

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 223222
Customer:
SHERIFF

Invoice Date: 07/30/2018 2:05:31 PM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0101
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201805780	BERWICK BORO
	Grantor - MOORE, JESSIE		07/30/18 2:05:35 PM	
	Grantee - PENNYMAC LOAN SERVICES LLC			
	Consideration - \$3,309.04			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8248 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

PENNYMAC LOAN SERVICES LLC VS CRYSTAL BUSCH

NO. 3-2018 ED

NO. 1166-2017 JD

DATE/TIME OF SALE: June 6, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 324,116

POUNDAGE - 2% OF BID \$ 64,88

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3309,04

PURCHASER(S): Jim Manuel Cardin

ADDRESS: PKA Suite 215 18181 Highway Interplex
Presque PA

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 3309,04

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1959,04

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
PENNYMAC LOAN SERVICES LLC	vs.	JESSIE MOORE, HEIR OF CRYSTAL BUSCH SHEENA MARTZ CRYSTAL BUSCH UNKNOWN HEIRS

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

Sheriff's Sale Date: Wednesday, June 6, 2018
Writ of Execution No. : 2017CV1166
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 611 PINE STREET, BERIWICK, 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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,272.00
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	\$285.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$200.00
Continued or Cancelled Sale	\$10.00

Postponed to: 6/6/2018

Total Sheriff Costs \$2,320.00

Municipal Costs

Sewer	\$852.41
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Total Municipal Costs \$852.41

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs \$71.75

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

Location of the real estate: 611 PINE STREET, BERIWCK, PA 18603

Grand Total:

\$3,244.16

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

PK

**&A Powers, Kirn &
Associates, LLC**

728 Marne Highway
Suite 200
Moorestown, NJ 08057

Eight Neshaminy
Interplex Suite 215
Trevose, PA 19053

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkallc.com

June 8, 2018

Columbia County
Office of the Sheriff
35 W Main Street
Bloomsburg, PA 17815

Sarah E. Powers*
William M.E. Powers,
Jr.**
William M.E. Powers, III*
Edward W. Kirn, III*

Jill Manuel-Coughlin *
Jolanta Pekalska+
Harry B. Reese*
Matthew J. McDonnell *
Jessica N. Manis *
*Member of NJ and PA
Bar
** Member of NJ Bar
+Member of PA Bar

RE: PennyMac Loan Services, LLC V. Jessie R. Moore

Premises: 611 Pine Street, Berwick, PA 18603
Sale held: June 6, 2018
Docket #: 2017-CV-1166

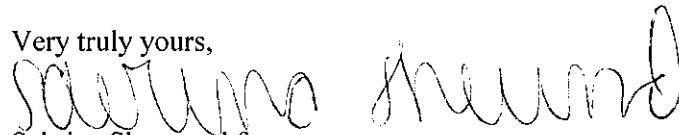
Dear Sir/Madam:

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

**Title should be transferred to: PennyMac Loan Services, LLC
3043 Townsgate Road, Suite 200
Westlake Village, CA 91361**

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. Thank you for your assistance in regards to this matter.

Very truly yours,



Sabrina Sherwood for
Powers, Kirn & Associates, LLC
Sabrina.Sherwood@pkallc.com

enclosures



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name POWERS, KIRN & ASSOCIATES, LLC		Telephone Number: (215) 942-2090	
Mailing Address EIGHT NESHAMINY INTERPLEX, SUITE 215	City TREVOSE	State PA	ZIP Code 19053

B. TRANSFER DATA

Date of Acceptance of Document 06 / 08 / 2018			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) PennyMac Loan Services, LLC	Telephone Number: (215) 942-2090
Mailing Address 35 W Main Street		Mailing Address 3043 Townsgate Road, Suite 200	
City Bloomsburg	State PA	ZIP Code 17815	City Westlake Village
			State CA
			ZIP Code 91361

C. REAL ESTATE LOCATION

Street Address 611 Pine Street, Berwick, PA 18603		City, Township, Borough Berwick Boro
County Columbia	School District Berwick Area S D	Tax Parcel Number 04A-04-008-00-000

D. VALUATION DATA

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

1. Actual Cash Consideration 3,309.04	2. Other Consideration + 0.00	3. Total Consideration = 3,309.04
4. County Assessed Value 19,947.00	5. Common Level Ratio Factor x 3.91	6. Fair Market Value = 77,992.77

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

1a. Amount of Exemption Claimed \$ 77,992.77	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Date

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

#17-1106
 POWERS KIRN & ASSOCIATES, LLC
 Right Neshaminy Interplex, Suite 215
 Treviso, PA 19053
 Telephone: 215-942-2090
 Attorneys for Plaintiff

PennyMac Loan Services, LLC
Plaintiff

vs.

Jessie R. Moore, solely in his capacity as heir of
 Crystal Busch AKA Crystal L. Busch AKA crystal
 Lee Stout Busch

Sheena Martz, solely in her capacity as heir of
 Crystal Busch AKA Crystal L. Busch AKA crystal
 Lee Stout Busch

Unknown heirs of Crystal Busch AKA Crystal L.
 Busch AKA crystal Lee Stout Busch
Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2017-CV-1166

AFFIDAVIT PURSUANT TO RULE 3129.2

Plaintiff, by and through its undersigned counsel, says:

1. On February 13, 2018, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, Sheena Martz, by a private process server. On March 31, 2018, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, Jsesie R. Moore, by a private process server. On February 2, 2018, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, Unknown heirs, by a private process server posting the premises per court order. A copy of the service return and court order is attached hereto and made a part hereof as Exhibit "A".

2. On February 7, 2018, 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 & ASSOCIATES, LLC

By: 

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

Attorneys for Plaintiff

Dated: 5-11-18



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0189



Pennymac Loan Services, LLC

COURT

Court of Common Pleas of
Pennsylvania

-VS-

Jessie R. Moore, et al.

CASE NUMBER

Columbia County
2017-CV-1166

State of Pennsylvania

AFFIDAVIT

County of Snyder

B&R Control # CS143881.03

Reference Number 17-1106

SERVICE INFORMATION

On 1/29/2018, we received the

Notice of Sheriff Sale

For service upon: Unknown Heirs, Successors, Assigns and all Person, Firms, or Associations Claiming Right, Title or Interest
From or Under Crystal Busch A/K/A Crystal L. Busch A/K/A Crystal Lea Stout, Deceased
At 611 Pine Street, Berwick, PA 18603

☒ Served Date 02/02/18 Time 9:58 AM Accepted By: Posted

In the manner described below.

☐ Personally served.

☐ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. _____

☐ Manager/Clerk of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☒ Other The document was posted to the property.

Description of Person Age _____ Height _____ Weight _____ Race _____ Sex _____
Other _____

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other _____

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

Sworn to and subscribed before me this

8 day of Feb. 2018

Matthew C. Smith
Notary Public

Process Server/Sheriff
Nathan Morgan

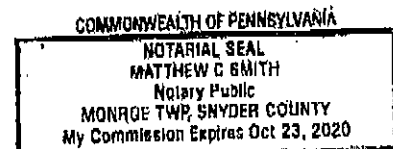
Client Phone (215) 942-2090

Sale Date: 04/04/2018

Filed Date: _____

BR Serve By: 02/27/2018

Heather Shaw
Powers, Kinn & Associates, LLC
8 Neshaminy Interplex, Suite 215
Trayuse, PA 19053



ORIGINAL

PennyMac Loan Services, LLC
PLAINTIFF

VS.

Jessie Moore, Solely in His Capacity as Heir of
 Crystal Busch a/k/a Crystal L. Busck a/k/a
 Crystal Lea Busch Stout, Deceased, Sheena
 Martz, Solely in Her Capacity as Heir of Crystal
 Busch a/k/a Crystal L. Busck a/k/a Crystal Lea
 Busch Stout, Deceased and Unknown Heirs,
 Successors, Assigns and All persons, Firms or
 Associations Claiming Right, Title or Interest
 From or Under Crystal Busch a/k/a Crystal L.
 Busck a/k/a Crystal Lea Stout Busch,
 Deceased

DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

No. 2017-CV-1166

FILED
 PROTHONOTARY
 2017 NOV -1 P 3 01
 COURT OF COMMON PLEAS
 COLUMBIA COUNTY

AND NOW, this 1st day of November, 2017, upon consideration of the Plaintiffs Motion for ORDER 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 Unknown Heirs, Successors, Assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Crystal Busch a/k/a Crystal L. Busck a/k/a Crystal Lea Stout Busch, 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 611 Pine St. Berwick, PA 18603 pursuant to Pa. R.C.P. 430; and service of the Notice of Sheriff's Sale, 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 611 Pine St. Berwick, PA 18603 which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:

1st Thomas A. James, Jr.



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0189



Pennymac Loan Services, LLC

: COURT

Court of Common Pleas of
Pennsylvania

-VS-

Jessie R. Moore, et al.

: CASE NUMBER

Columbia County
2017-CV-1166State of Pennsylvania

AFFIDAVIT

County of Snyder

B&R Control # PS146213.02

Reference Number 17-1106

SERVICE INFORMATION

On 3/23/2018 we received the
Notice of Sheriff Sale

For service upon: Jessie R. Moore, Solely in his capacity as Heir of Crystal Busch A/K/A Crystal L. Busch A/K/A Crystal Lea Stout
Busch, Deceased

At 217 E. 7th Street, Apt. A, Berwick, PA 18603

☒ Served Date 03/31/18 Time 9:28 AM Accepted By: Jessie R. Moore

In the manner described below.

☒ Personally served.☐ Adult in charge of residence, relationship is _____☐ Adult in charge of residence who refused to give name and/or relationship. _____☐ Manager/Clerk of place of residence lodging _____☐ Agent or person in charge of office or usual place of business _____☐ Other _____

Description of Person Age 30 Height 5'10" Weight 185 Race White Sex Male

Other Brown hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other _____

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

Process Server/Sheriff-
Nathan Morgan

Sworn to and subscribed before me this

5TH day of APRIL 2018
COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC
[Signature]
Monroe Twp., Snyder County
My Commission Expires July 20, 2018

Client Phone (215) 942-2090

Sale Date: 05/02/2018 Filed Date: _____BR Serve By: 04/02/2018

Heather Shaw
Powers, Kim & Associates, LLC
8 Neshaminy Interplex, Suite 215
Trevose, PA 19053



ORIGINAL

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC

vs.

JESSIE MOORE, HEIR OF CRYSTAL BUSCH (et al.)

Case Number

2017CV1166

SHERIFF'S RETURN OF SERVICE

02/13/2018 01:36 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 THE DEFENDANT, TO WIT: SHEENA MARTZ AT 42 WATERDAM ROAD LOT 16A, BERWICK, PA 18603.

Scott Mayernick
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 13, 2018

FILED
NOTARIAL
2018 FEB 20 P 3:15
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

FEBRUARY

2018

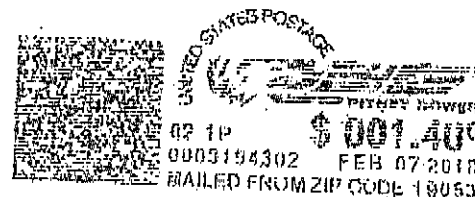
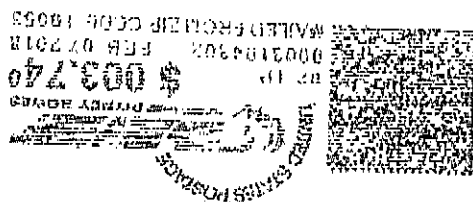
Sarah Jane Klingaman

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


(c) CountyBills.com, Tolson, Inc.

EXHIBIT "B"

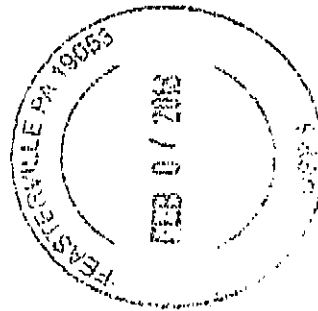
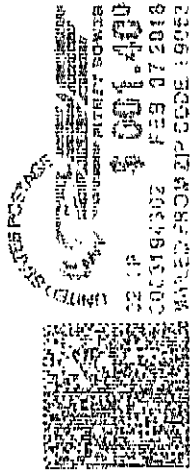
NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL				CHECK APPROPRIATE BLOCK FOR				POSTMARK AND DATE OF RECEIPT			
Powers, Kim & Associates 1310 Industrial Boulevard, Suite 101 Southampton, PA 18966		X Certificate Mailing		Registered Mail:		Due		R.R.		S.D.		S.H.	
		<input type="checkbox"/> Insured	<input type="checkbox"/> COD	<input type="checkbox"/> Certified Mail	<input type="checkbox"/> With Postal Insurance	<input type="checkbox"/> Without Postal Insurance	Sender	Fee	Fee	Fee	Fee	Fee	Remarks
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		Columbia County Domestic Relations 11 West Main Street P.O. Box 380 Bloomsburg, PA 17815											
2		Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex P.O. Box 380 Bloomsburg, PA 17815											
3		PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675											
4		Pennsylvania Office of Attorney General 16th Floor, Strawberry Square Harrisburg, PA 17120											
5		Commonwealth of PA, Dept. of Revenue Bureau of Compliance, Clearance Support Dept. 280948 Harrisburg, PA 17128-0948											
6		Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division Strawberry Square, 6th Floor PO Box 280601 Harrisburg, PA 17128											
7		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building PO Box 8486 Harrisburg, PA 17105-8486											
8		Internal Revenue Service WS Moorhead Building 1000 Liberty Avenue, Room 112 Pittsburgh, PA 15222											
9		Jade R. Moore 612 Hobbie Road Nesqueh, PA 18635											



100401763

10	Tenants/Occupants 611 Pine Street Berwick, PA 18603	POSTMASTER, PER (Name of receiving employee) 	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.			
Total Number of Pieces Listed by Sender 10	File Name and Number		FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL			

PS FORM 3877



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
 TREVOSI, PA 19053
 215-942-2090

PENNYMAC LOAN SERVICES, LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

JESSIE R. MOORE, SOLELY IN HIS CAPACITY No.: 2017-CV-1166
 AS HEIR OF CRYSTAL BUSCH A/K/A
 CRYSTAL L. BUSCH A/K/A CRYSTAL LEA
 STOUT BUSCH, DECEASED

SHEENA MARTZ, SOLELY IN HER CAPACITY
 AS HEIR OF CRYSTAL BUSCH A/K/A
 CRYSTAL L. BUSCH A/K/A CRYSTAL LEA
 STOUT BUSCH, DECEASED

UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS AND ALL PERSONS, FIRMS
 OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR UNDER
 CRYSTAL BUSCH A/K/A CRYSTAL L.
 BUSCH A/K/A CRYSTAL LEA STOUT
 BUSCH, DECEASED

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for April 4, 2018 at 9 A.M. in the above-captioned matter has been continued until June 6, 2018 at 9 A.M.

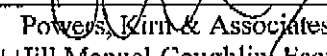
CERTIFICATE OF FILING

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: 6-6-18


 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

PK
&A Powers, Kirn &
Associates, LLC

728 Mame Highway
Suite 200
Moorestown, NJ 08057

Eight Neshaminy
Interplex Suite 215
Trevose, PA 19053

Telephone: 215-942-2090
Fax: 215-942-8661
www.pkallc.com

April 3, 2018

Columbia County
Office of the Sheriff
35 W Main Street
Bloomsburg, PA 17815

Sarah E. Powers*
William M.E. Powers,
Jr. **
William M.E. Powers, III*
Edward W. Kirn, III*

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

RE: PennyMac Loan Services, LLC v Jessie R. Moore, Solely in His Capacity as Heir of Crystal Busch

Premises: 611 Pine Street, Berwick, PA 18603
Docket #: 2017-CV-116; 2018-ED-3

Dear Sir/Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for April 4, 2018.

Please re-schedule the sale for June 6, 2018.

Very truly yours,

Erin Pyle for
Powers, Kirn & Associates, LLC
Erin.pyle@pkallc.com

Enclosures

VIA FAX: 570-389-5625

SHERIFF'S SALE COST SHEET

17-1166

vs. Busch
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</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>9.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>573.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1272.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1522.00</u>

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

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

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>852.41</u>
WATER	20	\$ _____
TOTAL *****		\$ <u>852.41</u>

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 3234.16

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
MOORE, HEIR OF CRYSTAL BUSCH, JESSIE (et al.)

Case Number
2017CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 611 PINE STREET
BERIWCK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-27-18

Time: 1330

Deputy: 8

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV1166

611 PINE STREET, BERIWCK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
JESSIE MOORE, HEIR OF CRYSTAL BUSCH (et al.)

Case Number
2017CV1166

SHERIFF'S RETURN OF SERVICE

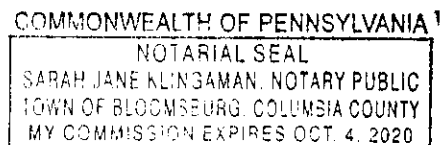
02/27/2018 01:30 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 611 PINE STREET, BERIWICK, PA 18603


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

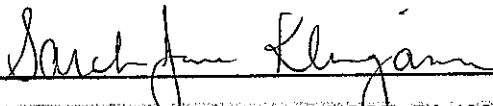
February 27, 2018



NOTARY

Affirmed and subscribed to before me this

27TH day of FEBRUARY, 2018



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

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

REAL ESTATE TAX CERTIFICATION

Date: 02/20/2018

Fee: \$5.00

Cert. NO: 31164

BUSCH CRYSTAL L
611 PINE STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20021 -1203
Location: 611 PINE ST
Parcel Id:04A-04 -008-00,000

Assessment: 19,947
Balances as of 02/20/2018

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

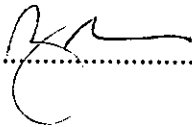
COLUMBIA COUNTY SHERIFF

By: _____

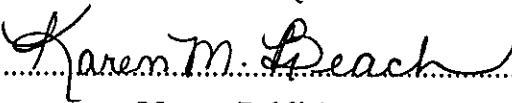
Per: _____

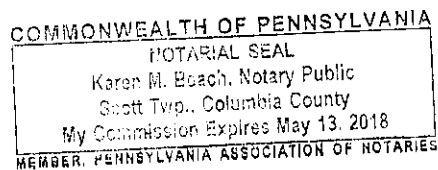
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 March 14, 21, 28, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 28th day of March 2018.....

.....

(Notary Public)



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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
MOORE, HEIR OF CRYSTAL BUSCH, JESSIE (et al.)

Case Number
2017CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

42 Waterdam Rd Lot 116A
Berwick, PA

Serve To:

Name: SHEENA MARTZ

Primary Address: 611 PINE STREET
BERIWICK, PA 18603

Phone: **DOB:**

Alternate Address: 1110 NORTH FRANKLIN STREET
SHAMOKIN, PA 17872

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 2-13-18

Time: 13:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

Service Attempts:

Date:	1-18-18	1-31-18	2-13-18			
Time:	10:18		09:35			
Mileage:						
Deputy:	3	3	3			

Service Attempt Notes:

1. Property posted CONDEMNED
2. Post Office has no forwarding.
3. J-net Lot 116A Waterdam Rd Landlord States ~~she~~ she does not live there.
4. 411 @ ↑ people side but would not answer door.
- 5.
- 6.

MARTZ, SHEENA

2017CV1166

611 PINE STREET, BERIWICK, PA 18603

NO EXPIRATION

Tax Notice 2018 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

BERWICK BOROUGH

TAX COLLECTOR

1615 LINCOLN AVENUE

BERWICK PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS

NO PERSONAL CHECKS AFTER DEC.1, 2018

PHONE: 570-752-7442**FOR: COLUMBIA County****DATE**
03/01/2018**BILL NO.**
2923

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,947	11.385	222.56	227.10	249.81
SINKING		1	19.55	19.95	21.95
FIRE		1.25	24.43	24.93	26.18
LIGHT		1.25	24.43	24.93	26.18
BORO RE		14.1	275.62	281.25	295.31
The discount & penalty have been calculated for your convenience			566.59	578.16	619.43
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDBUSCH CRYSTAL L
611 PINE STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-04 -008-00,000
611 PINE ST
.0943 Acres Land 2,500
Buildings 17,447
Total Assessment 19,947

This tax returned
to courthouse on:
January 1, 2019**If you desire a receipt, send a self-addressed stamped envelope with your payment****THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT****FILE COPY**

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2017

BILL NO.
2917

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,947	11.285	220.60	225.10	247.61
SINKING		.35	6.84	6.98	7.68
FIRE		1.25	24.43	24.93	26.18
LIGHT		1.25	24.43	24.93	26.18
BORO RE		14.1	275.62	281.25	295.31
The discount & penalty have been calculated for your convenience			551.92 April 30 If paid on or before	563.19 June 30 If paid on or before	602.96 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BUSCH CRYSTAL L
611 PINE STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-04 -008-00,000
611 PINE ST
.0943 Acres Land 2,500
Buildings 17,447
Total Assessment 19,947

This tax returned
to courthouse on:
January 1, 2018

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

2017 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To:

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:

686600

C04

BUSCH CRYSTAL L
611 PINE ST
BERWICK, PA 18603-3115

Bill Date: 7/1/2017

Bill #: 531

TAXPAYER COPY

Parcel #: 04A04 00800000

Prop. Type

Property Location and Description:

611 PINE ST
.094

Assessment:

L= 2,500
B= 17,447
T= 19,947

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	862.31
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	845.06
If Paid By 10/31/2017	FACE Amount	862.31
If Paid After 10/31/2017	10% Penalty Amount	948.54

Last Day to Pay: 12/31/2017

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

Office Hours:

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

Connie C. Gingher

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
MOORE, HEIR OF CRYSTAL BUSCH, JESSIE (et al.)

Case Number
2017CV1166

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: center; font-size: 1.5em;">"Post"</div>		
Warrant:			

Serve To:

Name:	OCCUPANT
Primary Address:	611 PINE STREET BERIWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	1/31/18
Time:	17:45
Deputy:	546
Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES	Phone:
--	---------------

Service Attempts:

Date:	1-18-18					
Time:	10:19					
Mileage:						
Deputy:	8					

Service Attempt Notes:

1. PROPERTY POSTED CONDEMNED
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2017CV1166

611 PINE STREET, BERIWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
JESSIE MOORE, HEIR OF CRYSTAL BUSCH (et al.)

Case Number
2017CV1166

SHERIFF'S RETURN OF SERVICE

01/23/2018 09:30 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JESSIE MOORE, HEIR OF CRYSTAL BUSCH AT 611 PINE STREET, BERIWICK, PA 18603.
@ Court House

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 25, 2018

NOTARY

Affirmed and subscribed to before me this

25TH day of JANUARY, 2018

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

(c) CountySuite Sheriff, Telesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
MOORE, HEIR OF CRYSTAL BUSCH, JESSIE (et al.)

Case Number
2017CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:**
Warrant:
Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

** SERVED @ SHERIFF'S OFFICE **

Serve To:

Name: JESSIE MOORE, HEIR OF CRYSTAL BUSCH
Primary Address: 641 PINE STREET
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address: 4020 NORTH MARKET STREET
BERWICK, PA 18603
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: *Jessie Moore*
Relation: *DF*
Date: *1/23/18* **Time:** *0930*
Deputy: *4* **Mileage:**

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

Service Attempts:

Date: <i>1-18-18</i>					
Time: <i>10-18/018</i>					
Mileage:					
Deputy: <i>8</i>					

Service Attempt Notes:

1. *PROPERTY POSTED CONTEMPTED*
- 2.
- 3.
- 4.
- 5.
- 6.

MOORE, HEIR OF CRYSTAL

2017CV1166

611 PINE STREET, BERWICK, PA 18603

NO EXPIRATION



January 24, 2018

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

PENNYMAC LOAN SERVICES, LLC

VS.

**CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A CRYSTAL LEA
STOUT BUSCH, DECEASED**

NO: 2017-CV-1166

Dear Timothy:

The amount due on the sewer account #100402 for the property located at 611
Pine Street Berwick, Pa through June 30, 2018 is \$852.41.

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

PENNYMAC LOAN SERVICES LLC
vs.
MOORE, HEIR OF CRYSTAL BUSCH, JESSIE (et al.)

Case Number
2017CV1166

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 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:	11/19/18
Time:	1400
Deputy:	19
Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV1166 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

PENNYMAC LOAN SERVICES LLC
vs.
MOORE, HEIR OF CRYSTAL BUSCH, JESSIE (et al.)

Case Number
2017CV1166

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/04/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Liz Whitenight

Relation: clerk

Date: 1/19/18 Time: 1345

Deputy: 19 Mileage:

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV1166

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
MOORE, HEIR OF CRYSTAL BUSCH, JESSIE (et al.)

Case Number
2017CV1166

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	1-18-18	Time:	1005
Deputy:	J	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2017CV1166

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
MOORE, HEIR OF CRYSTAL BUSCH, JESSIE (et al.)

Case Number
2017CV1166

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/04/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other		
Adult In Charge:	Kelly Morris		
Relation:	Secretary		
Date:	1-19-18	Time:	1040
Deputy:	8	Mileage:	

Attorney / Originator:

Name: POWERS, KIRN & ASSOCIATES	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2017CV1166

1108 FREAS AVE, 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 01/18/18

Account:

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

Ad ID: 1127393
Description: Busch Sheriff Sale
Run Dates: 03/14/18 to 03/28/18
Class: 2
Agate Lines: 210
Blind Box:

Total Ad Cost \$1,272.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	03/14/18	03/28/18	3	\$1,272.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1166

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, APRIL 04, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN LAND SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND THE STATE OF PENNSYLVANIA, BEGINNING AT THE SOUTHWESTERLY CORNER OF EAST SEVENTH AND PINE STREET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE WESTERLY LINE OF PINE STREET, A DISTANCE OF FIFTY-TWO (52) FEET TO CORNER OF LOT NOW OR LATE OF C.E. ADAMS; THENCE IN A WESTERLY DIRECTION, ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF SEVENTY-EIGHT (78) FEET TO THE EASTERLY LINE OF LOT NOW OR LATE OF CARRIE R. FOULK; THENCE IN A NORTHERLY DIRECTION, ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF FIFTY-TWO (52) FEET TO THE SOUTHERLY LINE OF EAST SEVENTH STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID STREET, A DISTANCE OF SEVENTY-EIGHT (78) FEET TO THE WESTERLY LINE OF PINE STREET, THE PLACE OF BEGINNING.

CONTAINING 4,056 SQUARE FEET OF LAND.

COMMONLY KNOWN AS: 611 PINE STREET, BERWICK, PA 18603-3115

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04A04-00800000

BEING THE SAME PREMISES which Wilbert J. Busch and Crystal L. Busch, formerly Crystal L. Moore, by Deed dated May 14, 2002 and recorded September 20, 2002 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument 200211203, granted and conveyed unto CRYSTAL L. BUSCH.

PROPERTY ADDRESS: 611 PINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-008

Seized and taken into execution to be sold as the property of JESSIE MOORE, HEIR OF CRYSTAL BUSCH, SHEENA MARTZ, CRYSTAL BUSCH UNKNOWN HEIRS in suit of PENNYMAC LOAN SERVICES 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
POWERS, KIRN & ASSOCIATES
TREVOSE, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1166

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, APRIL 04, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN LAND SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND THE STATE OF PENNSYLVANIA.

BEGINNING AT THE SOUTHWESTERLY CORNER OF EAST SEVENTH AND PINE STREET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE WESTERLY LINE OF PINE STREET, A DISTANCE OF FIFTY-TWO (52) FEET TO CORNER OF LOT NOW OR LATE OF C.E. ADAMS; THENCE IN A WESTERLY DIRECTION, ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF SEVENTY-EIGHT (78) FEET TO THE EASTERLY LINE OF LOT NOW OR LATE OF CARRIE R. FOULK; THENCE IN A NORTHERLY DIRECTION, ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF FIFTY-TWO (52) FEET TO THE SOUTHERLY LINE OF EAST SEVENTHS STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID STREET, A DISTANCE OF SEVENTY-EIGHT (78) FEET TO THE WESTERLY LINE OF PINE STREET, THE PLACE OF BEGINNING.

CONTAINING 4,056 SQUARE FEET OF LAND.

COMMONLY KNOWN AS: 611 PINE STREET, BERWICK, PA 18603-3115

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 04A04-00800000

BEING THE SAME PREMISES which Wilbert J. Busch and Crystal L. Busch, formerly Crystal L. Moore, by Deed dated May 14, 2002 and recorded September 20, 2002 in the Office of the Recorder of Deeds in and for Columbia County in Deed Instrument 200211203, granted and conveyed unto CRYSTAL L. BUSCH.

PROPERTY ADDRESS: 611 PINE STREET, BERIWCK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-008

Seized and taken into execution to be sold as the property of JESSIE MOORE, HEIR OF CRYSTAL BUSCH, SHEENA MARTZ, CRYSTAL BUSCH UNKNOWN HEIRS in suit of PENNYMAC LOAN SERVICES 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 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
TREVOSÉ, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC LOAN SERVICES, LLC

vs.

NO.: 2017-CV-1166

2018-ED-3

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

JESSIE R. MOORE, SOLELY IN HIS CAPACITY AS HEIR
OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A
CRYSTAL LEA STOUT BUSCH, DECEASED

SHEENA MARTZ, SOLELY IN HER CAPACITY AS HEIR
OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A
CRYSTAL LEA STOUT BUSCH, DECEASED

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
CRYSTAL BUSCH A/K/A CRYSTAL L.
BUSCH A/K/A CRYSTAL LEA STOUT
BUSCH, DECEASED

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 611 PINE STREET, BERWICK, PA 18603

(See legal description attached.)

Amount Due	\$ <u>58,210.23</u>
Interest from 01/09/2018 to Date of Sale (\$9.57 per diem)	\$ _____
Total	\$ _____ Plus Cost \$ _____

as endorsed.

Barbara W. Jurek 188
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Dated 11/17/2018
(Seal)

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

No. 2017-CV-1166

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC LOAN SERVICES, LLC

vs.

JESSIE R. MOORE, SOLELY IN HIS CAPACITY AS HEIR OF CRYSTAL BUSCH
A/K/A CRYSTAL L. BUSCH A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED

SHEENA MARTZ, SOLELY IN HER CAPACITY AS HEIR OF CRYSTAL BUSCH
A/K/A CRYSTAL L. BUSCH A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER CRYSTAL BUSCH A/K/A CRYSTAL L.
BUSCH A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED

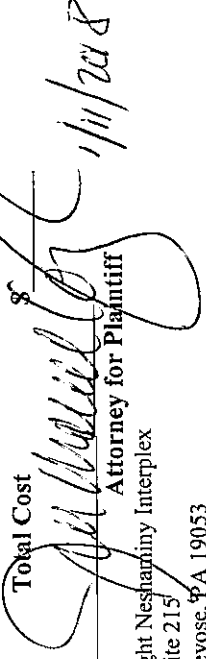
WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Prothy Paid \$ _____

Writ, Ret. & Sat. \$ _____

Total Cost \$ _____


Attorney for Plaintiff
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053

Address of Defendant(s)

611 PINE STREET, BERWICK, PA 18603
4029 NORTH MARKET STREET, BERWICK, PA 18603
1110 NORTH FRANKLIN STREET, SHAMOKIN, PA 17872

Where papers may be served

REAL ESTATE OUTLINE

ED # 3-18

DATE RECEIVED 1-17-18
DOCKET AND INDEX 1-17-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>60116</u>

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

SALE DATE Apr 4 TIME 0900
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

January 10, 2018

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A CRYSTAL
LEA STOUT BUSCH, DECEASED

PLAINTIFF/SELLER: PENNYMAC LOAN SERVICES, LLC

DEFENDANT(S): JESSIE R. MOORE, SOLELY IN HIS CAPACITY AS HEIR OF
CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A CRYSTAL
LEA STOUT BUSCH, DECEASED and SHEENA MARTZ,
SOLELY IN HER CAPACITY AS HEIR OF CRYSTAL BUSCH
A/K/A CRYSTAL L. BUSCH A/K/A CRYSTAL LEA STOUT
BUSCH, DECEASED and UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A CRYSTAL
LEA STOUT BUSCH, DECEASED

PROPERTY: 611 PINE STREET
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2017-CV-1166

The above captioned property is scheduled to be sold at Sheriff's Sale on
April 4, 2018 at 9 AM, 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, Kirm & Associates, LLC
Eight Neshaminy Interplex Suite 215
Trevose, PA 19053
(215) 942-2090

SHORT DESCRIPTION

DOCKET NO: 2017-CV-1166

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

TAX PARCEL NO: 04A04-00800000

PROPERTY ADDRESS 611 PINE STREET
BERWICK, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH
A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED

ATTORNEY'S NAME: Powers, Kirn & Associates, LLC

SHERIFF'S NAME: Timothy T. Chamberlain

POWERS KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHILIN, 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
TREVISO, PA 19053
(215) 942-2090

PENNYMAC LOAN SERVICES, LLC

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

JESSIE R. MOORE, SOLELY IN HIS CAPACITY AS HEIR
OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A
CRYSTAL LEA STOUT BUSCH, DECEASED

No.: 2017-CV-1166

2018-ED-3

SHEENA MARTZ, SOLELY IN HER CAPACITY AS HEIR
OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A
CRYSTAL LEA STOUT BUSCH, DECEASED

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
CRYSTAL BUSCH A/K/A CRYSTAL L.
BUSCH A/K/A CRYSTAL LEA STOUT
BUSCH, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: JESSIE R. MOORE, SOLELY IN HIS CAPACITY AS HEIR OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH
A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED
611 PINE STREET
BERWICK, PA 18603**

**SHEENA MARTZ, SOLELY IN HER CAPACITY AS HEIR OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH
A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED
611 PINE STREET
BERWICK, PA 18603**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A
CRYSTAL LEA STOUT BUSCH, DECEASED
611 PINE STREET
BERWICK, PA 18603**

**JESSIE R. MOORE, SOLELY IN HIS CAPACITY AS HEIR OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH
A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED
4029 NORTH MARKET STREET
BERWICK, PA 18603**

**SHEENA MARTZ, SOLELY IN HER CAPACITY AS HEIR OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH
A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED
1110 NORTH FRANKLIN STREET
SHAMOKIN, PA 17872**

Your house (real estate) at 611 PINE STREET, BERWICK, PA 18603, 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, to
enforce the court judgment of \$58,210.23, obtained by PENNYMAC LOAN SERVICES, LLC, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Powers, Kirn & Associates, LLC at (215) 942-2090.

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

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.

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

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

**NORTH PENN LEGAL SERVICES
168 EAST 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.

PK

**&A Powers, Kirn &
Associates, LLC**

728 Marne Highway
Suite 200
Moorestown, NJ 08057

Eight Neshaminy
Interplex Suite 215
Trevose, PA 19053

Telephone: 215-942-2090
Fax: 215-942-9695
www.pkjllc.com

January 10, 2018

Sarah E. Powers*
William M.E. Powers, Jr.**
William M.E. Powers, III*
Edward W. Kirn, III*

Jill Manuel-Coughlin*
Amanda L. Rauer+
Jolanata Pekalska+
Harry B. Reese*
Matthew J. McDonnell+

* Member of NJ and PA Bar
** Member of NJ Bar
+ Member of PA Bar

Re: Sheriff's Service

Dear Sir/Madam:

Please be advised that we will be handling service of the NOS on the defendant.

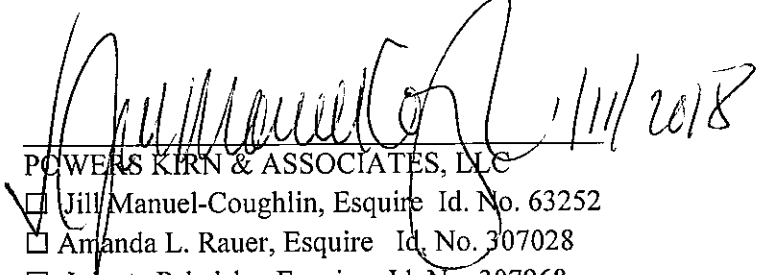
Very truly yours,



Deana Maier for
Powers, Kirn & Associates, LLC

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 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

POWERS KIRN & ASSOCIATES, LLC
JILL MANUEL-COUGHLINE, 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

PENNYMAC LOAN SERVICES, LLC

COURT OF COMMON PLEAS

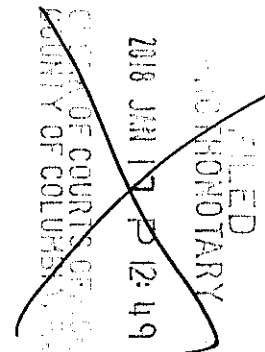
vs.

COLUMBIA COUNTY

JESSIE R. MOORE, SOLELY IN HIS CAPACITY No.: 2017-CV-1166
AS HEIR OF CRYSTAL BUSCH A/K/A
CRYSTAL L. BUSCH A/K/A CRYSTAL LEA
STOUT BUSCH, DECEASED

SHEENA MARTZ, SOLELY IN HER CAPACITY
AS HEIR OF CRYSTAL BUSCH A/K/A
CRYSTAL L. BUSCH A/K/A CRYSTAL LEA
STOUT BUSCH, DECEASED

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
CRYSTAL BUSCH A/K/A CRYSTAL L.
BUSCH A/K/A CRYSTAL LEA STOUT
BUSCH, DECEASED



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/scraHome.do>) for the following individual: JESSIE R. MOORE, SOLELY IN HIS CAPACITY AS HEIR OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED, has a last known residence of 611 PINE STREET, BERWICK, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name
☒ First Name
☒ Social Security Number

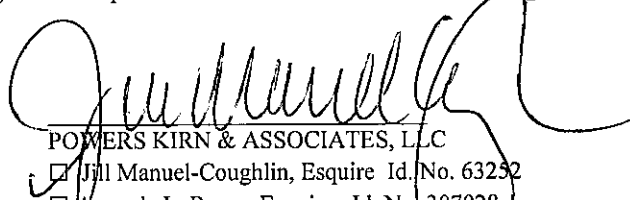
That an inquiry has been made with the Defense Manpower Data Center ("DMDC") website operated by the United States Department of Defense (<https://www.dmdc.osd.mil/appj/scra/scraHome.do>) for the following individual: SHEENA MARTZ, SOLELY IN HER CAPACITY AS HEIR OF CRYSTAL BUSCH A/K/A CRYSTAL L. BUSCH A/K/A CRYSTAL LEA STOUT BUSCH, DECEASED, has a last known residence of 611 PINE STREET, BERWICK, PA 18603. The following information was used to search the DMDC (check all that apply):

☒ Last Name
☒ First Name
☒ Social Security Number

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

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

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



POWERS KIRN & ASSOCIATES, LLC

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

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

☐ Jolanta Pekalska, Esquire Id. No. 307968

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

☐ Matthew J. McDonnell, Esquire Id. No. 313549

Attorneys for Plaintiff

Date: 1/11/2018



Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: BUSCH

First Name: CRYSTAL

Middle Name:

Status As Of: Jan-11-2018

Certificate ID: J7S7GJB3GM6Y2X2

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

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

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

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

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COUNTY OF COLUMBIA