

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 228425	Invoice Date: 03/26/2019 11:46:10 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	201902076	BRIARCREEK
	Grantor - YANKOWSKY, JOSEPH		03/26/19 11:46:19 AM	TOWNSHIP
	Grantee - FEDERAL NATIONAL MORTGAGE ASSO			
	Consideration - \$8,263.53			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$72.75		
	PAYMENTS			
	CHECK: 8518 - SHERIFF	\$72.75		
	TOTAL PAYMENTS	\$72.75		
	AMOUNT DUE	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	BALANCE DUE ON INVOICE	\$0.00		

**Manley Deas Kochalski LLC**

Pennsylvania Operations, PO Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**FIRST MERCHANTS BANK**

Columbus, OH 43214  
25-280/440

002786

	DATE	AMOUNT
Pay <b>Six Thousand Nine hundred Thirteen dollars and 53 cents*****</b>	3/20/2019	\$6913.53

to the Order of :

Columbia County Sheriff  
35 W. Main Street  
PO Box 380  
Bloomsburg, PA, 17815

*Manley Deas*

17-040903, 2018-CV-477, Yankowsky

⑈002786⑈ ⑆074900657⑆ 9001045366⑈

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

NATIONSTAR MORTGAGE LLC VS JOSEPH YANKOWSKY

NO. 157-2018 ED

NO. 477-2018 JD

DATE/TIME OF SALE: FEBRUARY 13, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 80000.00 (6413.53)

POUNDAGE - 2% OF BID

\$ 1600.00

TRANSFER TAX - 2% OF FAIR MKT

\$ -

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 8263.53

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

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

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

PURCHASER(S) SIGNATURE(S): Patricia Bowman

TOTAL DUE:

\$ 8263.53

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 6913.53



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

February 13, 2019

Columbia County Sheriff  
Timothy Chamberlain  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.  
Joseph Yankowsky  
Property Address: 126 1st Avenue, Berwick, PA 18603  
Docket No. 2018-CV-477  
Our File Number: 17-040903

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the Mortgage and Assignment of Mortgage (if applicable)
- a self-addressed, stamped envelope for return of the deed.

Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to contact me at 614-947-5679 or email

Very truly yours,

MANLEY DEAS KOCHALSKI LLC

By: Casey Dameron  
Casey Dameron, Legal Assistant



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

February 13, 2019

Columbia County Sheriff  
Timothy Chamberlain  
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Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.  
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- a self-addressed, stamped envelope for return of the deed.

Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to contact me at 614-947-5679 or email

Very truly yours,

MANLEY DEAS KOCHALSKI LLC

By: Casey Dameron  
Casey Dameron, Legal Assistant



**pennsylvania**  
BUREAU 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 Casey Dameron	Telephone Number: 614-947-5679
Mailing Address P. O. Box 165028	City Columbus
	State OH
	ZIP Code 43216-5028

### B. TRANSFER DATA

Date of Acceptance of Document 02/13/2019	
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: 570-389-5622
	Grantee(s)/Lessee(s) Federal National Mortgage Association
	Telephone Number: (972) 773-4663
Mailing Address 35 West Main Street, P.O. Box 380	Mailing Address P.O. Box 650043
City Bloomsburg	State PA
ZIP Code 17815	City Dallas
	State TX
	ZIP Code 75265-0043

### C. REAL ESTATE LOCATION

Street Address 126 1st Avenue	City, Township, Borough Township of Briar Creek
County Columbia	School District Berwick Area SD
	Tax Parcel Number 07-01A-042-00,000

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 80,000.00	2. Other Consideration +0.00	3. Total Consideration = 80,000.00
4. County Assessed Value 33,446.00	5. Common Level Ratio Factor x3.91	6. Computed Value = 130,773.86

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

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

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.  
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) Exempt pursuant to Section 309(c)(2) of the Federal National Mortgage Association Charter Act, 12 U.S.C. § 1723a(c)(2); and Delaware County, Pennsylvania v. Federal Housing Finance Agency, et al., 747 F.3d 215 (3d Cir. 2014)

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

Casey Dameron

Date

02/13/2019

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
NATIONSTAR MORTGAGE LLC

vs.

Defendant  
JOSEPH YANKOWSKY

Attorney for the Plaintiff:  
MANLEY DEAS KOCHALSKI LLC  
P.O. BOX 165028  
COLUMBUS, OH 43216-5028

Sheriff's Sale Date: Wednesday, February 13, 2019  
Writ of Execution No. : 2018CV477  
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 126 1ST AVENUE, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,416.00
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
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs \$2,202.00

## Municipal Costs

Sewer \$4,138.78

Total Municipal Costs \$4,138.78

## Distribution Costs

Recording Fees \$72.75

Total Distribution Costs \$72.75

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Grand Total: \$6,413.53

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

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

REAL ESTATE TAX CERTIFICATION

Date: 02/07/2019

Fee: \$5.00

Cert. NO: 33656

YANKOWSKY JOSEPH  
126 FIRST AVE  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20061 -1438  
Location: 126 FIRST AVE  
Parcel Id: 07 -01A-042-00,000

Assessment: 33,446  
Balances as of 02/07/2019

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

By: **COLUMBIA COUNTY SHERIFF**

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



# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 02/06/2019 04:17:08 PM

Owner: YANKOWSKY JOSEPH  
126 FIRST AVE  
BERWICK PA 18603

Municipality: BRIARCREEK TOWNSHIP

Parcel #: 07 -01A-042-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
012083	F	\$32.78	04/30/2019	\$33.45	06/30/2019	\$36.80	08/31/2019
		Payment					
012083	G	\$373.16	04/30/2019	\$380.78	06/30/2019	\$418.86	08/31/2019
		Payment					
012083	S	\$32.78	04/30/2019	\$33.45	06/30/2019	\$36.80	08/31/2019
		Payment					
012083	R	\$196.67	04/30/2019	\$200.68	06/30/2019	\$220.75	08/31/2019
		Payment					
Totals:		\$635.39		\$648.36		\$713.21	

Total Paid To Date:

\$0.00

SRE

Signature

2/7/19

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

## Deb Miller

---

**From:** Timothy Chamberlain  
**Sent:** Thursday, February 07, 2019 9:18 AM  
**To:** Deb Miller  
**Subject:** Sale

Could you also check this one?

JOSEPH YANKOWSKY—126 1<sup>ST</sup> AVENUE BERWICK—07-01A-042

Thanks

*No Back taxes  
2019 taxes*

### **Timothy T. Chamberlain**

Sheriff of Columbia County  
PO Box 380  
Bloomsburg, PA 17815  
570-389-5622



# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 02/08/2019 08:18:44 AM

Owner: YANKOWSKY JOSEPH  
126 FIRST AVE  
BERWICK PA 18603

Municipality: BRIARCREEK TOWNSHIP

Parcel #: 07 -01A-042-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
012083	F	\$32.78	04/30/2019	\$33.45	06/30/2019	\$36.80	08/31/2019
		Payment					
012083	G	\$373.16	04/30/2019	\$380.78	06/30/2019	\$418.86	08/31/2019
		Payment					
012083	S	\$32.78	04/30/2019	\$33.45	06/30/2019	\$36.80	08/31/2019
		Payment					
012083	R	\$196.67	04/30/2019	\$200.68	06/30/2019	\$220.75	08/31/2019
		Payment					
Totals:		\$635.39		\$648.36		\$713.21	

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

18-477

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</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>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>401.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1416.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1666.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</u>

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

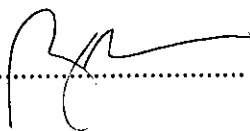
MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>4138.78</u>	
WATER 20	\$	
TOTAL *****		\$ <u>4138.78</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

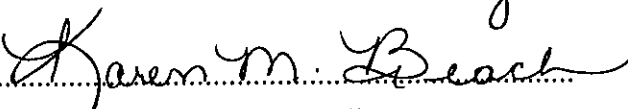
TOTAL COSTS (OPENING BID) \$ 6413.53

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

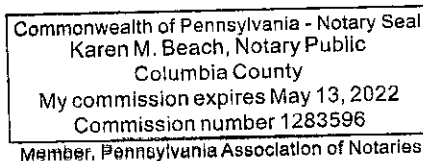
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice January 23, 30 and February 6, 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 .....<sup>6<sup>th</sup></sup>.....day of February 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.

.....



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

January 8, 2019

Columbia County Sheriff  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.  
Joseph Yankowsky  
Property Address: 126 1st Avenue, Berwick, PA 18603  
Docket No. 2018-CV-477  
Our File Number: 17-040903

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosure

FILED  
CLERK OF COURTS  
COUNTY OF COLUMBIA  
2019 JAN 10 A 11:33  
STATIONARY

17-040903\_ABI

FILED  
PROTHONOTARY  
2019 JAN 10 A 11:33  
CLERK OF COURTS  
COUNTY OF COLUMBIA

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Joseph Yankowsky

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

The undersigned affiant does hereby certify the following regarding the service of  
Plaintiff's Notice of Sheriff's Sale:

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.

2. I am employed by MDK as an Attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.

3. The information in this affidavit is taken from MDK's business records. I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. Defendant Joseph Yankowsky is the record owner of the real property.

5. On or about January 3, 2019, Defendant Joseph Yankowsky was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of the mortgaged premises, 126 1st Avenue, Berwick, PA 18603. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

6. On or about December 28, 2018, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

7. Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

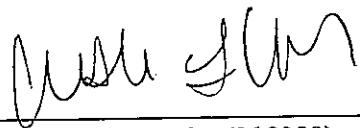


FURTHER AFFIANT SAYETH NAUGHT.

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS  
COUNTY OF PHILADELPHIA )

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

Dated: 1/9/19

  
Cristina L. Connor, Esquire (318389)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: clconnor@manleydeas.com  
Attorney for Plaintiff

FILED  
NOTARIAL  
2019 JAN 10 A 11:33  
CLERK OF COUNTY OF PHILADELPHIA

**CERTIFICATION**

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.



---

Cristina L. Connor, Esquire (318389)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
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Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: clconnor@manleydeas.com  
Attorney for Plaintiff

FILED  
CLERK OF COURT  
2019 JAN 10 A 11:33  
COURT OF COMMON PLEAS  
JULIA J. COUGHLIN, CLERK

# EXHIBIT A

IN THE CIRCUIT COURT OF COLUMBIA COUNTY, PENNSYLVANIA

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff(s)

Court No.: 2018-CV-477

VS.

Joseph Yankowsky

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Denise Hinkle, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Joseph Yankowsky

I SERVED ~~NON-SERVED~~ the within named defendant on: 11/3/19 @ 12:06 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 126 1st Avenue  
Berwick, PA, 18603

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 56 Gender M Race White Height 5'10" Weight 200 Hair gray Glasses Y

☒ **INDIVIDUAL SERVICE** by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

☐ **SUBSTITUTE SERVICE** by leaving a copy of this process at his/her usual place of abode with: \_\_\_\_\_,  
(Relationship): \_\_\_\_\_, a family member or person residing therein who is the age of 18 years or upwards  
confirmed the defendant resides at the above address and informed that person of the contents thereof.

☐ **CORPORATE OR GOVERNMENT SERVICE** by leaving a copy of this process with \_\_\_\_\_ (Title)  
\_\_\_\_\_, a person authorized to accept service and informed that person of the contents thereof.

☐ **POSTED**

☐ **NON-SERVICE** for the reason that after diligent investigation found

☒ **MILITARY** NO

Additional Comments

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 11/3/19

Denise Hinkle  
Signature of Process Server

Denise Hinkle  
Printed Name of Process Server

Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afflerbach, Notary Public  
Washington Twp. Berks County  
My commission expires November 18, 2021



728871\_3673813\_0\_26\_V3

Page 1 of 1  
File Number: MDK17-040903  
Reference Number: 3673813  
Case Number: 2018-CV-477  
Client: Manley Deas Kochalski LLC -  
FORECLOSURE  
Doc Generated: 12/20/2018 11:53:29.738 AM

# EXHIBIT B

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamp or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

**From:** Cristina L. Connor, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

**To:** COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105  
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamp or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

**From:** Cristina L. Connor, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

**To:** COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
11 West Main Street, 2nd Floor  
Bloomsburg, PA 17815  
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of  
Mailing

Do not affix stamps or  
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to the USPS for mailing. This item  
may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: PA DEPT. OF REVENUE - INHERITANCE TAX  
DIVISION

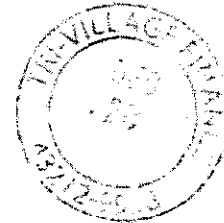
6<sup>th</sup> Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of  
Mailing

Do not affix stamps or  
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to the USPS for mailing. This item  
may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN TENANT OR TENANTS

126 1st Avenue

Berwick, PA 18603

County of P.Q.: Columbia

Postmark Here



PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

For postage, affix a stamp or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to the Post Office for domestic and international mail.

From: Cristina L. Connor, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

To: JANE DOE, NAME UNKNOWN, THE UNKNOWN  
SPOUSE OF JOSEPH YANKOWSKY (IF ANY)  
126 1st Avenue  
Berwick, PA 18603  
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

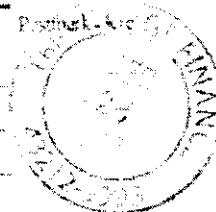
For postage, affix a stamp or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to the Post Office for domestic and international mail.

From: Cristina L. Connor, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

To: JANE DOE, NAME UNKNOWN, THE UNKNOWN  
SPOUSE OF JOSEPH YANKOWSKY (IF ANY)  
217 South Orchard Street  
Berwick, PA 18603  
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065





CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

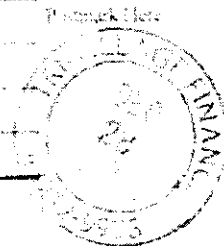
To pay fee, affix stamp, or meter postage here

This Certificate of Mailing provides evidence that mail has been prepared for domestic and international mail.

Postmark Here

From: Cristina L. Connor, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

To: BERWICK AREA JOINT SEWER AUTHORITY  
1108 Freas Avenue  
Berwick, PA 18603  
County of P.Q.: Columbia  
PS Form 3817, April 2007 PSN 7530-02-000-9065



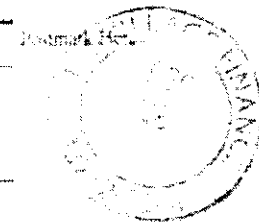
Certificate Of Mailing

To pay fee, affix stamp, or meter postage here

This Certificate of Mailing provides evidence that mail has been prepared for domestic and international mail.

From: Cristina L. Connor, Esquire  
c/o Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028

To: BERWICK AREA JOINT SEWER AUTHORITY  
c/o Anthony J. McDonald, Esquire  
Bull, Bull & McDonald, LLP  
106 Market Street  
Berwick, PA 18603  
County of P.Q.: Columbia  
PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of  
Mailing

Pay the full postage or  
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to the post office. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

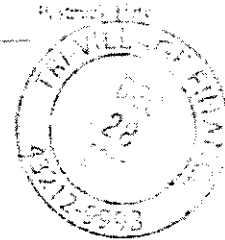
To: COLUMBIA COUNTY TAX CLAIM BUREAU

11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia



PS Form 3817, April 2007 PSN 7530-02-000-9065

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
JOSEPH YANKOWSKY

Case Number  
2018CV477

## SHERIFF'S RETURN OF SERVICE

01/09/2019 02:40 PM - DEPUTY JONATHAN BROADT, 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 126 1ST AVENUE, BERWICK, PA 18603.

  
JONATHAN BROADT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

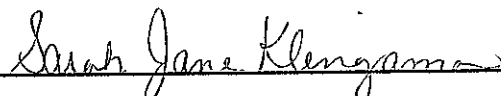
January 09, 2019

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

9TH day of JANUARY, 2019



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
YANKOWSKY, JOSEPH

Case Number  
2018CV477

## SERVICE COVER SHEET

**Service Details:**

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

**Manner:** < Not Specified >

**Notes:** SALE DATE & TIME: 02/13/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

**Expires:**

**Zone:**

**Warrant:**

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 126 1ST AVENUE  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:** 1-9-19

**Time:** 14:40

**Deputy:** 7

**Mileage:**

**Attorney / Originator:**

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

**Service Attempts:**

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

**Service Attempt Notes:**

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

(POSTING)

2018CV477

126 1ST AVENUE, BERWICK, PA 18603

NO EXPIRATION



January 8, 2019

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

**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**

**VS.**

**JOSEPH YANKOWSKY**

**NO: 2018-CV-477**

**NO: 2018-ED-157**

Dear Timothy:

The amount due on the sewer account #200090 for the property located at 126 First Avenue Berwick, Pa through March 31, 2019 is \$4,138.78. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
JOSEPH YANKOWSKY

Case Number  
2018CV477

## SHERIFF'S RETURN OF SERVICE

12/12/2018 08:55 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MYRON YANKOWSKY HIS BROTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOSEPH YANKOWSKY AT 126 1ST AVE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

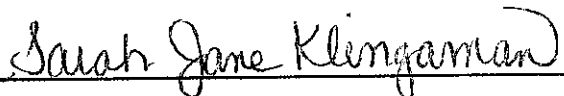
December 13, 2018

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

13TH day of DECEMBER, 2018



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
YANKOWSKY, JOSEPH

Case Number  
2018CV477

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 157  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 02/13/2019 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

\* Tell me Which address is District Office

### Serve To:

**Name:** BERWICK AREA SCHOOL DISTRICT

**Primary Address:** 1100 FOWLER AVENUE  
BERWICK, PA 18603

**Phone:** — 012 — **DOB:**

**Alternate Address:** 500 LINE ROAD  
BERWICK, PA 18603 *Delete*

**Phone:**

### Final Service:

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

**Adult In Charge:** Linda Henrie

**Relation:** Receptionist

**Date:** 12-19-18 **Time:** 13:12

**Deputy:** 3 **Mileage:**

### Attorney / Originator:

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2018CV477

1100 FOWLER AVENUE, 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.  
YANKOWSKY, JOSEPH

Case Number  
2018CV477

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 157

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ANTHONY MCDONALD, ESQ.

Primary Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 520-4019

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jen Hess

Relation: Legal Secretary

Date: 12-19-18 Time: 13:01

Deputy: 3 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:	12-19-18					
Time:	12:40					
Mileage:						
Deputy:	3					

### Service Attempt Notes:

1. Closed For lunch 12-1

2.

3.

4.

5.

6.

MCDONALD ESQ., ANTHOI

2018CV477

106 MARKET 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.  
YANKOWSKY, JOSEPH

Case Number  
2018CV477

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 157

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

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

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 12-19-18 Time: 11:30

Deputy: 3 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BERWICK AREA JOINT SE

2018CV477

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 12/11/18

Account:

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

Ad ID:	1155512
Description:	JOSEPH YANKOWSKY
<b>SALE</b>	
Run Dates:	01/23/19 to 02/06/19
Class:	2
Agate Lines:	234
Blind Box:	

<b>Total Ad Cost</b>	<b>\$1,416.00</b>
<b>Amount Paid</b>	<b>\$0.00</b>

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/23/19	02/06/19	3	\$1,416.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV477

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, FEBRUARY 13, 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 those two certain lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1  
Beginning at a point on the northerly side of State Highway Route No. 93, which point is south 64 degrees 53 minutes east 379.15 feet from a point on said State Highway (which latter point is at the intersection of said State Highway Route No. 93 with the line which is the westerly line of land sold by Arthur B. Redline and his wife, to E. J. Eshleman, which is also the easterly line of land formerly of Richard Smith, now of Harvey Stiner); thence along the northerly side of State Highway Route No. 93 south 64 degrees 53 minutes east 99.85 feet to a point; thence north 62 degrees 36 minutes east 77.38 feet to a point; thence north 71 degrees 25 minutes East 66.91 feet to a point; thence south 78 degrees 35 minutes east 80 feet to a point; thence north 25 degrees 7 minutes east 33.38 feet to a point on the southerly side of First Avenue; thence along the southerly side of First Avenue north 64 degrees 53 minutes west 277.03 feet to a point; thence south 25 degrees 7 minutes west 160 feet to the northerly side of State Route No. 93, the place of beginning.

Parcel No. 2  
Beginning at a point on the southerly side of First Avenue at the northwest corner of land now or late of Arthur R. Appleman, III (Parcel No. 1 above); thence north 64 degrees 53 minutes west along the southerly side of First Avenue 100 feet to the northeast corner of lot now or late of John V. Lanterman, et al; thence along the easterly line of said lot south 25 degrees 7 minutes west 160 feet to the northerly side of State Highway Route No. 93; thence along the northerly side of said Route south 64 degrees 53 minutes east 100 feet to the southwest corner of lot now or late of Arthur R. Appleman, III (Parcel No. 1 above); thence north 25 degrees 7 minutes east along the westerly line of said lot 160 feet to the southerly side of First Avenue, the place of beginning.

Parcel No.: 07 01A04200  
Being the same property conveyed to Joseph Yankowsky who acquired title by virtue of a deed from Eugene Yankowsky and Orysia Yankowsky, dated May 20, 1994, recorded October 30, 2006, at Instrument Number 200611438, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 126 1st Avenue, Berwick, PA 18603  
PROPERTY ADDRESS: 126 1ST AVENUE, BERWICK, PA 18603  
UPI/TAX PARCEL NUMBER: 07 01A 04200

**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:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
YANKOWSKY, JOSEPH

Case Number  
2018CV477

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 157

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 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 Santor

Relation: Clerk

Date: 12/10 Time: 9:20

Deputy: 9 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV477 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



NATIONSTAR MORTGAGE LLC  
vs.  
YANKOWSKY, JOSEPH

Case Number  
2018CV477

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 157

Warrant:

### 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: Sherry Evan

Relation: Clerk

Date: 12/10

Time: 9:17

Deputy:

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV477

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
YANKOWSKY, JOSEPH

Case Number  
2018CV477

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 157

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

\* Scott See Sarah \*

### Serve To:

Name: JOSEPH YANKOWSKY

Primary Address: 126 1ST AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Myron Yankowsky

Relation: Brother

Date: 12-12-18 Time: 20:55

Deputy: 3 Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

YANKOWSKY, JOSEPH

2018CV477

126 1ST AVE, 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.  
YANKOWSKY, JOSEPH

Case Number  
2018CV477

## SERVICE COVER SHEET

### Service Details:

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

**Zone:**

157

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 02/13/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** JOSEPH YANKOWSKY

**Primary Address:** 217 ORCHARD STREET  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:** 126 1ST AVE  
BERWICK, PA 18603

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:**

**Time:**

**Deputy:**

**Mileage:**

### Attorney / Originator:

**Name:** MANLEY DEAS KOCHALSKI LLC

**Phone:** 1-614-220-5611

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

YANKOWSKY, JOSEPH

2018CV477

217 ORCHARD 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.  
YANKOWSKY, JOSEPH

Case Number  
2018CV477

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 157

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 126 1ST AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Myron YANKOWSKY

Relation: Brother

Date: 2-2-18

Time: 20:55

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

OCCUPANT

2018CV477

126 1ST AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV477

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, FEBRUARY 13, 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 those two certain lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1

Beginning at a point on the northerly side of State Highway Route No. 93, which point is south 64 degrees 53 minutes east 379.15 feet from a point on said State Highway (which latter point is at the intersection of said State Highway Route No. 93 with the line which is the westerly line of land sold by Arthur B. Redline and Iva Redline, his wife, to E. J. Eshleman, which is also the easterly line of land formerly of Richard Smith, now of Harvey Stiner); thence along the northerly side of State Highway Route No. 93 south 64 degrees 53 minutes east 99.85 feet to a point; thence north 62 degrees 36 minutes east 77.38 feet to a point; thence north 71 degrees 25 minutes East 66.91 feet to a point; thence south 78 degrees 35 minutes east 80 feet to a point; thence north 25 degrees 7 minutes east 33.38 feet to a point on the southerly side of First Avenue; thence along the southerly side of First Avenue north 64 degrees 53 minutes east 277.03 feet to a point; thence south 25 degrees 7 minutes west 160 feet to the northerly side of State Route No. 93, the place of beginning.

Parcel No. 2

Beginning at a point on the southerly side of First Avenue at the northwesterly corner of land now or late of Arthur R. Appleman, III (Parcel No. 1 above); thence north 64 degrees 53 minutes west along the southerly side of First Avenue 100 feet to the northeast corner of lot now or late of John V. Lanterman, et ux; thence along the easterly line of said lot south 25 degrees 7 minutes west 160 feet to the northerly side of State Highway Route No. 93; thence along the northerly side of said Route south 64 degrees 53 minutes east 100 feet to the southwest corner of lot now or late of Arthur R. Appleman, III (Parcel No. 1 above); thence north 25 degrees 7 minutes east along the westerly line of said lot 160 feet to the southerly side of First Avenue, the place of beginning.

Parcel No.: 07 01A04200

Being the same property conveyed to Joseph Yankowsky who acquired title by virtue of a deed from Eugene Yankowsky and Orysia Yankowsky, dated May 20, 1994, recorded October 30, 2006, at Instrument Number 200611438, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 126 1st Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 126 1ST AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07 01A 04200

Seized and taken into execution to be sold as the property of JOSEPH YANKOWSKY in suit of NATIONSTAR MORTGAGE LLC.

---

**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:**  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 1-614-220-5611

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

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Joseph Yankowsky

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

2018-ED-157

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

**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):

SEE EXHIBIT "A" ATTACHED

Amount due	\$	78,344.91
Interest from April 12, 2018 to date of sale	\$	11.52 * 180
Total	\$	
(Costs to be added)		

Dated: 11-30-18

Barbara N. Silvestri

Prothonotary

**Proth & Clerk of Sev. Courts**

**My Com. Ex. 1st Monday in 2020**

(SEAL)

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

**CERTIFICATION**

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.



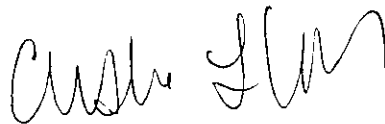
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Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: clconnor@manleydeas.com  
Attorney for Plaintiff

FILED  
2016 NOV 30 P 12:15  
CLERK OF COURT  
COUNTY OF COLUMBIA

**CERTIFICATION**

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Fax: 614-220-5613  
Email: cconnor@manleydeas.com  
Attorney for Plaintiff

CLERK OF COURT  
COUNTY OF COLUMBIA

2010 NOV 30 PM 12:45

RECEIVED  
CLERK OF COURT

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Joseph Yankowsky

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

2018-ED-157

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beginning.

Parcel No.: 07 01A04200

Being the same property conveyed to Joseph Yankowsky who acquired title by virtue of a deed from Eugene Yankowsky and Orysia Yankowsky, dated May 20, 1994, recorded October 30, 2006, at Instrument Number 200611438, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 126 1st Avenue, Berwick, PA 18603

**Exhibit "A"**

BriarCreek  
07 01A 04200

# REAL ESTATE OUTLINE

ED # 2018 E0157

DATE RECEIVED 12-3-2018  
DOCKET AND INDEX 2018 CV 477

## 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>  </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>  </u>	<u>X</u>	CK# <u>132037</u>

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

SALE DATE Feb. 13<sup>th</sup>, 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

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

CIVIL DIVISION

Plaintiff,  
vs.

Docket No.: 2018-CV-477

Execution No.: 2018-ED-157

Joseph Yankowsky

Defendant.

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff in the above action, sets forth as of the date the Praeipe for Writ of Execution was filed the following information concerning the real property located at 126 1st Avenue, Berwick, PA 18603:

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

JOSEPH YANKOWSKY

126 1st Avenue

Berwick, PA 18603

AND

217 South Orchard Street

Berwick, PA 18603

2. Name and Address of Defendant(s) in the Judgment:

JOSEPH YANKOWSKY

126 1st Avenue

Berwick, PA 18603

AND

217 South Orchard Street

Berwick, PA 18603

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



NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Plaintiff

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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Plaintiff

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

BERWICK AREA JOINT SEWER AUTHORITY  
1108 Freas Avenue  
Berwick, PA 18603

AND

c/o Anthony J. McDonald, Esquire Bull, Bull & McDonald, LLP  
106 Market Street  
Berwick, PA 18603

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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

JANE DOE, NAME UNKNOWN, THE UNKNOWN SPOUSE OF JOSEPH  
YANKOWSKY (IF ANY)  
126 1st Avenue  
Berwick, PA 18603  
AND  
217 South Orchard Street  
Berwick, PA 18603

Cristina L. Connor, Esquire (318389)  
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Telephone: 614-222-4921  
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Email: [clconnor@manleydeas.com](mailto:clconnor@manleydeas.com)  
Attorney for Plaintiff

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Joseph Yankowsky

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

2018-ED-157

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Joseph Yankowsky  
126 1st Avenue  
Berwick, PA 18603

AND

217 South Orchard Street  
Berwick, PA 18603

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on Feb 13, 2019 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

F2

126 1st Avenue, Berwick, PA 18603

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2018-CV-477

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Joseph Yankowsky

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108**

**(800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

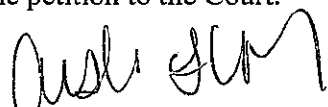
1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has

entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

Dated:

11/29/18



---

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Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: clconnor@manleydeas.com  
Attorney for Plaintiff

**VIA Private Process Service, Certified Mail, Private Process Service and Certified Mail**

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Joseph Yankowsky

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

2018-ED-157

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

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):

SEE EXHIBIT "A" ATTACHED

Amount due	\$	78,344.91
Interest from April 12, 2018 to date of sale	\$	11.52 * 180
Total	\$	
(Costs to be added)		

Dated: 11-30-18

Barbara N. Silvestri

Prothonotary

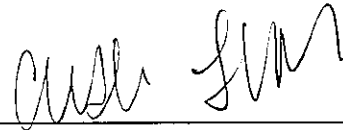
Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2020

(SEAL)

By: Clerk

**CERTIFICATION**

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.

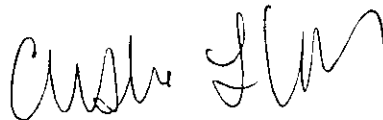


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Attorney for Plaintiff

FILED  
CLERK OF COURT  
2016 NOV 30 PM 12:45  
ADJUTANT CLERK

**CERTIFICATION**

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

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Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

2018-ED-157

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Beginning at a point on the northerly side of State Highway Route No. 93, which point is south 64 degrees 53 minutes east 379.15 feet from a point on said State Highway (which latter point is at the intersection of said State Highway Route No. 93 with the line which is the westerly line of land sold by Arthur B. Redline and Iva Redline, his wife, to E. J. Eshleman, which is also the easterly line of land formerly of Richard Smith, now of Harvey Stiner); thence along the northerly side of State Highway Route No. 93 south 64 degrees 53 minutes east 99.85 feet to a point; thence north 62 degrees 36 minutes east 77.38 feet to a point; thence north 71 degrees 25 minutes East 66.91 feet to a point; thence south 78 degrees 35 minutes east 80 feet to a point; thence north 25 degrees 7 minutes east 33.38 feet to a point on the southerly side of First Avenue; thence along the southerly side of First Avenue north 64 degrees 53 minutes west 277.03 feet to a point; thence south 25 degrees 7 minutes west 160 feet to the northerly side of State Route No. 93, the place of beginning.

**Parcel No. 2**

Beginning at a point on the southerly side of First Avenue at the northwesterly corner of land now or late of Arthur R. Appleman, III (Parcel No. 1 above); thence north 64 degrees 53 minutes west along the southerly side of First Avenue 100 feet to the northeast corner of lot now or late of John V. Lanterman, et ux; thence along the easterly line of said lot south 25 degrees 7 minutes west 160 feet to the northerly side of State Highway Route No. 93; thence along the northerly side of said Route south 64 degrees 53 minutes east 100 feet to the southwest corner of lot now or late of Arthur R. Appleman, III (Parcel No. 1 above); thence north 25 degrees 7 minutes east along the westerly line of said lot 160 feet to the southerly side of First Avenue, the place of

beginning.

Parcel No.: 07 01A04200

Being the same property conveyed to Joseph Yankowsky who acquired title by virtue of a deed from Eugene Yankowsky and Orysia Yankowsky, dated May 20, 1994, recorded October 30, 2006, at Instrument Number 200611438, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 126 1st Avenue, Berwick, PA 18603

**Exhibit "A"**

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2018-CV-477 2018-ED-157  
PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper  
DEFENDANT(S): Joseph Yankowsky

TYPE OF WRIT  
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
SERVE AT: 126 1st Avenue, Berwick, PA 18603

**Sir: Please post the Handbill at the mortgaged premises.**

**Should you have any questions please contact Anastasia Rhodes of our office at 614-917-1843**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served upon (if someone other than defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_


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

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Manley Deas Kochalski LLC**  
**Attn: Cristina L. Connor, Esquire**  
**P. O. Box 165028, Columbus, OH 43216-5028**

Dated: 11/29/18

For office use only

BY:   
Cristina L. Connor, Esquire (318389)  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392) Manley Deas  
Kochalski LLC  
P. O. Box 165028, Columbus, OH 43216-5028  
Phone: 614-220-5611; Fax: 614-220-5613

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

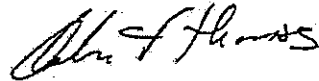
In re: :  
Joseph Yankowsky : Case No.: 5:18-bk-03311-JJT  
Debtor(s) : Chapter 7  
Nationstar Mortgage LLC d/b/a Mr. : Judge John J. Thomas  
Cooper : \*\*\*\*\*  
Movant, :  
vs :  
Joseph Yankowsky : 274 Max Rosenn U.S. Courthouse  
Robert P. Sheils Jr. : 197 South Main Street  
Respondents. : Wilkes-Barre, PA, 18701

**ORDER OF COURT**

AND NOW, to wit, this 2nd day of November, 2018, upon consideration of the Motion for Relief from the Automatic Stay filed by Nationstar Mortgage LLC d/b/a Mr. Cooper ("Creditor"), it is hereby **ORDERED, ADJUDGED AND DECREED**, that the Motion is granted and that the Automatic Stay be and hereby is terminated as it affects the interest of Nationstar Mortgage LLC d/b/a Mr. Cooper in and to the Real Property of Debtor located at 126 1st Ave, Berwick, PA 18603.

Dated: November 2, 2018

By the Court,



John J. Thomas, Bankruptcy Judge PR

18-023525\_FXF

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re: :  
Joseph Yankowsky : Case No.: 5:18-bk-03311-JJT  
Debtor(s) : Chapter 7  
Nationstar Mortgage LLC d/b/a Mr. : Judge John J. Thomas  
Cooper : \* \* \* \* \*  
Movant, :  
vs :  
Joseph Yankowsky : 274 Max Rosenn U.S. Courthouse  
Robert P. Sheils Jr. : 197 South Main Street  
Respondents. : Wilkes-Barre, PA, 18701

ORDER OF COURT

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Dated: November 2, 2018

By the Court,



John J. Thomas, Bankruptcy Judge PR

18-023525\_FXF



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

November 27, 2018

Office of the Columbia County Sheriff  
35 WEST MAIN STREET  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.  
Joseph Yankowsky  
Property Address: 126 1st Avenue, Berwick, PA 18603  
Docket No. 2018-CV-477  
Our File Number: 17-040903

Dear Sir/Madam:

**Please be advised that Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested.**

Should you have any questions or need further documentation, please feel free to contact me at 614-917-1843.

MANLEY DEAS KOCHALSKI LLC

Anastasia Rhodes  
Legal Assistant

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Joseph Yankowsky

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

2018-ED-157

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**Parcel No. 1**

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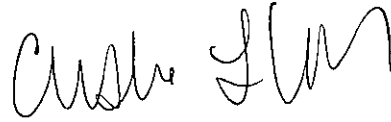
Property known as 126 1st Avenue, Berwick, PA 18603

**Exhibit "A"**



**CERTIFICATION**

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.



---

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Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: clconnor@manleydeas.com  
Attorney for Plaintiff

CLERK OF COURT  
JAN 30 P 12:45  
OFFICE OF CLERK

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Joseph Yankowsky

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

2018-ED-157

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Property known as 126 1st Avenue, Berwick, PA 18603

**Exhibit "A"**

**CERTIFICATION**

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.



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Holly N. Wolf, Esquire (322153)  
Karina Velter, Esquire (94781)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: clconnor@manleydeas.com  
Attorney for Plaintiff

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Joseph Yankowsky

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

Execution No.: 2018-ED-157

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff in the above action, sets forth as of the date the Praeipce for Writ of Execution was filed the following information concerning the real property located at 126 1st Avenue, Berwick, PA 18603:

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

JOSEPH YANKOWSKY

126 1st Avenue

Berwick, PA 18603

AND

217 South Orchard Street

Berwick, PA 18603

2. Name and Address of Defendant(s) in the Judgment:

JOSEPH YANKOWSKY

126 1st Avenue

Berwick, PA 18603

AND

217 South Orchard Street

Berwick, PA 18603

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

**CERTIFICATION**

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.



---

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Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: clconnor@manleydeas.com  
Attorney for Plaintiff

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

CIVIL DIVISION

Plaintiff,

Docket No.: 2018-CV-477

vs.

2018-ED-157

Joseph Yankowsky

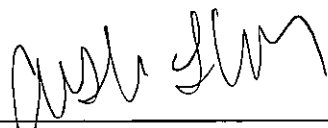
Defendant.

**AFFIDAVIT OF LAST KNOWN ADDRESS**

The undersigned attorney does hereby certify that the owner(s) of the property located at 126 1st Avenue, Berwick, PA 18603 is/are individual(s) known as Joseph Yankowsky, whose last known address(es) are 126 1st Avenue, Berwick, PA 18603 and 217 South Orchard Street, Berwick, PA 18603.

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

Dated: 11/29/18

  
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Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
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Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Joseph Yankowsky

Defendant.

CIVIL DIVISION

Docket No.: 2018-CV-477

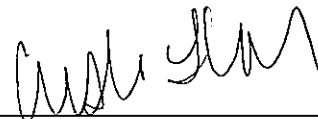
2018-ED-157

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Dated: \_\_\_\_\_

11/29/18



Cristina L. Connor, Esquire (318389)  
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Email: clconnor@manleydeas.com  
Attorney for Plaintiff



## Document Receipt

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Trans #	14817	Carrier / service:	USPS Server	First-Class Mail®	12/4/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000144930

Doc Ref #: 2018ED157

Postage 5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	14816	Carrier / service:	USPS Server	First-Class Mail®	12/4/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000144923

Doc Ref #: 2018ED157

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14818	Carrier / service:	USPS Server	First-Class Mail®	12/4/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000144947

Doc Ref #: 2018ED157

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	14816	Carrier / service:	USPS Server	First-Class Mail®	12/4/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000144923

Doc Ref #: 2018ED157

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14815	Carrier / service:	USPS Server	First-Class Mail®	12/4/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000144916

Doc Ref #: 2018ED157

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	14814	Carrier / service:	USPS Server	First-Class Mail®	12/4/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000144909

Doc Ref #: 2018ED157

Postage 5.4200

HARRISBURG PA 17105

**Manley Deas Kochalski LLC**

Pennsylvania Operations, PO Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**FIRST MERCHANTS BANK**

Columbus, OH 43214  
25-280/440

132037

DATE

11/29/2018

AMOUNT

\$1350.00

Pay **One Thousand Three hundred Fifty dollars and 00 cents \*\*\*\*\***

to the Order of :

Columbia County Sheriff  
35 W. Main Street  
PO Box 380  
Bloomsburg, PA, 17815

*Manley Deas*

17-040903, 2018-CV-477, Yankowsky

⑈ 132037⑈ ⑈ 074900657⑈ 9001045366⑈



Security features. Details on back.