

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

CITIMORTGAGE INC VS CHRISTOPHER SCHWAB

NO. 142-2018 ED

NO. 744-2018 JD

DATE/TIME OF SALE: MARCH 20, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2096,25

POUNDAGE - 2% OF BID \$ 41,93

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

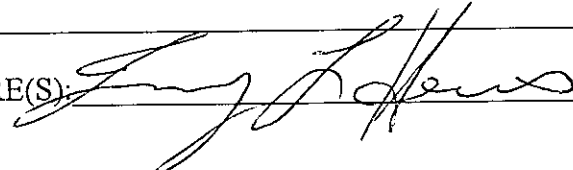
MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2138,18

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2138,18

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 788,18

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CITIMORTGAGE INC

vs.

**Defendant**  
CHRISTOPHER SCHWAB  
UNKNOWN HEIRS OF DONNA F. ROZELL

**Attorney for the Plaintiff:**  
POWERS, KIRN & ASSOCIATES  
8 NESHAMINY INTERPLEX, SUITE 215  
TREVOSSE, PA 19053

**Sheriff's Sale Date:** Wednesday, March 20, 2019  
**Writ of Execution No. :** 2018CV744  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 538 WEST 3RD 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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,110.00
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	\$10.00
Service	\$180.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Other	\$81.00
Service Mileage	\$24.00

**Total Sheriff Costs** **\$2,024.50**

## Distribution Costs

Recording Fees	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

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**Grand Total:** **\$2,096.25**

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

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 231623  
Customer:  
SHERIFF

Invoice Date: 08/08/2019 10:51:44 AM  
Last Change:

RECEIPT  
Receipt By: MAIL

Reg/Drw ID: 0102  
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201906050	BERWICK BORO
	Grantor - ROZELL, DONNA F		08/08/19 10:51:53 AM	
	Grantee - FEDERAL HOME LOAN MORTGAGE CORP			
	Consideration - \$2,138.18			
	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: SHERIFFS DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8651 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

**PK**  
**Powers Kirn, LLC**  
Attorneys at Law

728 Marne Highway  
Moorestown, NJ 08057  
856.802.1000

**Eight Neshaminy Interplex**  
**Suite 215**  
**Trevose, PA 19053**

**Telephone: 215.942.2090**  
**Fax: 215.942.8661**

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William M. E. Powers III \*  
Sarah E. Powers \*  
Edward W. Kirn III\*  
Jeanette J. O'Donnell \*  
Angela C. Pattison \*  
Michael B. McNeil\*

Jill Manuel-Coughlin \*  
Amanda L. Rauer \*  
Jolanta Pekalska +  
Harry B. Reese \*  
Matthew J. McDonnell \*  
\* Member of NJ and PA Bar  
+ Member of PA Bar

April 8, 2019

Sheriff of Columbia County  
35 W. Main Street  
Bloomsburg, PA 17815-

Re: CitiMortgage, Inc. v. Donna F. Rozell  
Premises: 538 West 3rd Street, Berwick, PA 18603  
Sale Held: 03/20/2019  
No. 2018-CV-744

Dear Sir/Madam:


Enclosed please find items necessary to have the Sheriff's Deed recorded.

**Title should be transferred to: Federal Home Loan Mortgage Corporation,**  
8200 Jones Branch Dr. McLean, VA 22102

Additionally, two realty transfer tax statements of value are enclosed for your use. Kindly return a copy of the recorded Sheriff's Deed to my attention using the self-addressed, stamped envelope provided. Should you need anything further, please contact me at 215-942-2090 or [pa-deeds@powerskirn.com](mailto:pa-deeds@powerskirn.com).

Thank you for your assistance in regards to this matter.

Very truly yours,

  
Sabrina Sherwood  
Powers Kirn, LLC

:sabs  
Enclosures  
#18-0334



**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 <b>POWERS KIRN, LLC</b>		Telephone Number: <b>(215) 942-2090</b>	
Mailing Address <b>EIGHT NESHAMINY INTERPLEX, SUITE 215</b>		City <b>TREVOSE</b>	State ZIP Code <b>PA 19053</b>

### B. TRANSFER DATA

Date of Acceptance of Document <b>04 / 08 / 2019</b>			
Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>	Telephone Number: <b>(570) 389-5622</b>	Grantee(s)/Lessee(s) <b>Federal Home Loan Mortgage Corporat</b>	Telephone Number: <b>(215) 942-2090</b>
Mailing Address <b>35 W Main Street</b>		Mailing Address <b>8200 Jones Branch Dr.</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>McLean</b>
			State ZIP Code <b>VA 22102</b>

### C. REAL ESTATE LOCATION

Street Address <b>538 West 3rd Street, Berwick, PA 18603</b>		City, Township, Borough <b>Berwick Boro</b>
County <b>Columbia</b>	School District <b>Berwick Area S D</b>	Tax Parcel Number <b>04C-04-202-00-000</b>

### D. VALUATION DATA

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

1. Actual Cash Consideration <b>2,096.25</b>	2. Other Consideration <b>+0.00</b>	3. Total Consideration <b>= 2,096.25</b>
4. County Assessed Value <b>15,778.00</b>	5. Common Level Ratio Factor <b>x 3.88</b>	6. Fair Market Value <b>= 61,218.64</b>

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

1a. Amount of Exemption Claimed <b>\$ 61,218.64</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100.00 %</b>	1c. Percentage of Grantor's Interest Conveyed <b>100.00 %</b>
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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.) Transferring to a government agency.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

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

Schwab / Rozell  
18-744

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</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>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>428.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1110.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1360.00</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	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>
MISC. <u>Luz. Co</u>	\$ <u>81.00</u>	
	\$	
TOTAL *****		\$ <u>81.00</u>

TOTAL COSTS (OPENING BID) \$ 2086.25

#18-0334  
 POWERS KIRN, LLC  
 Eight Neshaminy Interplex, Suite 215  
 Trevese, PA 19053  
 Telephone: 215-942-2090  
 Attorneys for Plaintiff

CitiMortgage, Inc.

**Plaintiff**

vs.

COURT OF COMMON PLEAS

CIVIL DIVISION

Christopher J. Schwab, solely in his capacity as  
 heir of Donna F. Rozell A/K/A Donna Fay  
 Yorks Rozell, Deceased

COLUMBIA COUNTY

No. 2018-CV-744

Unknown Heirs, Successor, Assigns and All  
 Persons, Firms or Associations Claiming Right.  
 Title or Interest from or under Donna F. Rozell  
 A/K/A Donna Fay Yorks Rozell, Deceased

AFFIDAVIT PURSUANT TO RULE 3129.2

**Defendant(s)**

Plaintiff, by and through its undersigned counsel, says:

1. On November 7, 2018 a copy of the Notice of Sheriff's Sale of Real Property was served upon Defendant Christopher J. Schwab, solely in his capacity as heir of Donna F. Rozell A/K/A Donna Fay Yorks Rozell, Deceased by a private process server. On December 11, 2018, a copy of the Notice of Sheriff's Sale of Real Property was served upon Defendant Unknown Heirs, Successor, Assigns and All Persons, Firms or Associations Claiming Right. Title or Interest from or under Donna F. Rozell A/K/A Donna Fay Yorks Rozell, Deceased by a private process server posting the premises per Court Order. The Defendant was also served by regular and certified mail per Court Order. Copies of the Service Returns, Court Order, and Proof of Mailing are attached hereto, and made a part hereof, as Exhibit "A."

2. On November 30, 2018 and January 14, 2019, a copy of the Notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the Certificate of Mailing is attached hereto, and made a part hereof, as Exhibit "B."

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or 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.

POWERS KIRN, LLC

By:

☐ Harry B. Reese, Esquire Id. No. 310501

*Jill Manuel Coughlin 63252*

POWERS KIRN, LLC  
 JILL MANUEL COUGHLIN, ESQUIRE  
 ID NO. 63252

DATE:

*3/11/2019*

# EXHIBIT "A"



## SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff

C. David Padri  
County Manager



Joan Hoggarth  
Director of Judicial Services & Records

CITIMORTGAGE INC  
vs.  
CHRISTOPHER SCHWAB (et al.)

Case Number  
2018CV744

## SHERIFF'S RETURN OF SERVICE

2018 ED 142

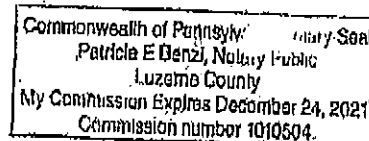
11/07/2018 11:25 AM. - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON NOVEMBER 07, 2018 AT 11:25 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE UPON CHRISTOPHER SCHWAB, THE WITHIN NAMED, BY HANDING TO LADONNA SCHWAB WIFE, THE PERSON FOR THE TIME BEING IN CHARGE AT 1039 SALEM BLVD, BERWICK, PA 18603 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

  
JOSEPH CHRISTINO, DEPUTY

SO ANSWERS,

  
BRIAN M. SZUMSKI, SHERIFF

November 09, 2018



NOTARY

Affirmed and subscribed to before me this

9TH day of NOVEMBER 2018

(s) County & Court Seal, Telecott, Inc



235 SOUTH 13TH STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 548-7400  
FAX: (215) 985-0188



CitiMortgage, Inc.

:

COURT

Court of Common Pleas of

Pennsylvania

Columbia County

-VS-

Christopher J. Schwab, solely in his capacity as Heir of Donna F.  
Rozell aka Donna Fay Yorks Rozell, deceased, et al

:

CASE NUMBER

2018-CV-744

State of Pennsylvania

## AFFIDAVIT

County of Dauphin

B&amp;R Control # CS156534.02

Reference Number 18-0334

## SERVICE INFORMATION

On 12/3/2018, we received the  
Notice of Sheriff's Sale of Real Property  
For service upon: Unknown Heirs of Donna F. Rozell aka Donna Fay Yorks Rozell, deceased  
At 638 West 3rd Street, Berwick, PA 18803

☒ Served Date 12/11/18 Time 12:10 pm Accepted By: \_\_\_\_\_

In the manner described below.

☐ Personally served.☐ Adult in charge of residence, relationship is \_\_\_\_\_☐ Adult in charge of residence who refused to give name and/or relationship. \_\_\_\_\_☐ Manager/Clerk of place of residence lodging \_\_\_\_\_☐ Agent or person in charge of office or usual place of business \_\_\_\_\_☒ Other Documents were posted to the premises.

Description of Person Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_

Other \_\_\_\_\_

☐ Not Served Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other \_\_\_\_\_

The Process Server, being duly sworn, deposes and says that the  
facts set forth herein are true and correct to the best of their  
knowledge, information and belief.

Sworn to and subscribed before me this

28 day of DECEMBER 2018

Matthew C. Smith  
Notary Public

Process Server/Sheriff

John Morgan

Client Phone (215) 942-2090

Sale Date: 1/30/2019

Filed Date: \_\_\_\_\_

BR Serve By: 12/20/2018

Joseica Lehninger, Legal Assistant  
Powers, Kim & Associates, LLC  
8 Neshaminy Interplex, Suite 216  
Trevose, PA 19083



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
MATTHEW C SMITH  
Notary Public  
MONROE TWP, SNYDER COUNTY  
My Commission Expires Oct 28, 2020

ORIGINAL

CITIMORTGAGE, INC.  
PLAINTIFF  
VS.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CHRISTOPHER J. SCHWAB, SOLELY IN HIS  
CAPACITY AS HEIR OF DONNA F. ROZELL  
A/K/A DONNA FAY YORKS ROZELL,  
DECEASED

No. 2018-CV-744

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER DONNA F.  
ROZELL A/K/A DONNA FAY YORKS ROZELL,  
DECEASED

DEFENDANTS

**ORDER**

AND NOW, this 10<sup>th</sup> day of July, 2018, upon consideration of the Plaintiff's Motion for Special Service Pursuant to Order Of Court, and the response thereto, if any, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure upon THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED shall be by publication in accordance with Pa.R.C.P. 430(b)(1) once in a local legal publication and once in a newspaper of general circulation within the County; by posting the property located at 538 WEST 3<sup>RD</sup> STREET, BERWICK, PA 18603 pursuant to Pa. R.C.P. 430; and service of all subsequent pleadings, including, Inter alia, the Complaint in Mortgage Foreclosure, that require personal service, shall be complete when the Sheriff, competent adult, or other appropriate party has posted only a copy of said subsequent pleadings and/or Notice on the most public part of the property located at 538 WEST 3<sup>RD</sup> STREET, BERWICK, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:

1st Thomas A. Spence Jr.

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR		POSTMARK AND DATE OF RECEIPT							
Powers, Kim & Associates 8 Neshaminy Interplex Suite 215 Trevose, PA 19053		X Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> C.O.D. <input type="checkbox"/> Certified Mail		Registered Mail <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill							
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1	✓	Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomsburg, PA 17815											
2	✓	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815											
3	✓	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675											
4	✓	Pennsylvania Office of Attorney General 16th Floor, Strawberry Square Harrisburg, PA 17120											
5	✓	Commonwealth of PA, Dept of Revenue Bureau of Compliance, Clearance Support Dept. 240948 Harrisburg, PA 17125-0948											
6	✓	Columbia County Housing Authority 760 Sawmill Road Suite 101 Bloomsburg, PA 17815											
7	✓	Tennants / Occupants 538 W. 3rd Street Berwick, PA 18603											
8	✓	Christopher J. Schwab, solely in his Capacity as heir of Donna F. Rozell AKA Donna Fay Rozell, Deceased 538 W. 3rd Street Berwick, PA 18603											
9	✓	Christopher J. Schwab, solely in his Capacity as heir of Donna F. Rozell AKA Donna Fay Rozell, Deceased 1074 Salmon Blvd Berwick, PA 18603											
Total Number of Pieces Listed by Sender		POSTMASTER, PER (Name of receiving employee)											
9		RC											

\$ 001.40

The full declaration of value is required on all domestic registered mail. The maximum indemnity payable under Express Mail document reconstruction is subject to a limit of \$50,000 per occurrence. The Express Mail merchandise insurance is \$500. The \$25,000 for Registered Mail, \$500 for C.O.D. and \$2 handling charges apply only to Third- and Fourth-class service also includes special handling service.

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

18-0334 Rozell  
USPS 19053PS FORM 3877  
(80-01776)

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
POSTAGE PAID PERMIT NO. 1000 BERWICK, PA 18603	
USPS ARTICLE NUMBER	
Certified Mail Fee	\$3.45
Return Receipt (Hardcopy)	\$0.00
Return Receipt (Electronic)	\$0.50
Certified Mail Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$3.92
Sent to:	
Christopher J. Schwab, solely in his Capacity as heir of Donna F. Rozell AKA Donna Fay Yorks Rozell, Deceased 638 W. 3rd Street Berwick, PA 18603	
Reference Information	
18-0334 etc	

Postmark Here


NOV 10 2018

BERWICK POST OFFICE

U.S. 9053

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
Don't Use Mailbox	
SUPER ARTICLE NUMBER	
Certified Mail Fee	\$ 4.30
Return Receipt (Hardcopy)	\$ 3.00
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.50
Postage	\$ 0.00
Total Postage and Fees	\$ 8.42
Sent to:	5.42
Christopher J. Schwab, solely in his Capacity as heir of Donna F. Rozell AKA Donna Foy Yorks Rozell, Deceased 039 Salem Blvd Berwick, PA 18603	
Reference Information	
8-0334	
ele	

# EXHIBIT "B"

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR REGISTERED MAIL			POSTMARK AND DATE OF RECEIPT						
Powers, Kim & Associates 8 Westhampton Interplex Suite 215 Trenton, PA 18603		<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance			Affix stamp here if issued as certificate of mailing or for additional copies of this bill						
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Real. Del. Fee	Remarks
1	✓	Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomsburg, PA 17815											
2	✓	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815											
3	✓	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building - Room 432 P.O. Box 2675 Harrisburg, PA 17103-2675											
4	✓	Pennsylvania Office of Attorney General 16th Floor, Strawberry Square Harrisburg, PA 17120											
5	✓	Commonwealth of PA, Dept of Revenue Bureau of Compliance, Clearance Support Dept. 280948 Harrisburg, PA 17128-0948											
6	✓	Columbia County Housing Authority 709 Sawmill Road Suite 101 Bloomsburg, PA 17815											
7	✓	Tenants / Occupants 538 W. 3rd Street Berwick, PA 18603											
8	✓	Christopher J. Schwab, solely in his Capacity as heir of Donna F. Rozell AKA Donna F. Rozell, Deceased 538 W. 3rd Street Berwick, PA 18603											
9	✓	Christopher J. Schwab, solely in his Capacity as heir of Donna F. Rozell AKA Donna F. Rozell, Deceased 1077 Gibson Blvd Berwick, PA 18603											
Total Number of Pieces Listed by Sender		POSTMASTER PER (Name of receiving employee) 											

The full declaration of value is required on all items registered mail. The maximum indemnity payable under Express Mail document reconciliation form is \$50,000 per occurrence. The Express Mail merchandise insurance is \$500. The \$25,000 for Registered Mail, \$500 for COD and \$5 handling charges apply only to Third- and Fourth-class services also includes special handling services.

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

NOV 30 2018

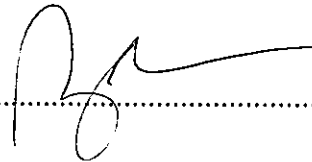
PS FORM 3877  
100-017761



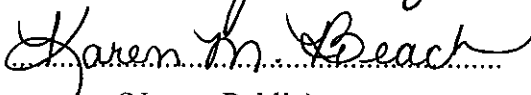
NAME AND ADDRESS OF SENDER			INDICATE TYPE OF MAIL			CHECK APPROPRIATE BLOCK FOR			POSTMARK AND DATE OF RECEIPT				
Powers Kim, LLC 8 Neshaminy Interplex, Suite 215 Traverse, PA 19053			X Certificate Mailing			Registered Mail:			Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				
			<input type="checkbox"/> Insured	<input type="checkbox"/> COD	<input type="checkbox"/> Certified Mail	<input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance							
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department 280601 Harrisburg, PA 17128 Estate No: N/A											
2		Department of Public Welfare TTL Casualty Unit Estate Recovery Program PO Box 8486 Willow Oak Building Harrisburg, PA 17105 Estate No: N/A											
3		Internal Revenue Service WS Mooseland Building 1000 Liberty Avenue, Rm 112 Pittsburgh, PA 15222 Estate No: N/A											
4		Michael Schwab 77 Maplewood Road Berwick, PA 18603											
Total Number of Pieces Listed by Sender			POSTMASTER, PER (Name of receiving employee)						The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.				
PS FORM 3877			18-0334 Rozell			FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL							

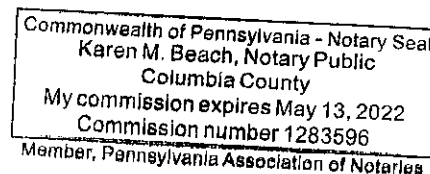
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 January 9, 16, 23, 2019 and 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 23<sup>rd</sup> day of January 2019.....

.....  
  
(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.

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 01/25/2019

Fee: \$5.00

Cert. NO: 33579

ROZELL DAVID D & DONNA F  
538 WEST THIRD STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20070 -4889  
Location: 538 W 3RD ST PT LOT 1  
Parcel Id:04C-04 -202-00,000

Assessment: 15,778

Balances as of 01/25/2019

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

By: **COLUMBIA COUNTY SHERIFF**

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

#18-0334

POWERS KIRN, LLC

Jill Manuel-Coughlin, Esquire Id. No. 63252

Amanda L. Rauer, Esquire Id. No. 307028

Jolanta Pekalska, Esquire Id. No. 307968

Harry B. Reese, Esquire Id. No. 310501

Matthew J. McDonnell, Esquire Id. No. 313549

Light Neshaminy Interplex, Suite 215

Trevose, PA 19053

Telephone: 215-942-2090

Attorneys for Plaintiff

CitiMortgage, Inc.

Plaintiff

vs.

Donna F. Rozell

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2018-CV-744

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for January 30, 2019 in the above-captioned matter has been continued until March 20, 2019.

**CERTIFICATE OF FILING**

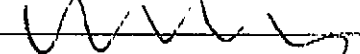
On this date, a Notice of the Date of Continued Sheriff's Sale in the above captioned matter was sent for filing with the Prothonotary of Columbia County.

**CERTIFICATE OF SERVICE**

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the defendants.

Date: 1.18.19

POWERS KIRN, LLC

By: ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252☐ Amanda L. Rauer, Esquire Id. No. 307028☐ Jolanta Pekalska, Esquire Id. No. 307968☒ Harry B. Reese, Esquire Id. No. 310501☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

**PK**  
**Powers Kirn, LLC**  
Attorneys at Law

728 Marne Highway  
Moorestown, NJ 08057  
856.802.1000

**Eight Neshaminy Interplex**  
**Suite 215**  
**Trevose, PA 19053**

**Telephone: 215.942.2090**  
**Fax: 215.942.8661**

---

William M. E. Powers III \*  
Sarah E. Powers \*  
Edward W. Kirn III\*  
Jeanette J. O'Donnell \*  
Angela C. Pattison \*  
Michael B. McNeil\*

---

Jill Mamel-Coughlin \*  
Amanda L. Raver \*  
Jolanta Pekalska +  
Harry B. Reese \*  
Matthew J. McDonnell \*  
\* Member of NJ and PA Bar  
+ Member of PA Bar

January 17, 2019

Sheriff of Columbia County  
35 W. Main Street  
Bloomsburg, PA 17815-

Fax: 570-389-5625

Re: CitiMortgage, Inc. v. Donna F. Rozell, et al.  
No. 2018-CV-744  
Premises: 538 West 3rd Street, Berwick, PA 18603

Dear Sir/Madam:

Please POSTPONE the Sheriff's Sale of the above referenced property which is scheduled for January 30, 2019.

Please reschedule for March 20, 2019.

Thank you for your attention to this matter.

Very truly yours,

Jessica Leininger  
#18-0334

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE INC  
vs.  
CHRISTOPHER SCHWAB (et al.)

Case Number  
2018CV744

## SHERIFF'S RETURN OF SERVICE

11/01/2018 12:53 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: UNKNOWN HEIRS OF DONNA F. ROZELL AT 538 WEST 3RD STREET, BERWICK, PA 18603. THE ADDRESS WAS FOUND TO BE VACANT.

SO ANSWERS,

*Timothy T. Chamberlain*

November 02, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

## NOTARY

Affirmed and subscribed to before me this

2ND day of NOVEMBER, 2018

Plaintiff Attorney: POWERS, KIRN & ASSOCIATES, 8 NESHAMINY INTERPLEX, SUITE 215, TREVOSE, PA 19053

© Columbia County Sheriff's Office, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE INC  
vs.  
CHRISTOPHER SCHWAB (et al.)

Case Number  
2018CV744

## SHERIFF'S RETURN OF SERVICE

11/01/2018 12:15 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: CHRISTOPHER SCHWAB AT 538 WEST 3RD STREET, BERWICK, PA 18603. THE ADDRESS WAS FOUND TO BE VACANT.

SO ANSWERS,

*Timothy T. Chamberlain*

November 02, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

## NOTARY

Affirmed and subscribed to before me this

2ND day of NOVEMBER, 2018

Plaintiff Attorney: POWERS, KIRN & ASSOCIATES, 8 NESHAMINY INTERPLEX, SUITE 215, TREVOSE, PA 19053

© CountyState Sheriff TeleSoft, Inc.

# SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

CITIMORTGAGE INC  
vs.  
CHRISTOPHER SCHWAB (et al.)

Case Number  
2018CV744

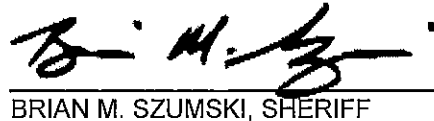
## SHERIFF'S RETURN OF SERVICE

2018 ED 142

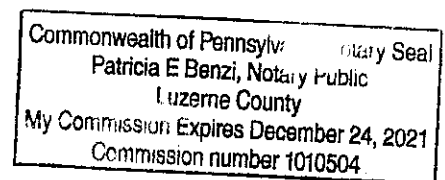
11/07/2018 11:25 AM - JOSEPH CHRISTINO, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON NOVEMBER 07, 2018 AT 11:25 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE UPON CHRISTOPHER SCHWAB, THE WITHIN NAMED, BY HANDING TO LADONNA SCHWAB WIFE, THE PERSON FOR THE TIME BEING IN CHARGE AT 1039 SALEM BLVD, BERWICK, PA 18603 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

  
JOSEPH CHRISTINO, DEPUTY

SO ANSWERS,

  
BRIAN M. SZUMSKI, SHERIFF

November 09, 2018



NOTARY

Affirmed and subscribed to before me this

9TH day of NOVEMBER, 2018





# SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

CITIMORTGAGE INC  
vs.  
CHRISTOPHER SCHWAB (et al.)

Case Number  
2018CV744

## DEPOSIT RECEIPT

Printed: 11/5/2018 12:01:58PM

Receipt No: 42856

Date: 11/05/2018

Type: Civil Action

Paid By: COLUMBIA COUNTY

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
8348	10/30/2018	Advance Fee	\$76.00

Mail To: COLUMBIA COUNTY

Origin: Local

Received by: KC

Luzerne County Sheriff, 200 North River Street, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

(c) CountySuite Sheriff, Teleosoft, Inc

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE INC  
vs.  
CHRISTOPHER SCHWAB (et al.)

Case Number  
2018CV744

## SHERIFF'S RETURN OF SERVICE

12/13/2018 07:11 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 538 WEST 3RD STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2018

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

14TH day of DECEMBER, 2018



Plaintiff Attorney: POWERS, KIRN & ASSOCIATES, 8 NESHAMINY INTERPLEX, SUITE 215, TREVOSE, PA 19053

(c) CountySuite Sheriff, Telosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORTGAGE INC  
vs.  
SCHWAB, CHRISTOPHER (et al.)

Case Number  
2018CV744

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 142

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELLE SALTOR

Relation: CLERK

Date: 10/31/18 Time: 0821

Deputy: 4 Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2018CV744

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

CITIMORTGAGE INC  
vs.  
SCHWAB, CHRISTOPHER (et al.)

Case Number  
2018CV744

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	142
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	COLUMBIA COUNTY HOUSING AUTHORITY
<b>Primary Address:</b>	700 SAWMILL ROAD 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>	Jody JOHNSON
<b>Relation:</b>	CLERK
<b>Date:</b>	10/31/18
<b>Time:</b>	0843
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> POWERS, KIRN & ASSOCIATES	<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 HOUSE

2018CV744

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE INC  
vs.  
SCHWAB, CHRISTOPHER (et al.)

Case Number  
2018CV744

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 142

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 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 WHITEHIGHT

Relation:

CLERK

Date:

10/31/18

Time:

0812

Deputy:

4

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV744

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORTGAGE INC  
vs.  
SCHWAB, CHRISTOPHER (et al.)

Case Number  
2018CV744

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 142

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 538 WEST 3RD STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 11-1-18

Time: 10:38

Deputy: 3

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2018CV744

538 WEST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORTGAGE INC  
vs.  
SCHWAB, CHRISTOPHER (et al.)

Case Number  
2018CV744

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	142
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	Connie C. Gingher
<b>Primary Address:</b>	1615 Lincoln Avenue Berwick, PA 18603
<b>Phone:</b>	570-752-7442
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	11-1-18
<b>Time:</b>	12:15
<b>Deputy:</b>	3
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> POWERS, KIRN & ASSOCIATES	<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. \_\_\_\_\_

GINGHER, CONNIE C.

2018CV744

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE INC  
vs.  
SCHWAB, CHRISTOPHER (et al.)

Case Number  
2018CV744

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

142

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:**

SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** UNKNOWN HEIRS OF DONNA F. ROZELL

**Final Service:**

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

**Primary Address:** 538 WEST 3RD STREET  
BERWICK, PA 18603

**Adult In Charge:**

**Phone:**

**DOB:**

**Relation:**

**Alternate Address:**

**Date:**

1/1/18

**Time:**

**Phone:**

**Deputy:**

3

**Mileage:**

**Attorney / Originator:**

**Name:** POWERS, KIRN & ASSOCIATES

**Phone:**

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**

**Service Attempt Notes:**

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

VACANT

UNKNOWN HEIRS OF DON

2018CV744

538 WEST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
ANDERSON, LISA MARIE (et al.)

Case Number  
2018CV1085

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	124
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	LISA MARIE ANDERSON
<b>Primary Address:</b>	1023 SPRING GARDEN AVE BERWICK, PA 18603
<b>Phone:</b>	DOB: 12/15/1971
<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>	Scott Ohl
<b>Relation:</b>	Husband
<b>Date:</b>	11-1-18
<b>Time:</b>	09:23
<b>Deputy:</b>	3
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> SHAPIRO & DENARDO	<b>Phone:</b>
--------------------------------	---------------

### Service Attempts:

<b>Date:</b>	10-19-18					
<b>Time:</b>	13:57					
<b>Mileage:</b>						
<b>Deputy:</b>	3					

### Service Attempt Notes:

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

ANDERSON, LISA MARIE

2018CV1085

1023 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORTGAGE INC  
vs.  
SCHWAB, CHRISTOPHER (et al.)

Case Number  
2018CV744

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 142

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CHRISTOPHER SCHWAB

Primary Address: 538 WEST 3RD STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1/1/18

Time:

Deputy: 3

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

Vacant  
Deceased

SCHWAB, CHRISTOPHER

2018CV744

538 WEST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORTGAGE INC  
vs.  
SCHWAB, CHRISTOPHER (et al.)

Case Number  
2018CV744

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 142

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

\$ 76.00 LuzCo Per Kathy  
\$ 5.00 Not.

### Serve To:

Name: CHRISTOPHER SCHWAB

Primary Address: 1039 SALEM BLVD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 538 WEST 3RD STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Notes / Special Instructions:

Now, October 30, 2018 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

SCHWAB, CHRISTOPHER

2018CV744

1039 SALEM BLVD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE INC  
vs.  
SCHWAB, CHRISTOPHER (et al.)

Case Number  
2018CV744

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 538 WEST 3RD STREET  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:**

12-13-18

**Time:**

19:11

**Deputy:**

3

**Mileage:**

**Attorney / Originator:**

**Name:** POWERS, KIRN & ASSOCIATES

**Phone:**

**Service Attempts:**

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

**Service Attempt Notes:**

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

(POSTING)

2018CV744

538 WEST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

**Tax Notice** 2018 County & Municipality  
 BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**  
 BERWICK BOROUGH  
 TAX COLLECTOR  
 1615 LINCOLN AVENUE  
 BERWICK PA 18603  
**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS  
 NO PERSONAL CHECKS AFTER DEC.1, 2018  
**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
 03/01/2018

BILL NO.  
 5769

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,778	11.385	176.04	179.63	197.59
SINKING		1	15.46	15.78	17.36
FIRE		1.25	19.33	19.72	20.71
LIGHT		1.25	19.33	19.72	20.71
BORO RE		14.1	218.02	222.47	233.59
The discount & penalty have been calculated for your convenience			448.18	457.32	489.96
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

ROZELL DAVID D & DONNA F  
 538 WEST THIRD STREET  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04C-04 -202-00,000  
 538 W THIRD ST  
 .0999 Acres Land 2,500  
 Buildings 13,278  
 Total Assessment 15,778

This tax returned  
 to courthouse on:  
 January 1, 2019

*Cite Mtg*  
 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

Connie C. Gingher

4.30.18

**2018 SCHOOL REAL ESTATE TAX NOTICE**  
 Berwick Area School District  
 Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District  
 Connie C. Gingher, Tax Collector  
 1615 Lincoln Avenue  
 Berwick, PA 18603

Telephone 570-752-7442

Taxes are due and payment is requested from:

CO4  
 ROZELL DAVID D & DONNA F  
 538 W 3RD ST  
 BERWICK, PA 18603-2903

Bill Date: 7/1/2018

Bill #: 3387

**TAXPAYER COPY**

Parcel #: 04C04 20200000

Prop. Type

Property Location and Description:

Assessment:

538 W THIRD ST  
 .100

L= 2,500  
 B= 13,278  
 T= 15,778

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	681.61
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	667.98
If Paid By 10/31/2018	FACE Amount	681.61
If Paid After 10/31/2018	10% Penalty Amount	749.77

Last Day to Pay: 12/31/2018

For a receipt, return the entire bill with payment  
 and a self-addressed stamped envelope.

Connie C. Gingher

Office Hours:  
 Monday, Tuesday, and Thursday from 9:30am - 4:00pm  
 Closed Wednesday and Friday  
 Closed Holidays

*Carlo*  
 8/23/18

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV744

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 30, 2019**  
**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, formerly the Borough of West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEIGNNING at a corner of lot formerly of S.L. Hess on the southerly side of Third St.; THENCE easterly along Third St. 50 feet to corner of lot owned by B.D. Freas; THENCE southerly along said lot 87 feet to a point; THENCE westerly in a line parallel with Third Street 50 feet to the easterly line of lot formerly of S.L. Hess aforesaid; THENCE northerly along said lot 87 feet to Third Street, the place of beginning. BEING the northerly part of Lot No. 11 in Freas Fowler's Addition to West Berwick, now Berwick. BEING THE SAME PREMISES which Ross A. Trapane and Janet E. Trapane, Trustees of the Trapane Family Trust, by Deed dated May 10, 2007 and recorded May 11, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument #200704889, granted and conveyed unto DAVID D. ROZELL AND DONNA F. ROZELL, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04C-04-202-00-000

PROPERTY ADDRESS: 538 WEST 3RD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-202-00-000

Seized and taken into execution to be sold as the property of CHRISTOPHER SCHWAB, UNKNOWN HEIRS OF DONNA F. ROZELL in suit of CITIMORTGAGE INC.

---

**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:  
POWERS, KIRN & ASSOCIATES  
TREVOSE, PA

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

**WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 to 3183 and Rule 3257**

\_\_\_\_\_  
**CITIMORTGAGE, INC.**  
\_\_\_\_\_

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

vs.  
\_\_\_\_\_

**NO.: 2018-CV-744**

*2018-CV-142*

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**CHRISTOPHER J. SCHWAB, SOLELY IN HIS  
CAPACITY AS HEIR OF DONNA F. ROZELL A/K/A  
DONNA FAY YORKS ROZELL, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER DONNA F. ROZELL A/K/A DONNA FAY  
YORKS ROZELL, DECEASED**  
\_\_\_\_\_

**Commonwealth of Pennsylvania:**

**County of Columbia:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:**

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

**Premises: 538 W. 3RD STREET, BERWICK, PA 18603**

**(See legal description attached.)**


Amount Due **\$60,914.71**

Interest from 10/12/2018 to \$ \_\_\_\_\_  
Date of Sale (\$10.01 per diem)

Total \$ \_\_\_\_\_ Plus Cost \$ \_\_\_\_\_

as endorsed.

Dated 10/26/2018  
(Seal)

  
\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

**Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020**

No. 2018-CV-744

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC.

vs.

CHRISTOPHER J. SCHWAB, SOLELY IN HIS CAPACITY AS HEIR OF  
DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER DONNA F. ROZELL A/K/A DONNA FAY YORKS  
ROZELL, DECEASED

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs

Prothy Paid \$ \_\_\_\_\_

Writ, Ref. & Sat. \$ \_\_\_\_\_

Total Cost \$ \_\_\_\_\_

 12/22/18  
Attorney for Plaintiff

Eight Neshaminy Interplex  
Suite 215

Trevoze, PA 19053

Address of Defendant(s)

1039 SALEM BLVD, BERWICK, PA 18603

Where papers may be served



**ALL THAT certain piece or parcel of land situate in the Borough of Berwick, formerly the Borough of West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING at a corner of lot formerly of S.L. Hess on the southerly side of Third St.; THENCE easterly along Third St. 50 feet to corner of lot owned by B.D. Freas; THENCE southerly along said lot 87 feet to a point; THENCE westerly in a line parallel with Third Street 50 feet to the easterly line of lot formerly of S.L. Hess aforesaid; THENCE northerly along said lot 87 feet to Third Street, the place of beginning. BEING the northerly part of Lot No. 11 in Freas Fowler's Addition to West Berwick, now Berwick.**

**BEING THE SAME PREMISES which Ross A. Trapane and Janet E. Trapane, Trustees of the Trapane Family Trust, by Deed dated May 10, 2007 and recorded May 11, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument #200704889, granted and conveyed unto DAVID D. ROZELL AND DONNA F. ROZELL, husband and wife.**

**IMPROVEMENTS: RESIDENTIAL DWELLING.**

**TAX PARCEL: 04C-04-202-00-000**

CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

vs.

No.: 2018-CV-744

CHRISTOPHER J. SCHWAB, SOLELY  
IN HIS CAPACITY AS HEIR OF DONNA  
F. ROZELL A/K/A DONNA FAY YORKS  
ROZELL, DECEASED  
1039 SALEM BLVD  
BERWICK, PA 18603

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER DONNA F. ROZELL A/K/A  
DONNA FAY YORKS ROZELL,  
DECEASED  
538 WEST 3<sup>RD</sup> STREET  
BERWICK, PA 18603

CLERK OF COURT  
COLUMBIA COUNTY  
2018 OCT 26 PM 2:31  
RECEIVED

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Deana Maurer  
Submitted by

William J. Maurer  
Signature

POWERS KIRN & ASSOCIATES, LLC  
JILL MANUEL-COUGHLIN, ESQUIRE Id. No. 63252  
AMANDA L. RAUER, ESQUIRE Id. No. 307028  
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968  
HARRY B. REESE, ESQUIRE Id. No. 310501  
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 313549  
EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVOSSE, PA 19053  
(215) 942-2090

CITIMORTGAGE, INC.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER J. SCHWAB, SOLELY IN  
HIS CAPACITY AS HEIR OF DONNA F.  
ROZELL A/K/A DONNA FAY YORKS  
ROZELL, DECEASED

No.: 2018-CV-744

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
DONNA F. ROZELL A/K/A DONNA FAY  
YORKS ROZELL, DECEASED

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

**TO: CHRISTOPHER J. SCHWAB, SOLELY IN HIS CAPACITY AS HEIR OF DONNA F.  
ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED  
1039 SALEM BLVD  
BERWICK, PA 18603**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER  
DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED  
538 W 3<sup>RD</sup> STREET  
BERWICK, PA 18603**

Your house (real estate) at 538 W. 3RD STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on Jan. 30 2019 at 9:00, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$60,914.71, obtained by CITIMORTGAGE, INC., against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-2090**.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder.

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 Powers, Kirn & Associates, LLC at (215) 942-2090.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. 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.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
TELEPHONE: (570) 784-8760**

**Please be advised that this firm is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against the property.**

	<b>Request Details</b>	shower
---	------------------------	--------

**Civil Action**Type: ☒ Complaint in Mortgage Foreclosure (CIMF) ☐ IFPOrigin: ☒ Local ☐ Out of State

Notes:

Reference Number(s)

Date Opened: 8/6/2018

Status

OPEN

Date Closed:

Date Received: 8/6/2018

Writ Date: 8/6/2018

Original  
Select Date

Expiration Date: 9/6/2018

Re-instated  
Select Date**Attorney/Originator**

Add / Edit

Name: POWERS, KIRN &amp; ASSOCIATES

Phone:

Hearing Date: Select Date

Time:

**Return To**

Add / Edit

Name: POWERS, KIRN &amp; ASSOCIATES

Phone:

**Services**

Add New Service

Date	Type	Serve To	Status
8/6/2018	Civil Writ	CHRISTOPHER SCHWAB: 1039 SALEM BLVD, BERWICK, PA 18603	Deputize
8/6/2018	Civil Writ	UNKNOWN HEIRS OF DONNA F. ROZELL: 1039 SALEM BLVD, BERWICK,...	Deputize

**Request Events**

Add New Request Event

Date	Category	Description
8/6/2018	Deposit Received	Advance Fee
8/6/2018	Open Request	

CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

vs.

No.: 2018-CV-744

CHRISTOPHER J. SCHWAB, SOLELY  
IN HIS CAPACITY AS HEIR OF DONNA  
F. ROZELL A/K/A DONNA FAY YORCS  
ROZELL, DECEASED  
1039 SALEM BLVD  
BERWICK, PA 18603

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER DONNA F. ROZELL A/K/A  
DONNA FAY YORCS ROZELL,  
DECEASED  
538 WEST 3<sup>RD</sup> STREET  
BERWICK, PA 18603

FILED  
PROTHONOTARY  
2018 OCT 26 P 12:31  
CLERK OF COURTS  
COUNTY OF COLUMBIA

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Deana Maurer  
Submitted by

Heaven O'Brien  
Signature

# REAL ESTATE OUTLINE

ED # 2018ED0142

DATE RECEIVED 10-26-18  
DOCKET AND INDEX 2018 CV 744

## 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>64984</u>

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

SALE DATE Jan 30, 19 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

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**IMPROVEMENTS: RESIDENTIAL DWELLING.**

**TAX PARCEL: 04C-04-202-00-000**



POWERS KIRN & ASSOCIATES, LLC  
JILL MANUEL-COUGHLINE, ESQUIRE Id. No. 63252  
AMANDA L. RAUER, ESQUIRE Id. No. 307028  
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968  
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EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVISO, PA 19053  
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CITIMORTGAGE, INC.

vs.

CHRISTOPHER J. SCHWAB, SOLELY IN HIS  
CAPACITY AS HEIR OF DONNA F. ROZELL A/K/A  
DONNA FAY YORKE ROZELL, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER DONNA F. ROZELL A/K/A DONNA FAY  
YORKE ROZELL, DECEASED

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2018-CV-744

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney with Powers, Kirn & Associates, LLC, hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:


That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/sra/sraHome.do>) for the following individual: CHRISTOPHER J. SCHWAB, SOLELY IN HIS CAPACITY AS HEIR OF DONNA F. ROZELL A/K/A DONNA FAY YORKE ROZELL, DECEASED, has a last known residence of 1039 SALEM BLVD, BERWICK, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name  
☒ First Name  
☒ Social Security Number

The DMDC search results, a copy of which is attached, states that based on the information provided, the DMDC does not possess any information indicating that the individual is on active duty or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C.S. Appx. §§ 501 et. seq.

That Defendants, Unknown Heirs, Successors, Assigns and All Firms, Persons or Associations Claiming Right, Title or Interest from or Under Donna F. Rozell a/k/a Donna Fay Yorke Rozell, Deceased, have an unknown Military or Naval Service of the United States status, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C.S. Appx. §§ 501 et. seq., because they are unknown persons and/or entities and there is no identifying information that can be used to verify their status.

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

  
POWERS KIRN & ASSOCIATES, LLC  
☐ Jill Manuel-Coughlin, Esquire Id. No. 63252  
☐ Amanda L. Rauer, Esquire Id. No. 307028  
☐ Jolanta Pekalska, Esquire Id. No. 307968  
☐ Harry B. Reese, Esquire Id. No. 310501  
☒ Matthew J. McDonnell, Esquire Id. No. 313549  
Attorneys for Plaintiff

Date: 10/22/18



## Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: ROZELL

First Name: DAVID

Middle Name:

Status As Of: Oct-22-2018

Certificate ID: MZ1TMMC76L7019D

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

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

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

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

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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

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

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



## Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: ROZELL

First Name: DAVID

Middle Name: D

Status As Of: Oct-22-2018

Certificate ID: BGG0429XK6W2PVC

On Active Duty/On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	NA	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

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

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

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

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

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

## More information on "Active Duty Status"

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

## Coverage Under the SCRA is Broader in Some Cases

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

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## Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: ROZELL

First Name: DONNA

Middle Name:

Status As Of: Oct-22-2018

Certificate ID: 4D8C107HGF6MQYT

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

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

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

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

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

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## Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: SCHWAB

First Name: MICHAEL

Middle Name: A

Status As Of: Oct-22-2018

Certificate ID: LPLWQHL1NX1YVKK

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

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

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

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

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Department of Defense - Manpower Data Center  
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Seaside, CA 93955



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2018 - ED - 142

CITIMORTGAGE, INC.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER J. SCHWAB, SOLELY IN HIS  
CAPACITY AS HEIR OF DONNA F. ROZELL A/K/A  
DONNA FAY YORKS ROZELL, DECEASED

No.: 2018-CV-744

FILED  
NOTARIAL

2018 OCT 26 P 12:29

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER DONNA F. ROZELL A/K/A DONNA  
FAY YORKS ROZELL, DECEASED

CLERK OF COURTS  
COUNTY OF COLUMBIA

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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 538 W. 3RD STREET, BERWICK, PA 18603:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED	538 W. 3 <sup>rd</sup> STREET BERWICK, PA 18603

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

CHRISTOPHER J. SCHWAB, SOLELY IN HIS CAPACITY AS HEIR OF DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED	1039 SALEM BLVD BERWICK, PA 18603
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED	538 W. 3RD STREET BERWICK, PA 18603

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.  
CITIMORTGAGE, INC.

1000 Technology Drive  
O'Fallon, MO 63368

Columbia County Housing Corporation

700 Sawmill Road, Suite 101  
Bloomsburg, PA 17815

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

CITIMORTGAGE, INC.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER J. SCHWAB, SOLELY IN HIS  
CAPACITY AS HEIR OF DONNA F. ROZELL A/K/A  
DONNA FAY YORKS ROZELL, DECEASED

No.: 2018-CV-744

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER DONNA F. ROZELL A/K/A DONNA  
FAY YORKS ROZELL, DECEASED

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED	538 W. 3 <sup>rd</sup> STREET BERWICK, PA 18603

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

CHRISTOPHER J. SCHWAB, SOLELY IN HIS CAPACITY AS HEIR OF DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED	1039 SALEM BLVD BERWICK, PA 18603
---	--------------------------------------

Luz. Co  
\$76.<sup>00</sup>/5.<sup>00</sup>

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED	538 W. 3RD STREET BERWICK, PA 18603
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**3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:**

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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**4. Name and address of last recorded holder of every mortgage of record:**

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	--

Plaintiff.  
CITIMORTGAGE, INC.

1000 Technology Drive  
O'Fallon, MO 63368

Columbia County Housing Corporation

700 Sawmill Road, Suite 101  
Bloomsburg, PA 17815

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

Name

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

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.

Name

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

Columbia County Domestic Relations

11 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815 ✓

Columbia County Tax Claim Bureau

11 West Main Street  
Main Street County Annex  
P.O. Box 380  
Bloomsburg, PA 17815 ✓

PA Department of Public Welfare  
Bureau of Child Support Enforcement

Health and Welfare Building – Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675 ✓✓

Pennsylvania Office of Attorney  
General

16<sup>th</sup> Floor, Strawberry Square  
Harrisburg, PA 17120 ✓

Commonwealth of PA, Dept of Revenue  
Bureau of Compliance, Clearance Support

Dept. 280948  
Harrisburg, PA 17128-0948 ✓

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

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

Tenants/Occupants

538 W. 3RD STREET  
BERWICK, PA 18603 ✓

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

  
POWERS KIRN & ASSOCIATES, LLC

- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
- ☐ Amanda L. Rauer, Esquire Id. No. 307028
- ☐ Jolanta Pekalska, Esquire Id. No. 307968
- ☐ Harry B. Reese, Esquire Id. No. 310501
- ☒ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

October 22, 2018

Name

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

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.

Name

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

Columbia County Domestic Relations

11 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

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Bloomsburg, PA 17815

PA Department of Public Welfare  
Bureau of Child Support Enforcement

Health and Welfare Building – Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

Pennsylvania Office of Attorney  
General

16<sup>th</sup> Floor, Strawberry Square  
Harrisburg, PA 17120

Commonwealth of PA, Dept of Revenue  
Bureau of Compliance, Clearance Support

Dept. 280948  
Harrisburg, PA 17128-0948

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

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

Tenants/Occupants

538 W. 3RD STREET  
BERWICK, PA 18603

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Attorneys for Plaintiff

October 22, 2018

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AMANDA L. RAUER, ESQUIRE Id. No. 307028  
JOLANTA PEKALSKA, ESQUIRE Id. No. 307968  
HARRY B. REESE, ESQUIRE Id. No. 310501  
MATTHEW J. MCDONNELL, ESQUIRE Id. No. 313549  
EIGHT NESHAMINY INTERPLEX, SUITE 215  
TREVOSSE, PA 19053  
(215) 942-2090

2018 OCT 26 P 12:29

CITIMORTGAGE, INC.

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER J. SCHWAB, SOLELY  
IN HIS CAPACITY AS HEIR OF DONNA  
F. ROZELL A/K/A DONNA FAY YORKS  
ROZELL, DECEASED

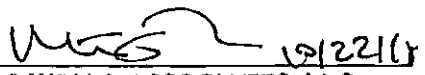
No.: 2018-CV-744

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER DONNA F. ROZELL A/K/A  
DONNA FAY YORKS ROZELL,  
DECEASED

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY  
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action  
and further certify this Property is:

- ( ) FHA
- ( ) Tenant Occupied
- ( ) Vacant
- ( ) Commercial
- ( ) As a result of Complaint in Assumpsit
- (X) Act 6 / Act 91 complied with

  
POWERS KIRN & ASSOCIATES, LLC

- ☐ Jill Manuel-Coughlin, Esquire Id. No. 63252
  - ☐ Amanda L. Rauer, Esquire Id. No. 307028
  - ☐ Jolanta Pekalska, Esquire Id. No. 307968
  - ☐ Harry B. Reese, Esquire Id. No. 310501
  - ☒ Matthew J. McDonnell, Esquire Id. No. 313549
- Attorneys for Plaintiff

October 22, 2018

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL,  
DECEASED

PLAINTIFF/SELLER: CITIMORTGAGE, INC.

DEFENDANT(S): CHRISTOPHER J. SCHWAB, SOLELY IN HIS CAPACITY AS  
HEIR OF DONNA F. ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED and  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONNA F.  
ROZELL A/K/A DONNA FAY YORKS ROZELL, DECEASED

PROPERTY: 538 W. 3RD STREET  
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2018-CV-744


The above captioned property is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_, in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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

Powers, Kim & Associates, LLC  
Eight Neshaminy Interplex Suite 215  
Trevose, PA 19053  
(215) 942-2090

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within 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.

  
\_\_\_\_\_  
POWERS KERN & ASSOCIATES, LLC  
☐ Jill Manuel-Coughlin, Esquire Id. No. 63252  
☐ Amanda L. Rauer, Esquire Id. No. 307028  
☐ Jolanta Pekalska, Esquire Id. No. 307968  
☐ Harry B. Reese, Esquire Id. No. 310501  
☒ Matthew J. McDonnell, Esquire Id. No. 313549  
Attorneys for Plaintiff



**SHORT DESCRIPTION**

**DOCKET NO:** 2018-CV-744

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania.

**TAX PARCEL NO:** 04C-04-202-00-000

**PROPERTY ADDRESS** 538 W. 3RD STREET  
BERWICK, PA 18603

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** DAVID D. ROZELL, DECEASED AND DONNA F.  
ROZELL A/K/A DONNA FAY YORKS ROZELL,  
DECEASED

**ATTORNEY'S NAME:** Powers, Kim & Associates, LLC

**SHERIFF'S NAME:** Timothy T. Chamberlain

## Document Receipt

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Trans #	14576	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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## Ship to:

PENNSYLVANIA OFFICE OF ATTORNEY  
GENERAL

16TH FLOOR STRAWBERRY SQUARE

Tracking #: 71901140006000142530

Doc Ref #: 2018ED142

Postage 5.4200

HARRISBURG PA 17120

## Document Receipt

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Trans #	14575	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000142523

Doc Ref #: 2018ED142

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	14574	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000142516

Doc Ref #: 2018ED142

Postage 5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	14574	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #:	71901140006000142516
Doc Ref #:	2018ED142
Postage	5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	14574	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #:	71901140006000142516
Doc Ref #:	2018ED142
Postage	5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	14573	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000142509

Doc Ref #: 2018ED142

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14573	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000142509

Doc Ref #: 2018ED142

Postage 5.4200

HARRISBURG PA 17105



## Document Receipt

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Trans #	14572	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000142493

Doc Ref #: 2018ED142

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	14571	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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## Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000142486

Doc Ref #: 2018ED142

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14571	Carrier / service:	USPS Server	First-Class Mail®	10/30/2018 12:00:00 AM
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## Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000142486

Doc Ref #: 2018ED142

Postage 5.4200

HARRISBURG PA 17105

TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VIEW.

SECURE

PAPER CONTAINS TONER ADHESION PROTECTION AND A METALLIC HOLOGRAM.

64984

POWERS KIRN & ASSOCIATES, LLC

OPERATING COST ACCOUNT

215 942 2090



3-7615/360

Citizens Bank

10/19/2018

Sheriff of Columbia County

PAY TO THE ORDER OF

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

\$

\*\*1,350.00

DOLLARS

Sheriff of Columbia County

Attn: Real Estate Division

35 W. Main Street

Bloombsburg, PA 17815

MEMO

18-0334/sheriff deposit retainer/ADV



⑈054984⑈ ⑆036076150⑆ 6236636366⑈