COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

CITIMORTGAGE INC	VS	CHRISTOPHER	SCHWAB
	7 ~		

NO. 142-2018 ED	NO.	744-2018	JD
DATE/TIME OF SALE: MARCH 20	_		
BID PRICE (INCLUDES COST)	\$ <u> </u>	796,25	_
POUNDAGE – 2% OF BID	\$	41,93	_
TRANSFER TAX – 2% OF FAIR MKT	\$		_
MISC. COSTS	\$		- 1
TOTAL AMOUNT NEEDED TO PURC	HASE		s 2138.18
PURCHASER(S):			
ADDRESS:			
NAMES(S) ON DEED:		1	//
PURCHASER(S) SIGNATURE(S):	7	TH	200
	<i>//</i>		
TOTAL DUE:			s 2138,18
LESS DEPOSIT:			\$ 1350,00
DOWN PAYMEN	Т:		\$
TOTAL DUE IN 8	DAYS		\$ 788,18

Timothy T. Chamberlain Sheriff



vs.

Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>

CITIMORTGAGE INC

Defendant

CHRISTOPHER SCHWAB

UNKNOWN HEIRS OF DONNA F. ROZELL

Attorney for the Plaintiff:

POWERS, KIRN & ASSOCIATES 8 NESHAMINY INTERPLEX, SUITE 215

TREVOSE, 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	Postponed to: 3/20/2019	\$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		\$7 1.75
	Total Distribution Costs	\$71.75

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:**

1 DEED

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

RECEIPT

Reg/Drw ID: 0102

By: HAS

SHERIFF

Last Change: Receipt By: MAIL

Chg # Charge / Payment / Fee Description

Amount Inst#/Inst Date \$71.75 201906050

08/08/19 10:51:53 AM

Municipality BERWICK BORO

Grantor - ROZELL, DONNA F Grantee - FEDERAL HOME LOAN MORTGAGE CORP

Consideration -Tax Basis -

\$2,138.18 \$0.00

Return Via - MAIL

Fees Summary: STATE WRIT TAX

JCS/ACCESS TO JUSTICE AFFORDABLE HOUSING **RECORDING FEES - RECORDER** RECORDER IMPROVEMENT FUND COUNTY IMPROVEMENT FUND

\$40.25 \$13.00 \$13.00 \$3.00 \$2.00

\$0.50

Inst Info: SHERIFFS DEED

TOTAL CHARGES

\$71.75

PAYMENTS

CHECK: 8651 - SHERIFF TOTAL PAYMENTS

AMOUNT DUE PAYMENT ON INVOICE **BALANCE DUE ON INVOICE** \$71.75

\$71.75 \$71.75

(\$71.75)\$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

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

Mllin

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.

Thank you for your assistance in regards to this matter.

Very truly yours,

Sabrina Sherwood Powers Kirn, LLC

:sabs

Enclosures #18-0334



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 inquir	ies ma	y be directe	d to the following pe	erson:		
Name POWERS KIRN, LLC	•					ne Number: 9 42-209 0
Mailing Address EIGHT NESHAMINY INTERPLEX, SUIT	E 215		City TREVOSE		State PA	ZIP Code 19053
B. TRANSFER DATA						
Date of Acceptance of Document 04 / 08 /	2019					
Grantor(s)/Lessor(s)		ne Number:	Grantee(s)/Lessee(s)			ne Number:
Sheriff of Columbia County		389-5622	Federal Home Loan	Mortgage Corporat	(215)	942-2090
Mailing Address			Mailing Address			
35 W Main Street			8200 Jones Branch	Dr.		
City	State	ZIP Code	City		State	ZIP Code
Bloomsburg	PA	17815	McLean		VA	22102
C. REAL ESTATE LOCATION						
Street Address			City, Township, Borough			
538 West 3rd Street, Berwick, PA 18603			Berwick Boro			
County		District		Tax Parcel Number	١٨.	
Columbia	Berwi	ck Area S D		04C-04-202-00-00		
D. VALUATION DATA						
Was transaction part of an assignmen	t or re	location?	□ Y ⊠ N			
1. Actual Cash Consideration 2. Other Consideration 3. Total Consideration = 2,096.25						
2,096.25	000.20				-	
4. County Assessed Value	5, Common Level Radio Factor					
15,778.00						
EXEMPTION DATA - Refer to instructions for exemption status.						erest Conveyed
a. Amount of Exemption Claimed 1b. Percentage of Grantor's Interest in Real Estate 1c. Percentage of Grantor's Interest Conveyed						
\$ 61,218.64 100.00 % 100.00 % 2. Check Appropriate Box Below for Exemption Claimed.						
—	DI EXE	пірсіоп стат	incui			
☐ Will or intestate succession.			Name of Decedent)	(E	state File	e Number)
Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)						
☐ Transfer from a trust, Date of trans						
If trust was amended attach a copy			ded trust.	•		
☐ Transfer between principal and age				cy/straw party agreer	ment.)	
☐ Transfers to the commonwealth, th	e U.S. a	nd instrument	alities by gift, dedication	n, condemnation or in	n lieu of	f condemna-
tion. (If condemnation or in lieu of	condem	nation, attach	copy of resolution.)			
☐ Transfer from mortgagor to a holde	rofam	ortgage in def	ault. (Attach copy of mo	ortgage and note/assi	gnment	:.)
☐ Corrective or confirmatory deed. (A	ttach co	omplete copy o	of the deed to be correct	ed or confirmed.)		
 Statutory corporate consolidation, r 						
Other (Please explain exemption cla			ring to a government a	igency.		
	-					
Under penalties of law, I declare that	I have	e examined t	his statement, includ	ing accompanying	inform	ation, and
to the best of my knowledge and beli	ef, it is	true, correc	t and complete.			
Signature of Correspondent or Responsible Part	y //	Å a	. 0		ate ~	
	-()	$\bigcirc \land \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	1	14.8.19	<u> </u>	

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

Schwald/pozel/ 18-744

SHERIFF'S SALE COST SHEET

VS.
NOED NOJD DATE/TIME OF SALE
P. C.
DOCKET/RETURN \$15.00
SERVICE PER DEF. \$_\frac{\\$\sigma_0.60}{\\$\text{50.60}}\$ LEVY (PER PARCEL \$15.00
7/ 10
MAILING COSTS \$ 55.00 ADVERTISING SALE BILLS & COPIES \$17.50
ADVERTISING SALE (NEWSPAPER) \$15.00 MILEAGE \$74,00
POSTING HANDBILL \$15.00
CRYING/ADJOURN SALE \$10.00
SHERIFF'S DEED \$35.00
TRANSFER TAX FORM \$25.00
DISTRIBUTION FORM \$25.00
COPIES \$600
NOTARY \$ 16.63
TOTAL ************************************
TO 1112
WEB POSTING \$150,00
PRESS ENTERPRISE INC. \$ /1/0,00
<u></u>
SOLICITOR'S SERVICES \$100.00 TOTAL ********** \$ /360,00
· · · · · · · · · · · · · · · · · · ·
PROTHONOTARY (NOTARY) \$10.00
RECORDER OF DEEDS \$ 7175 TOTAL ************ \$ 81.75
TOTAL ********** \$ 8/,75
REAL ESTATE TAXES:
BORO, TWP & COUNTY 20 \$
SCHOOL DIST. 20 \$
DELINQUENT 20 \$ 5.60
TOTAL ******* \$ 5,00
MUNICIPAL FEES DUE:
SEWER 20 \$ WATER 20 \$ TOTAL *********************
WATER 20_ \$_
TOTAL ******* \$
(170 mg)
SURCHARGE FEE (DSTE) MISC. <u>Luz.</u> (S) S 160
SURCHARGE FEE (DSTE) MISC. <u>Luz. (o.</u> \$ \frac{130,00}{5}
TOTAL ************************************
101AL ********** \$ 6 1/00
TOTAL COSTS (OPENING BID) \$ 2086,25
TOTAL COULD (CI DIAM C DID)

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

CitiMortgage, Inc.

COURT OF COMMON PLEAS

Plaintiff

VS.

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 Λ/Κ/Λ Donna Fay Yorks Rozall, 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 Rozall, 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

Harry B. Reese, Esquire Id. No. 3103

LL MANUEL COUGHLIN, ESQUIRE

DATE! 3/11 7019

EXHIBIT "A"

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski Sheriff



C. David Pedri County Manager

Joan Hoggarth Director of Judicial Services & Records

CITIMORTGAGE INC

CHRISTOPHER SCHWAB (et al.)

Gase Number 2018CV744

SHERIFF'S RETURN OF SERVICE

2018 20 142

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 11/07/2018 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.

SO ANSWERS,

BRIAN M. SZUMSKI, SHERIFF

November 09, 2018

Commonwealth of Pannsyly: mary Soal Patricle E Denzi, Nobacy Fublic Luzeme County My Commission Explos Decomber 24, 2021 Commission number 1010504.

Affirmed and subscribed to before me this

day of

NOVEMBER

201B

NOTARY



235 SOUTH 13TH STREET PHILADELPHIA, PA 19107 PHONE: (215) 548-7400 FAX: (215) 985-0169



CitiMortgage, Inc.

-VS-

COURT

Court of Common Pleas of

Pongsylvania

. .

Columbia County

Christopher J. Schwab, solely in his capacity as Helr of Donna F. Rozell e/k/a Donna Fay Yorks Rozell, deceased, st al

CASE NUMBER

2016-CV-744

State of Ronsvivania

AFFIDAVIT

County of Daudinia

B&R Control # C5156534.02 Reference Number 18-0334

SERVICE INFORMATION

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

Manager/Clerk of Agent or person in	ed below. residence, rela residence who place of reside t charge of offi	ationship is refused to give nan	ne and/or relationsh business	nip		
Description of Perso		Height	Wolght	Race	Sex	*
Not Served Date Other		Time	Moved	Unknow	No Answer	∏ Vaoant
The Process Server, being facts set forth herein are knowledge, information a Process Server/Shoriff office (Magan)	true and corre	deposes and says to	hat the r	28	and subscribed be day of DECEM and C. Jonesa ublic	MER 2018
Client Phone (215) 94	2-2090	Sale Date : 1/	/30/2019 Filed Da	ite:	BR Serve By:	12/20/2018
Joseica Leininga Powers, Kim & A 8 Noshaminy Ink Travosa, PA 190	erptex, Suite 216				MONWEATH OF PEHNSYLVA ROTARIAL EEAL MATTHEW G SMITH HOISTY PUBLIC IRDE TWY GNYDER COUN IRMISSION EXPIRES OCC 23.	τγ

ORIGINAL

CITIMORTGAGE, INC. PLAINTIFF

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, ASSIONS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONNA F. ROZELL ANA DONNA FAY YORKS ROZELL, DECEASED

DEFENDANTS

COLUMBIA COUNTY

No. 2018-CV-744

COURT OF COMMON PLEAS

CIVIL DIVISION

Constant of Children is

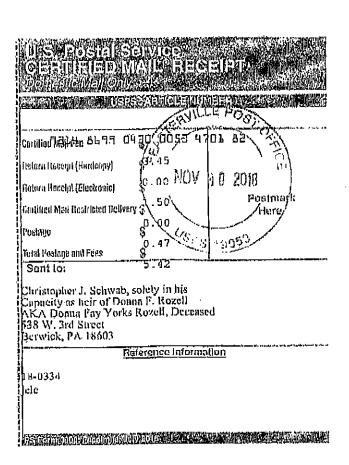
ORDER

AND NOW, this 10 day of Taly, 2018, upon consideration of the Plaintiffs 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 3RD 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 3RD STREET, BERWICK, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:

1st Thomas A grown fr.

XXX	AND ADDRE	NAME AND ADDRESS OF SENDER	NOICATE TYPE OF MAY	YPE OF A		CHECK APPROPIATE BLOCK FOR	ROPIATE BI	OCK FOR	POSTM	ARK AV	DDATE	POSTMARK AND DATE OF RECEIPT
Powers	Powers, Kim & Associates		X Confideate Mailing	e Mailing		Registered Mait	ij		TO SEE SEE	amp her deliboar	e ii issus (Robies	Affix stamp here if issued as certificate of mailing - or fix additional copies of this bill.
Trevos	8 Reshamay Interprex Sume 215 Trevose, PA 19053		C COO C COO Cedified Mail	Mad		 With Postal Insurance Without Postal Insurance 	ial insuranci Eusal Insura	4 <u>4</u>	5 5			
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	58 	Handling Charge	Act. Value (if Regis.)	irisured Value	Due Sender H C.O.D.	R.R. Fee	G. S.	F.S.	Rest. Del. Fee Remarks
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8		Columbia County Tax Claim Bureau 11 West Main Street Main Street County Amex P.O. Box 380 Bloomsture, PA 17815							4	-		Santa Sa Santa Santa San
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*	7	Fennsykanie Office of Attentey General 16 th Floor, Strawberry Square Harrishurg, PA 17120									1	
LC)		Commonwealth of PA, Dept of Revenue Burean of Complianca, Clearance Support Dept. 200948.										
to.	7	Columbia County Housing Authority 700 Sawmill Road Suite 101 18 normoburg, PA 17815									[
*	7	Termis / Occupatis 538 W. 34 Sireti Berwick: PA 18603]	
=>	7	Christoplar I. Schwab, solely in his Caparity as beir of Donna F. Rocell AEA Donna Fay Yorks Rocell. Decrased 53% W. 3 ²⁸ Street Henrick, PA 18603										
an		Christophys J. Schwab, solely in his Capacity as pair of Donna F. Rozell AKA Dynag Et. Oct. Revell. Becased 107 Kirlin Ibid Oct. Revell. 18603];	707 707 708 708 708 708 708 708 708 708
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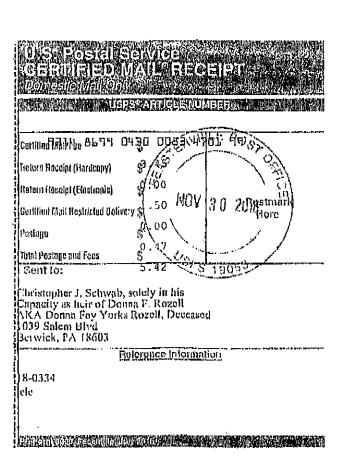


EXHIBIT "B"

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Line	Member of Article	Name of Addressee, Street, and Post-Office Address	Postage -	35 35 立	Karding Charge	Act. Value (H Regis.)	Insured	Due Sender #C.D.D.	뜻 다 다	S.D. S	Fee Remarks
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ru .		Columbia County Tax Claim Bureau II West Main Street Main Street County Amers P.O. Box 380 Bloomsturp, PA 17815									
(0	>	PA Department of Public Welfare Bureau of Child Support Fuforeenson Health and Welfare Building - Room 432 P.O. Box 2675 Hearfsburg, PA 17105-2075			A .						e oak gest e sew ^{art}
₹	7	Pernsylvania Office of Attorney General 16th Floor, Strawberry Square Harrishurg, PA 17120									
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án.		Christopher J. Schwab, subcly in his Capselly as beit of Donas F. Rozell AKA, Daniette P. Ords Rowell Deceased 1034 Salam 18403		-	-				, 		2 2 0 40 194 2 00 194
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In Without Posta Name of Addressee, Street, and Postage Fee Handling Addressee, Street, and Postage Present Control of Patient Parameter of Patient Parameter Strawberry Square Department of Public Welfare TPL Casualty Unit Estate Nov. NA Internal Revenue Service Was Mocreland Building Handling Ferate Nov. NA Internal Revenue Service Was Mocreland Building Ferate Nov. NA Michael Schwab Typ Meplewood Road Pristage Postage Present Schwab Typ Meplewood Road Pristage Postage Present Schwab Typ Meplewood Road Pristage Postage Present Schwab Typ Meplewood Road Pristage Present Schwab Typ Meplewood Road Pristage Present Schwab Typ Meplewood Road Pristage Present Schwab Typ Meplewood Road Present Schwab Typ Meplewo	Powel 8 Nesi	s Kim, LLC vaminy Interple	x, Suite 215	X Certificat	e Mailing		Registered I	lail:		Affices or for	tamp her additiona	e itissuer Joopies o	Affix stamp here it issued as certificate of mailing or for additional copies of this bill.
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Berwick, PA 18503 POSTMASTER, PER (Name of receiving employee)			77 Maplewood Road										
POSTMASTER, PER (Name of receiving employee)			Berwick, P.A. 18503							_	_		
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	ů V	2822	48.1114 Rozell			FOR REGIST	ERED, INSUF	ED. C.O.D.	CERTIFIED,	AND	(PRESS	MAIL	

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.

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

Date: 01/25/2019

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer 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 TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: COLUMBIA COUNTY SHERIFF	Per:
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#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 kl. No. 313549

Eight Neshaminy Interplex, Suite 215

Trevose, PA 19053

Telephone: 215-942-2090

Attorneys for Plaintiff

CitiMortgage, Inc.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

VS.

Donna F. Rozell

Defendant(s)

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

☐ Jill Manuel-Coughlin, Esquire Id. No. 63252

☐ Jill Manuel-Coughtin, Esquire Id. No. 6325.
☐ 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 Manuel-Coughlin *
Amanda L. Rauer *
Jolanta Pekalska +
Harry B. Reese *
Matthew J. McDonneil *
* Member of NJ and PA Bur

Member of PA Dar

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

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,

November 02, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

2ND day of NOVEMBER

2018

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,

November 02, 2018

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

2ND 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

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.

SO ANSWERS.

BRIAN M. SZUMSKI, SHERIFF

November 09, 2018

Commonwealth of Pennsylv: Gtary Seal Patricia E Benzi, Notary Public Luzerne County My Commission Expires December 24, 2021 Commission number 1010504

NOTARY
Affirmed and subscribed to before me this

TH day of NOVEMBER ,

2018

Out of

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

 Check No:
 Check Date:
 Description:
 Deposit Amount:

 8348
 10/30/2018
 Advance Fee
 \$76.00

Mail To: COLUMBIA COUNTY

Origin: Local Received by: KC

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORTO vs. CHRISTOF	GAGE INC PHER SCHWAB (et al.)	Case Number 2018CV744					
	SHERIFF'S RETURN OF SERVICE						
12/13/2018	07:11 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORD SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUE THE REAL ESTATE LOCATED AT 538 WEST 3RD STREET, BERWICK, PA	ESTED HANDBILL UPON					
	SĆOTT MA	YERNICK, DEPUTY					
	SO ANSWE	ERS,					
December 1	4, 2018 TIMOTHY	T. CHAMBERLAIN, SHERIFF					

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2018

SARAH JANE KL'NGAMAN, NOTASY PUBLIC TOWN OF BLOCKSBURG, COLUMSIA CQUNTY.

MY COMMISSION EXPIRES OCT. 4, 2020

SARAH JANE KL'NGAMAN, NOTASY PUBLIC TOWN OF BLOCKSBURG, COLUMSIA CQUNTY.

MY COMMISSION EXPIRES OCT. 4, 2020

SARAH JANE KL'NGAMAN, NOTASY PUBLIC TOWN OF BLOCKSBURG, COLUMSIA CQUNTY.

MY COMMISSION EXPIRES OCT. 4, 2020

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORT vs. SCHWAB,	GAGE INC CHRISTOPHER (et al.)				Number 8CV744
Service De	SERVICE Co	OVER SH	EET	* %	× 11,
2 4 4 17 17 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Real Estate Sale - Sale Notice	ти по Можен Совет. Се в пости устрочно местропо в посто ст	and the second s	Zone:	147
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 R	IIGHTS	***************************************	
Serve To:	Domestic Relations Office of Columbia Cou	Final Servi	ce: Personally Adu	It In Charge	Posted . Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:		-E SAN	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:		The second secon	
Alternate Address:	THE STATE OF THE PERSON OF THE STATE OF THE	Date:	10/31/18	Time:	1480
Phone:	Mantenta ta ta unu makantanta na umaka anaka ka ka kukina minina anganagan na kalasakanaga sana adaka ka kalas	Deputy:		Mileage:	
Attorney / (Name:	Originator: POWERS, KIRN & ASSOCIATES	Phone:			
Service Att Date: Time: Mileage: Deputy:	empts:				
Service Att	empt Notes:	1, 25% (28% (3)) 1, 2, 3, 3, 3, 3, 2, 5, 5, 1, 2, 5, 1, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2,	a pata na		
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11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

DOMESTIC RELATIONS OF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COLUMBIA COUNTY HOUS

2018CV744

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

	GAGE INC		•	Case	Number
vs. SCHWAB,	CHRISTOPHER (et al.)			201	8CV744
	SERVICE CO	OVER SHE	EET		
Service De				in in Millian (1).	* a
Category:	Real Estate Sale - Sale Notice	nor Ayun A Majangayayan A Papanyaya A Majayati A Pay oo	magnic tic come pages conserva agent supregion en el come período con el conserva e	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 R	RIGHTS	at control to ambier and color of the latest	A CONTRACTOR OF THE CONTRACTOR
Serve To:		Final Servi	ce:	And the second s	
Name:	COLUMBIA COUNTY HOUSING AUTHORIT	Served:	Personally Ac	ult In Charge	Posted · Other
Primary Address:	700 SAWMILL ROAD BLOOMSBURG, PA 17815	Adult in Charge:		Journ	3011
Phone:	DOB:	Relation:		TERK	·
Alternate Address:		Date:	10/31/18	Time:	0843
Phone:	The second control was recovered a control of a control o	Deputy:		Mileage:	
Attorney / Name:	Originator: POWERS, KIRN & ASSOCIATES	Phone:			
Service At	tempts:				
Date: Time: Mileage: Deputy:					
Service At	tempt Notes:			No. of the second secon	<i>u</i> • • • • • •
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	GAGE INC CHRISTOPHER (et al.)				Number 8CV744
	SERVICE	COVER SHE	ET		
Service De	talls:				er en
Category:	Real Estate Sale - Sale Notice	, and the first fi	general geologica de la companya de Companya de la companya de la compa	Zone:	142
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Serve To:		Final Servi	an san an a	The second secon	
Name:	Columbia County Tax Office	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	BLIZ ADET	+ ->4,	ELIBIT
Phone:	570-389-5649 DOB:	Relation:		ENL	
Alternate Address:	(file to a like the term of the termination of the	Date:	10/31/18	Time:	0812
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:			Sylver St	
Name:	POWERS, KIRN & ASSOCIATES	Phone:	And the second s		
Service At	tempts:	Barbarra			
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Deputy:			· · · · · · · · · · · · · · · · · · ·		
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PO BOX 380, BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX C 2018CV744

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORT vs. SCHWAB,	GAGE INC CHRISTOPHER (et al.)				Number 8CV744
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	Real Estate Sale - Sale Notice	na a wana wii ili wa kiii wa kaka waka wika ii walanda ka wa ka wa wa waka wa ka wa wa wa wa wa wa wa wa wa wa Mwana wa	**************************************	Zone:	142
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Serve To:		Final Servi	ce:	TOTAL SECTION	
Name:	OCCUPANT	Served:	Personally · Ad	luit In Charge	Posted Other
Primary Address:	538 WEST 3RD STREET BERWICK, PA 18603	Adult In Charge:		namen water and the second	
Phone:	DOB:	Relation:	Annual and the second of the s	mak a sama paga sa ka ka sa	
Alternate Address:		Date:	11-1-18	Time:	10,38
Phone:		Deputy:	3	Mileage:	
Attorney / (Originator:	The hope has not all			· · · · · · · · · · · · · · · · · · ·
Name:	POWERS, KIRN & ASSOCIATES	Phone:	**************************************	الديمات الميونيين بالمعينيين المميونيات م الديارية من الديار ميداني والمميدية مساويسة	
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Deputy:					raping kanagar paramagan pagamagan kangangan pambagan pambagan pagamagan pagamagan pagamagan pagamagan pagamaga
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538 WEST 3RD STREET, BERWICK, PA 18603

NO EXPIRAT

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GINGHER, CONNIE C.

vs.	GAGE INC CHRISTOPHER (et al.)					Number 8CV744
**************************************	Morane de la companya	SERVICE CO	OVER SH	EET		
Service De	New York Control of the Control of t				and Modern Control	
	Real Estate Sale - Sale Not			The second secon	Zone:	142
Manner:	< Not Specified >		Expires:		Warrant:	1
Notes:	SALE DATE & TIME: 01/30/ PLAINTIFF NOTICE OF SH		DEBTOR'S F	RIGHTS		
Serve To:		īce:				
Name:	Connie C. Gingher	an walion and the second of th	Served:	Personally Adu	ilt In Charge ·	Posted · Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		Adult In Charge:	Company was an arrange was a second of the company	erte har ingela hi danamak groj ka ing jak ki jela ki jela ing angga	
Phone:	570-752-7442	OOB:	Relation:	And the second s		
Alternate Address:			Date:	11-1-18	Time:	12:15
Phone:	The state of the s	Addition to Transition a region of addition for majority to properly region (1) programs	Deputy:	3	Mileage:	
Attorney /	Originator:				*	
Name:	POWERS, KIRN & ASSOCIA	ATES	Phone:		erman i varianti suoma s	
Service Att	empts:					
Date:						
Time:			- Marin (1900) - Mari			
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Deputy:		, , , , , , , , , , , , , , , , , , ,				
Service Att	empt Notes:		108 3 5			renerative r
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1615 LINCOLN AVENUE, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORT vs.	GAGE INC				Number 8CV744
SCHWAB,	CHRISTOPHER (et al.)			2016	5CV744
	SERVICE C	OVER SH	EET		
Service De	fells: A A Mark Mark (Section 1994)				
Category:	Real Estate Sale - Sale Notice	and a standard water which was a section of the state of	en and a second an	Zone:	142
Manner:	< Not Specified >	Expires:	And the second s	Warrant:	
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND) DEBTOR'S R	NGHTS		
Serve To:		Final Servi			**
Name:	UNKNOWN HEIRS OF DONNA F. ROZELL	Served:	Personally · A	dult in Charge	Posted · Other
Primary Address:	538 WEST 3RD STREET BERWICK, PA 18603	Adult in Charge:	gradual and the first of the fi		
Phone:	DOB:	Relation:	The second secon		
Alternate Address:		Date:	4/1/18	Time:	
Phone:		Deputy:	9 man and a way a subscript of a way a a	Mileage:	
Attorney /	Orlginator:			Fo	
Name:	POWERS, KIRN & ASSOCIATES	Phone:			
Service At	tempts:				
Date:					
Time:					
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Deputy:			:		
Service Afr	tempt Notes:				
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UNKNOWN HEIRS OF DON

2018CV744

538 WEST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

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	N, LISA MARIE (et al.)		1		
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ervice Dei	And the second control of the contro				
	Real Estate Sale - Sale Notice	the materials will be seen to the window territories of the window		Zone:	124
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lotes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS		
rve To:		Final Servi	(ce ;		
ame:	LISA MARIE ANDERSON	Served:	Personally · Adu	It In Charge	Posted · Other
rimary ddress:	1023 SPRING GARDEN AVE BERWICK, PA 18603	Adult in Charge:	Scott Oh		
hone:	<i>DOB:</i> 12/15/1971	Relation:	Husbar	WAY 100 100 100 100 100 100 100 100 100 10	V - W-100
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torney / (Orlginator:			78.1 88.2 (1.17.4 (2.1 N.188 12.5 (2.10.1 (1.17.4 (2.17.4 (2.17.4 (2.17.4 (2.17.4 (2.17.4 (2.17.4 (2.17.4 (2.17.4 (2.17.4 (2.17.4 (2.17	
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	GAGE INC CHRISTOPHER (et al.)				Number 8CV744
		COVER SH		l	
Service De			I	nomen garge	
Category:	Real Estate Sale - Sale Notice	w Amerikan haya sarahinda da asiyahinda sayahinda sayahinda sarahinda sayahinda sayahinda sayahinda sayahinda s	gan version with an analysis of the contract o	Zone:	142
Manner:	< Not Specified >	Expires:	Beginning to the property of t	Warrant:	
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Serve To:		Final Servi	ce.	in a samu an	
Name:	CHRISTOPHER SCHWAB	Served:	Personally · A	dult in Charge	· Posted · Other
Primary Address:	538 WEST 3RD STREET BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:	Berger	an ayang mengamang mengang kanang ang mengang kenang kenang kenang kenang kenang kenang kenang kenang kenang k	
Alternate Address:		Date:	MILL	Time:	
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Attorney / Name:	Originator: POWERS, KIRN & ASSOCIATES	Phone:		The second secon	
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SCHWAB, CHRISTOPHER

VS.	GAGE INC CHRISTOPHER (et al.)				Number 8CV744
	SERVICE C	OVER SHE	EET		
Service De	talis:			de Composition of the Composition of the Compositio	
Category:	Real Estate Sale - Sale Notice	A WAY A WAY AND HIGH THE WAY AND WARRANCE WAS A WAY WAY WAY	THE VALUE OF WAR AND TWO PROBLEMS AND THE REPLECT OF	Zone:	142
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Name:	CHRISTOPHER SCHWAB	Served:	Personally · Ac	dult in Charge ·	Posted · Other
Primary Address:	1039 SALEM BLVD BERWICK, PA 18603	Adult In Charge:		ing mengang sakan digangkan pengangan pengangan pengangan pengangan pengangan pengangan pengangan pengangan pe	
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Alternate Address:	538 WEST 3RD 8TREET BERWICK, RA 18603	Date:		Time:	
Phone:		Deputy:	V 1000-10. A = \$100 2 at 7 A 10. V 10 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1	Mileage:	
Attorney /	Originator:				
Name:	POWERS, KIRN & ASSOCIATES	Phone:		, to Decree where we have the second with	And the second s
Service Att	tempts:		**************************************		
Date:					
Time:					n are hand to a defend to an the film than the film to a secure ran commence or deserve
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Deputy:					
Notes / Spe	ecial instructions:		en e		

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 Timety T. Chamberlain, SHERIFF

NO EXPIRATION

1039 SALEM BLVD, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORT	TGAGE INC			Case Number	
	, CHRISTOPHER (et al.)	_		2018CV744	
	SERVICE CO	VER SH	EET		(ਜੇ ਹੁ
Service De	etails:				POSITING
Category	: Real Estate Sale - Posting - Sale Bill		· · · · · · · · · · · · · · · · · · ·	Zone:	<u>.</u>
Manner:	< Not Specified >	Expires:		Warrant:	:
Notes:	SALE DATE & TIME: 01/30/2019 AT 9:00 AM SHERIFF'S SALE BILL				*
Serve To:	· · · · · · · · · · · · · · · · · · ·	Final Serv	rice:		
Name:	(POSTING)	Served:	Personally · A	dult In Charge · Posted Othe	r G
Primary Address:	538 WEST 3RD STREET BERWICK, PA 18603	Adult In Charge:			2018CV744
Phone:	DOB:	Relation:			
Alternate Address:		Date:	12-13-18	Time: 19:11	55
Phone:		Deputy:	3	Mileage:	OCO ANEO I
Attorney /	Originator:	•	•	· · · · · · · · · · · · · · · · · · ·	<u>د</u>
Name:	POWERS, KIRN & ASSOCIATES	Phone:	1		3K 07 07
Service A	ttempts:	· .			0 X
Date:					
Time:					Ü
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Deputy:					<u>,</u>
Service A	ttempt Notes:		<u> </u>		BERWICK, FA 18603
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NO EXPIRATION

Tax Notice 2018 County & Municipality DATE BILL NO. 03/01/2018 **BERWICK BORO** FOR: COLUMBIA County 5769 DESCRIPTION LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY MAKE CHECKS PAYABLE TO: ASSESSMENT MILLS BERWICK BOROUGH **GENERAL** 15,778 11.385 176.04 179.63 197.59 TAX COLLECTOR 1615 LINCOLN AVENUE SINKING 15.46 15.78 17.36 FIRE 1.25 19.33 19.72 20.71 BERWICK PA 18603 LIGHT 1.25 19.33 19.72 20.71 HOURS:MON, TUE, THUR : 9:30 AM - 4 PM **BORO RE** 218,02 222.47 233.59 14.1 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2018 The discount & penalty 448.18 457.32 489.96 PHONE:570-752-7442 have been calculated PAY THIS AMOUNT June 30 If paid after June 30 April 30 for your convenience If paid on or before If paid on or before CNTY TWP TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED This tax returned 2 % Discount 2 % to courthouse on: ROZELL DAVID D & DONNA F Penalty 10 % 5 % January 1, 2019 538 WEST THIRD STREET PARCEL: 04C-04 -202-00,000 BERWICK PA 18603 538 W THIRD ST .0999 Acres Land 2.500 Buildings 13,278 Total Assessment 15.778 FILE COPY THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT Connie C. Gingia 4.30.18 y 2018 SCHOOL REAL ESTATE TAX NOTICE Bill Date: 7/1/2018 Bill #: 3387 Berwick Area School District Berwick Borough TAXPAYER COPY 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:

ROZELL DAVID D & DONNA F

538 W 3RD ST

BERWICK, PA 18603-2903

Parcel #: 04C04 20200000 Prop. Type Property Location and Description: Assessment: 538 W THIRD ST 2,500 .100 В÷ 13,278 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 FACE Amount If Paid By 10/31/2018 681.61 If Paid After 10/31/2018 10% Penalty Amount

Last Day to Pay: 12/31/2018
For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

COTING C. CIN Office Hours:

Convice C. Cin Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm

Closed Wednesday and Friday

Closed Holidays

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749.77

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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: 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.: <u>2018-CV-744</u>
CHRISTOPHER J. SCHWAB, SOLELY IN H CAPACITY AS HEIR OF DONNA F. ROZEL DONNA FAY YORKS ROZELL, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGN ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST I OR UNDER DONNA F. ROZELL A/K/A DON YORKS ROZELL, DECEASED	L A/K/A WRIT OF EXECUTION (MORTGAGE FORECLOSURE) S AND FROM
Commonwealth of Pennsylvania:	
County of Columbia:	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNTY	, Pennsylvania:
To satisfy the judgment, interest and costs in the described property (specifically described property)	he above matter you are directed to levy upon and sell the following erty 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 30 3018	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 EXECU	
Costs	-
Prothy Paid	s
Writ, Ret. & Sat.	s
Total Cost	s
Attorney fo	<u>a[ZZ](Y</u> or Plaintiff
Eight Neshaminy Interplex	
Suite 215	
Trevose, 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 wir

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

No.: 2018-CV-744

VS.

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 3RD STREET BERWICK, PA 18603



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.

Submitted by

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
TREVOSE, 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 3RD 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 30 2019 at 900, 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:

l. 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 5TH 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.

	SHEWE		Request	Details		Yes	shower
Civil Action					Date Opened:	8/6/2018	Status OPEN
Type: Com	plaint in Mortgage Fo	preclosure (CIMF)	☑ □ĭFP	ngay perioring matugaring gargagaga gan atalakan mutanda hasirating gar	Date Received:	8/6/2018 😽	
Origin: Local	ı 🛂					.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Notes:	nce Number(s)				Writ Date: Expiration Date	Orisinal 8/6/2018 × 9/6/2018 ×	Select Date Select Date Select Date
Attorney/Origin	inator	aan ka ahan ah ah ah aa ah ah ah ah ah ah ah ah ah	and the second s	Add / East		Coloet Date	
Name: POW	ERS, KIRN & ASSO	CIATES	Phone:		Hearing Date:	Select Date ~	Time: [
Return To		entering the second	and the second s	Adu 7 Enn			
Name: POW	ERS, KIRN & ASSO	CIATES					
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Services						marrahinen mereneiren ingeber berichen weien.	Add New Service
Services Date 8/6/2018	Type Civil Writ		Serve To		8603	Status	Add New Service
Services Date	Туре	CHRISTOPHER :	Serve To SCHWAB: 1039 SAL	EM BLVD, BERWICK, PA 1		marrahinen mereneiren ingeber berichen weien.	Add New Service
Date	Type Civil Writ Civil Writ	CHRISTOPHER S UNKNOWN HEIRS O	Serve To SCHWAB: 1039 SAL	EM BLVD, BERWICK, PA 1 LL: 1039 SALEM BLVD, Bi		Status Deputize Deputize	add New Service
Date 8/6/2018	Type Civil Writ Civil Writ	CHRISTOPHER S UNKNOWN HEIRS O	Serve To SCHWAB: 1039 SAL	EM BLVD, BERWICK, PA 1		Status Deputize Deputize	

CITIMORTGAGE, INC. 1000 TECHNOLOGY DRIVE O'FALLON, MO 63368 **COURT OF COMMON PLEAS**

COLUMBIA COUNTY

No.: 2018-CV-744

VS.

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 3RD STREET BERWICK, PA 18603

CLEAK 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.

Submitted by

Signature

REAL ESTATE OUTLINE

ED#<u>2018ED1</u>42

DATE RECEIVED 10-26-18	·
DOCKET AND INDEX 2018	CV 744
CHECK FOR PROPER I	NFO.
WRIT OF EXECUTION	$\boldsymbol{\chi}$
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	X
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	X
WAIVER OF WATCHMAN	X
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	X CK# 104984
IF ANY OF ABOVE IS MISSING	G DO NOT PROCEED
SALE DATE	Jan 30 19 TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK
	2 ND WEEK
	3 RD WFFK

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

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
TREVOSE, PA 19053
(215) 942-2090

CITIMORTGAGE, INC.

YORKS ROZELL, DECEASED

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER I. 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

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/scra/scra/lome.do) for the following individual: CHRISTOPHER I. SCHWAB, SOLELY IN HIS CAPACITY AS HEIR OF DONNA F. ROZELL A/K/A DONNA FAY YORKS 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):

X Last Name

X First Name

X 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 Yorks 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-Coughfin, Esquire Id. No. 63252

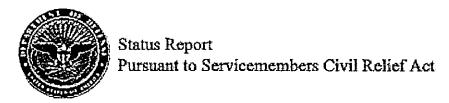
□ Amanda L. Rauer, Esquire Id. No. 307028

☐ Jolanta Pekalska, Esquire Id. No. 307968 ☐ Marry B. Reese, Esquire Id. No. 310501

Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

Date: | O| 221 (V



SSN:

Birth Date:

Last Name:

ROZELL

First Name:

DAVID

Middle Name:

Status As Of:

Oct-22-2018

Certificate ID:

MZ1TMMC76L7019D

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Michael V. Sorrento, Director

Department of Defense - Manpower Data Center

400 Gigling Rd.

Seaside, CA 93955

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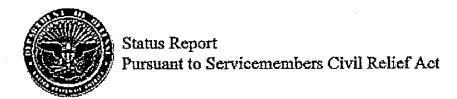
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SSN:

Birth Date:

Last Name:

ROZELL

First Name:

DAVID

Middle Name:

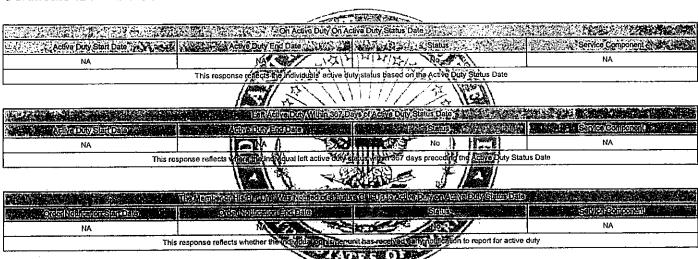
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Status As Of:

Oct-22-2018

Certificate ID:

BGG0429XK6W2PVC



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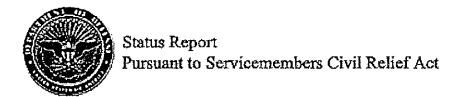
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SSN:

Birth Date:

Last Name:

ROZELL

First Name:

DONNA

Middle Name:

Status As Of:

Oct-22-2018

Certificate ID:

4D8C107HGF6MQYT

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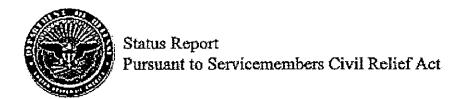
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SSN:

Birth Date:

Last Name:

SCHWAB

First Name:

MICHAEL

Middle Name:

Α

Status As Of:

Oct-22-2018

Certificate ID:

LPLWQHL1NX1YVKK

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	This response reflects whether the indivi-	idal orbis/her unit has recelled as the following ion to re	port for active duty
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COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

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YARTOROTARY

2018 BET 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

CLEAN OF COUNTY OF COLUMN

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. 3rd 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 Sawmili 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

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. 3rd 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 476.0/5.0

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:

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

16th 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

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

16th 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 1d. No. 63252

☐ Amanda L. Rauer, Esquire Id. No. 307028

☐ Jolanta Pekalska, Esquire 1d. No. 307968

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

Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

October 22, 2018

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 TREVOSE, PA 19053 (215) 942-2090

CITIMORTGAGE, INC.

COURT OF COMMON PLEAS

VS.

COLUMBIA COUNTY

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

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:

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- **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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

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, Kirn & 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 KRN & 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, Kirn & Associates, LLC

SHERIFF'S NAME:

Timothy T. Chamberlain

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

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1150 FIRST AVENUE

SUITE 1001

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DEPARTMENT 281230 Tracking #: 71901140006000142493

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HARRISBURG PA 17128

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COMMONWEALT OF PA DEPT OF WELFARE

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COMMONWEALT OF PA DEPT OF WELFARE

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Doc Ref #: 2018ED142

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HARRISBURG PA 17105

MEMO One Thousand Three Hundred Fiffy and 00/100 POWERS KIŔN & ASSOCIATES, LLC OPERATING COST ACCOUNT 215-942-2090 18-0334/sheriff deposit retainer/ADV 35 W: Main Street Bloomsburg, PA 17815 Sheriff of Columbia County Attn: Real Estate Division Sheriff of Columbia County 光 Citizens Bank **1,350,00 - DOLLARS 64984