4 Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2016CV727

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 19

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *CHERRIE LOCKARD*

Relation: *CLERK*

Date: 3/2/17

Time: 1528

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY ADUL

2016CV727

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 19

Expires:

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DEB MILLER

Relation: CLERK

Date: 3/1/17

Time: 1305

Deputy: 4

Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV727

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
VANDERMARK, ALLAN L

Case Number
2016CV727

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 19

Warrant:

Notes: SALE DATE & TIME: 05/03/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: REGISTER OF WILLS
Primary Address: 35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: BETH RUHANI

Relation: CIELL

Date: 3/1/17 Time: 1314

Deputy: 4 Mileage:

Attorney / Originator:

Name: MARTHA E VON ROSENSTEIL, ESQ

Phone: 610-328-2887

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

REGISTER OF WILLS

2016CV727

35 WEST MAIN 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 02/28/17

Account:

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

Ad ID:	1099721
Description:	ALLAN L VANDERMARK
SHERIFF SALE	
Run Dates:	04/12/17 to 04/26/17
Class:	2
Agate Lines:	189
Blind Box:	

Total Ad Cost	\$1,036.77
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/12/17	04/26/17	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV727

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, MAY 03, 2017
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the easterly side of Vine Street at the corner of Jackson Street; thence along Jackson Street in an easterly direction two hundred forty-one (241) feet, more or less, to an alley; thence along said alley in a southerly direction forty-nine and one-half feet (49-1/2 feet); thence in a westerly direction parallel with Jackson Street, two hundred forty-one feet (241 feet), more or less to Vine Street; thence along Vine Street in a northerly direction forty nine and one-half feet (49-1/2 feet), to the place of beginning.

PARCEL IDENTIFICATION NO: 04B-04-092-00,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Allan L. Vandermark and Vivian Irene Vandermark, his wife, by Deed from Josephine S. Torsella, Co-Executrix and Max H. Swank, Co-Executor of the last will and testament of Jessie C. Stamer, dated 08/20/1971, recorded 08/23/1971 in Book 252, Page 925.

PROPERTY ADDRESS: 344 NORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-092-00,000

Seized and taken into execution to be sold as the property of **ALLAN L VANDERMARK** in suit of **FEDERAL NATIONAL MORTGAGE ASSOCIATION**.

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

Attorney for the Plaintiff:

MARTHA E VON ROSENSTEIL, ESQ.
SECANE, PA 610-328-2887

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE:
03/01/2017

BILL NO.
6446

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,304	11.285	202.43	206.56	227.22
SINKING		.35	6.28	6.41	7.05
FIRE		1.25	22.42	22.88	24.02
LIGHT		1.25	22.42	22.88	24.02
BORO RE		14.1	252.93	258.09	270.99
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	506.48	516.82
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
					553.30

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

VANDERMARK ALLAN & VIVIAN I
C/O KAREN FOUST
2897 WHITE BIRCH LN
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04B-04 -092-00,000
344 N VINE ST
.2755 Acres Land 4,800
Buildings 13,504
Total Assessment 18,304

This tax returned
to courthouse on:
January 1, 2018

FILE COPY

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

2017 ED19

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV727

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, MAY 03, 2017
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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PARCEL IDENTIFICATION NO: 04B-04-092-00,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Allan L. Vandermark and Vivian Irene Vandermark, his wife, by Deed from Josephine S. Torsella, Co-Executrix and Max H. Swank, Co-Executor of the last will and testament of Jessie C. Sterner, dated 08/20/1971, recorded 08/23/1971 in Book 252, Page 925.

PROPERTY ADDRESS: 344 NORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-04-092-00,000

Seized and taken into execution to be sold as the property of ALLAN L VANDERMARK in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION.

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

Attorney for the Plaintiff:
MARTHA E VON ROSENSTEIL, ESQ
SECANE, PA 610-328-2887

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Commonwealth Of Pennsylvania
COUNTY OF COLUMBIA

LSF9 MASTER PARTICIPATION TRUST
c/o Caliber Home Loans, Inc., 13801 Wireless
Way
Oklahoma City, OK 73134
v

COURT OF COMMON PLEAS
DOCKET NO. 2016-CV-727; 2016-ED-128
2017 - ED - 19

ALLAN L. VANDERMARK
2897 White Birch Lane
Bloomsburg, PA 17815

Writ Of Execution
(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY

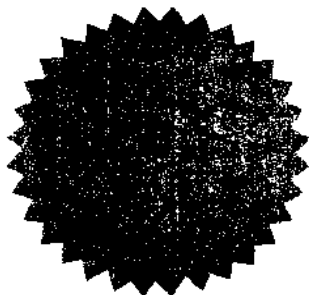
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property: 344 North Vine Street, Berwick, PA 18603 (see attached Exhibit I)

AMOUNT DUE	\$	54,257.91
INTEREST FROM 8/3/2016 to _____ (Sale Date)		
at 6%	\$	
TOTAL*	\$	
*Plus costs to be endorsed		

Barbara N. Silvetti, Prothonotary

By:

Barbara N. Silvetti /ea
Deputy 2/6/2017



MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esq / No 52634
 Heather Riloff, Esq / No 309906
 Jenicce D. Davis, Esq / No 208967
 Tyler J. Wilk, Esq / No 322247
 649 South Ave, Ste 7
 Secane, PA 19018
 (610)328-2887
 Attorneys for Plaintiff

LSF9 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
ALLAN L. VANDERMARK	:	
Defendant(S)s	:	NO: 2016-CV-727; 2016-ED-128
	:	
	:	
	:	

LEGAL DESCRIPTION

All that certain piece or parcel--of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Vine Street at the corner of Jackson Street; thence along Jackson Street in an easterly direction two hundred forty-one (241 feet), more or less, to an alley; thence along said alley in a southerly direction forty nine and one-half feet (49-1/2 feet); thence in a westerly direction parallel with Jackson Street, two hundred forty-one feet (241 feet), more or less to Vine Street; thence along Vine Street in a northerly direction forty nine and one-half feet (49-1/2 feet), to the place of beginning.

PARCEL IDENTIFICATION NO: 04B-04-092-00,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Allan L. Vandermark and Vivian Irene Vandermark, his wife, by Deed from Josephine S. Torsella, Co-Executrix and Max H. Swank, Co-Executor of the last will and testament of Jessie C. Sterner, dated 08/20/1971, recorded 08/23/1971 in Book 252, Page 925.

Tax ID #04B-04-092-00,000

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Jeniece D. Davis, Esq / No 208967
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

LSF9 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
ALLAN L. VANDERMARK	:	
Defendant(s)	:	NO: 2016-CV-727; 2016-ED-128
	:	2017 - ED - 19
	:	

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel, P.C. by the undersigned for the Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at 344 North Vine Street, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815

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

Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

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

NONE

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

NONE

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

NONE

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

Columbia County Tax Claim

P.O. Box 380

Bloomsburg, PA 17815

Columbia County Register of Wills

35 West Main Street

Bloomsburg, PA 17815

Family Court/Domestic Relations

Columbia County Courthouse

P.O. Box 389

Bloomsburg, PA 17815

Attorney General of the U.S.

C/O Assistant Attorney General

Tax Division / U.S. Department of Justice

P.O. Box 227

Washington, DC 20044

PA Department of Revenue

Inheritance Tax Division

P.O. Box 280601

Harrisburg, PA 17128

PA Department of Revenue

Bureau of Compliance

Attn: Sheriff Sale Section

P.O. Box 218230

Harrisburg, PA 17128-1230

PA Department of Welfare

P.O. Box 2675

Harrisburg, PA 17105

PA Department of Revenue

Bureau of Individual Taxes

P.O. Box 280603

Harrisburg, PA 17128-0603

Chief Exploration & Development LLC X
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

Radler 2000 Limited Partnership X
3131 West 7th St, Suite 400
Fort Worth, TX 76107

Enerplus Resources (USA) Corporation
US Bank Tower
950 17th Street, Suite 2200
Denver, CO 80202

Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

Occupant
344 North Vine Street
Berwick, PA 18603

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

MARTHA E. VON ROSENSTIEL, P.C.

BY:

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniecc D. Davis, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: February 01, 2017

REAL ESTATE OUTLINE

ED # 2017 ED 19

DATE RECEIVED 2-6-2017
DOCKET AND INDEX 2016 CV 727

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>23106</u>

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

SALE DATE May 3rd 2017 TIME 9:00 AM
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esq.
Heather Riloff, Esq.
Jeniece D. Davis, Esq.
Tyler J. Wilk, Esq.

Phone (610) 328-2887
Fax (610) 328-2649

February 01, 2017

Prothonotary
Court of Common Pleas of Columbia County
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

RE: Allan L. Vandermark
344 North Vine Street
Berwick, PA 18603
Our File# 40022
CCP 2016-CV-727; 2016-ED-128

Dear Sir or Madam:

Enclosed please find a Praecipe for Writ of Execution in the above matter, which I would like to have filed with the Court. My check in the amount of \$25.00 is enclosed to cover your costs. Please provide a receipt.

Once the Writ issued, kindly forward the sale scheduling documents, service form and my check in the amount of \$1,350.00 to the Sheriff.

I have also enclosed an extra copy of the documents and I would appreciate it if you would time stamp this copy, number it and return it to me in the enclosed envelope for my files.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

Sincerely yours,

Danielle Phillips
Paralegal



MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Jeniece D. Davis, Esq / No 208967
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

LSF9 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
ALLAN L. VANDERMARK	:	
Defendant(s)	:	NO: 2016-CV-727; 2016-ED-128
	:	2017 - ED - 19
	:	
	:	

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

Martha E. Von Rosenstiel, P.C. by the undersigned for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 344 North Vine Street, Berwick, PA 18603:

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Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815

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Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

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P.O. Box 380
Bloomsburg, PA 17815

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35 West Main Street
Bloomsburg, PA 17815

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Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division / U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

PA Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230

PA Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128-0603

Chief Exploration & Development LLC
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

Radler 2000 Limited Partnership
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Fort Worth, TX 76107

Enerplus Resources (USA) Corporation
US Bank Tower
950 17th Street, Suite 2200
Denver, CO 80202

Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

Occupant
344 North Vine Street
Berwick, PA 18603

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

MARTHA E. VON ROSENSTIEL, P.C.

BY:

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: February 01, 2017

**MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, UNIT 7
SECANE, PA 19018**

Martha E. Von Rosenstiel, Esq.
Heather Riloff, Esq.
Jeniece D. Davis, Esq.
Tyler J. Wilk, Esq.

Phone (610) 328-2887
Fax (610) 328-2649

February 01, 2017

Office of the Sheriff of Columbia County
Court House
P.O. Box 380
Bloomsburg, PA 17815

RE: LSF9 Master Participation Trust v. Allan L. Vandermark
Our File# 40022
CCP 2016-CV-727; 2016-ED-128

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. **Please advise me of the sale date once it has been determined.**

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

**Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815**

AND

**Allan L. Vandermark
344 North Vine Street
Berwick, PA 18603**

Please post premises with the handbill. Please advise me once service has been made. I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,
Danielle Phillips
Paralegal



MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Jenicce D. Davis, Esq / No 208967
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

LSF9 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	2017 - ED - 19
ALLAN L. VANDERMARK	:	
Defendant(s)	:	NO: 2016-CV-727; 2016-ED-128
	:	
	:	
	:	

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

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Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815

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Allan L. Vandermark
2897 White Birch Lane
Bloomsburg, PA 17815

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

Berwick Area Joint Sewer Authority
1108 Pircas Avenue
Berwick, PA 18603

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

NONE

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

NONE

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

NONE

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

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

Columbia County Register of Wills
35 West Main Street
Bloomsburg, PA 17815

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division / U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax Division
P.O. Box 280601
Harrisburg, PA 17128

PA Department of Revenue
Bureau of Compliance
Attn: Sheriff Sale Section
P.O. Box 218230
Harrisburg, PA 17128-1230

PA Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128-0603

Chief Exploration & Development LLC
5956 Sherry Lane, Suite 1500
Dallas, TX 75225

Radler 2000 Limited Partnership
3131 West 7th St, Suite 400
Fort Worth, TX 76107

Enerplus Resources (USA) Corporation
US Bank Tower
950 17th Street, Suite 2200
Denver, CO 80202

Columbia County Probation Department
Columbia County Courthouse
35 West Main St., P.O. Box 380
Bloomsburg, PA 17815

Occupant
344 North Vine Street
Berwick, PA 18603

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

MARTHA E. VON ROSENSTIEL, P.C.

BY:

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

Dated: February 01, 2017

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esq / No 52634
 Heather Riloff, Esq / No 309906
 Jeniece D. Davis, Esq / No 208967
 Tyler J. Wilk, Esq / No 322247
 649 South Ave, Ste 7
 Secane, PA 19018
 (610)328-2887
 Attorneys for Plaintiff

LSF9 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
vs.	:	
ALLAN L. VANDERMARK	:	
Defendant(s)	:	No: 2016-CV-727; 2016-ED-128

CERTIFICATE TO THE SHERIFF

I hereby certify that I am the attorney of record for the plaintiff in this action against real property and further certify that this property is:

- ☐ FHA – Tenant Occupied or Vacant
- ☐ Commercial
- ☐ As a result of a Complaint in Assumpsit
- ☒ That the plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including, but not limited to:
- (a) Service of the Notice on the Defendants
 - (b) Expiration of the 30 days since Service of the Notice
 - (c) Defendants' failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
 - (d) Defendants' Failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
 Heather Riloff, Esquire
 Jeniece D. Davis, Esquire
 Tyler J. Wilk, Esquire
 Attorneys for Plaintiff

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 Tyler J. Wilk, Esq / No 322247
 649 South Ave, Ste 7
 Secane, PA 19018
 (610)328-2887
 Attorneys for Plaintiff

LSF9 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
ALLAN L. VANDERMARK	:	
Defendant(s)	:	NO: 2016-CV-727; 2016-ED-128
	:	
	:	
	:	

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF DELAWARE

:

Martha E. Von Rosenstiel, P.C. by the undersigned for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the Defendant(s) and the real property located at 344 North Vine Street, Berwick, PA 18603:

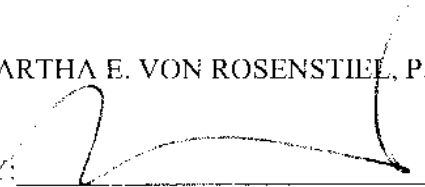
1. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Allan L. Vandermark
 344 North Vine Street
 Berwick, PA 18603:

I verify that the statements made in this affidavit are true and correct upon 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.

MARTHA E. VON ROSENSTIEL, P.C.

BY:


 Martha E. Von Rosenstiel, Esquire
 Heather Riloff, Esquire
 Jeniece D. Davis, Esquire
 Tyler J. Wilk, Esquire
 Attorneys for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
 Martha E. Von Rosenstiel, Esq / No 52634
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 Jeniece D. Davis, Esq / No 208967
 Tyler J. Wilk, Esq / No 322247
 649 South Ave, Ste 7
 Secane, PA 19018
 (610)328-2887
 Attorneys for Plaintiff

LSP9 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
plaintiff	:	COLUMBIA COUNTY
	:	
vs.	:	
ALLAN L. VANDERMARK	:	
defendant(s)	:	No: 2016-CV-727; 2016-ED-128
	:	
	:	
	:	

WAIVER OF WATCHMAN AND WAIVER OF INSURANCE

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH WRIT MAY LEAVE SAME WITHOUT A WATCHMAN, IN CUSTODY OF WHOEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH 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: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
 Heather Riloff, Esquire
 Jeniece D. Davis, Esquire
 Tyler J. Wilk, Esquire
 Attorneys for Plaintiff

Dated: February 01, 2017

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Jeniece D. Davis, Esq / No 208967
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

LSF9 MASTER PARTICIPATION TRUST
Plaintiff

vs.

ALLAN L. VANDERMARK
Defendant(S)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:
:

: No: 2016-CV-727; 2016-ED-128
:

NON MILITARY AFFIDAVIT

Martha E. Von Rosenstiel, P.C. by the undersigned hereby certifies that:

1. I am the attorney for the plaintiff herein.
2. The individual involved in this action is the owner of the premises described in the mortgage underlying this action.
3. The procedures of the Law Office of Martha E. Von Rosenstiel, P.C. are designed to discover facts concerning the military status of the mortgagor(s) and/or real owner(s).
4. Said procedures were followed in connection with the instant foreclosure proceeding.
5. Inquiry made with the Department of Defense, has confirmed that the defendant(s) is/are not in the military.
6. On information and belief, named mortgagor(s) and real owner(s) is/are not a service member in military service as defined by the Servicemembers Civil Relief Act, 50 U.S.C. Appx. Section 501 et seq.

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

MARTHA E. VON ROSENSTIEL, P.C.

BY: 

Martha E. Von Rosenstiel, Esquire
Heather Riloff, Esquire
Jeniece D. Davis, Esquire
Tyler J. Wilk, Esquire
Attorneys for Plaintiff

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Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

LSF9 MASTER PARTICIPATION TRUST	:	COURT OF COMMON PLEAS
Plaintiff	:	COLUMBIA COUNTY
	:	
VS.	:	
ALLAN L. VANDERMARK	:	
Defendant(S)s	:	NO: 2016-CV-727; 2016-ED-128
	:	
	:	
	:	

LEGAL DESCRIPTION

All that certain piece or parcel--of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Vine Street at the corner of Jackson Street; thence along Jackson Street in an easterly direction two hundred forty-one (241 feet), more or less, to an alley; thence along said alley in a southerly direction forty nine and one-half feet (49-1/2 feet); thence in a westerly direction parallel with Jackson Street, two hundred forty-one feet (241 feet), more or less to Vine Street; thence along Vine Street in a northerly direction forty nine and one-half feet (49-1/2 feet), to the place of beginning.

PARCEL IDENTIFICATION NO: 04B-04-092-00,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Allan L. Vandermark and Vivian Irene Vandermark, his wife, by Deed from Josephine S. Torsella, Co-Executrix and Max H. Swank, Co-Executor of the last will and testament of Jessie C. Sterner, dated 08/20/1971, recorded 08/23/1971 in Book 252, Page 925.

Tax ID #04B-04-092-00,000

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



RADLER 2000 LIMITED PARTNERSHIP
3131 WEST 7TH STREEET
SUITE 400
FORT WORTH TX 76107

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



71901140006000099858

CHIEF EXPLORATION & DEVELOPMENT
5956 SHERRY LANE SUITE 400

FORT WORTH TX 76107

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



71901140006000099803

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10038	Carrier / service:	USPS Server	First-Class Mail®	2/28/2017 12:00:00 AM
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Ship to

ENERPLUS RESOURCES USA CORP

950 17TH STREET

SUITE 2200

DENVER

CO 80202

Tracking #: 71901140006000099872

Doc Ref #: 2017ED19

Postage 5.1300

Document Receipt

Trans #	10037	Carrier / service:	USPS Server	First-Class Mail®	2/28/2017 12:00:00 AM
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Ship to

RADLER 2000 LIMITED PARTNERSHIP

3131 WEST 7TH STREEET

SUITE 400

FORT WORTH TX 76107

Tracking #: 71901140006000099865

Doc Ref #: 2017ED19

Postage 5.1300

Document Receipt

Trans #	10036	Carrier / service:	USPS Server	First-Class Mail®	2/28/2017 12:00:00 AM
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Ship to:

CHIEF EXPLORATION &
DEVELOPMENT

5956 SHERRY LANE SUITE 400

Tracking #: 71901140006000099858

Doc Ref #: 2017ED19

Postage 5.1300

FORT WORTH TX 76107

Document Receipt

Trans #	10032	Carrier / service:	USPS Server	First-Class Mail®	2/28/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000099810

Doc Ref #: 2017ED19

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10032	Carrier / service	USPS Server	First-Class Mail®	2/28/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000099810

Doc Ref #: 2017ED19

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	10031	Carrier / service:	USPS Server	First-Class Mail®	2/28/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000099803

Doc Ref #: 2017ED19

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000099803

Doc Ref #: 2017ED19

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	10030	Carrier / service	USPS Server	First-Class Mail®	2/28/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000099797

Doc Ref #: 2017ED19

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	10029	Carrier / service:	USPS Server	First-Class Mail®	2/28/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000099780

Doc Ref #: 2017ED19

Postage 5.1300

HARRISBURG PA 17128

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
649 SOUTH AVENUE UNIT 7
SECANE, PA 19018

PNC BANK, NATIONAL ASSOCIATION
03-005/310

23106

2/1/2017

PAY TO THE ORDER OF Sheriff Of Columbia County

\$**1,350.00

One Thousand Three Hundred Fifty and 00/100

DOLLARS

PROTECTED AGAINST FRAUD



Maurice Vetter



MEMO 40022 - DN

⑈023106⑈ ⑆031000053⑆ 8622125568⑈