

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 225943
Customer:
SHERIFF'S OFFICE

Invoice Date: 11/28/2018 1:50:00 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201809112	BERWICK BORO
	Grantor - U S ROF IV LEGAL TITLE TRUST 2015 1		11/28/18 1:50:03 PM	
	Grantee - WEISBROD, MAGGIE M			
	Consideration - \$4,348.06			
	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: 8387 - SHERIFF'S OFFICE	\$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

US ROF IV LEGAL TITLE TRUST 2015-1 VS MAGGIE WEISBROD

NO. 66-2018 ED

NO. 967-2017 JD

DATE/TIME OF SALE: Nov 7, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 4262,80

POUNDAGE - 2% OF BID \$ 85,26

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4348,06

PURCHASER(S): CR

ADDRESS: P. 2nd St

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 4348,06

LESS DEPOSIT: \$ 2000,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2348,06

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

U.S. ROF IV LEGAL TITLE TRUST 2015-1

Defendant

vs. MAGGIE WEISBROD, SURVIVING HEIRS
OF
MAGGIE WEISBROD / TENANTS
STEVEN WEISBROD
JONATHAN WEISBROD

Attorney for the Plaintiff:

HLADIK ONORATO AND FEDERMAN LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454

Sheriff's Sale Date: Wednesday, November 7, 2018

Writ of Execution No. : 2017CV967

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 1433 BRITTAIN STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$42.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,200.00
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 10/3/2018	\$10.00
Service		\$210.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$7.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$150.00
Other		\$81.00
Continued or Cancelled Sale	Postponed to: 11/7/2018	\$10.00

Total Sheriff Costs \$2,181.50

Municipal Costs

Sewer \$2,009.55

Total Municipal Costs \$2,009.55

Distribution Costs

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: 1433 BRITTAIN STREET, BERWICK, PA 18603

Distribution Costs

Recording Fees		\$71.75
	Total Distribution Costs	\$71.75
<hr/>		
	Grand Total:	\$4,262.80

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



**Hladik, Onorato
& Federman, LLP**
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454-1489
Phone: (215) 662-9027
Fax: (215) 855-9121
jmcvittie@hoflawgroup.com

File Reference No. 15-00809/Fay

November 15, 2018

Columbia County Sheriff's Department
Attn: Real Estate Division

Re: U.S. ROF IV Legal Title Trust 2015-1 v. Weisbrod, et als
Columbia County CCP Docket No: 2017-CV-967
Property Address: 1433 Brittain Street, Berwick, PA 18603

Dear Sir/Madam:

Enclosed please find our firm's Check No. 17661 in the amount of \$2,348.66 as settlement on the Sheriff's Sale of the above referenced property and duplicate original Realty Transfer Tax Statements of Value. Please note that the Sheriff's Deed should be prepared in the name of:

**"U.S. ROF IV Legal Title Trust 2015-1, by
U.S. Bank National Association, as Legal Title Trustee"**
60 Livingston Avenue
EP-MN-WS3D
St. Paul, MN 55107

Please contact me if you require any additional information.

Thank you for your assistance in this matter.

Very truly yours,

A handwritten signature in cursive script that reads 'McVittie'.
Jessica McVittie, Paralegal



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 Hladik, Onorato and Federman LLP		Telephone Number: (215) 855-9521	
Mailing Address 298 Wissahickon Avenue	City North Wales	State PA	ZIP Code 19454

B. TRANSFER DATA

Date of Acceptance of Document / /			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number:	Grantee(s)/Lessee(s) U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National*	Telephone Number:
Mailing Address 35 W Main Street		Mailing Address 60 Livingston Avenue EP-MN-WS3D	
City Bloomsburg,	State PA	ZIP Code 17815	City St. Paul
			State MN
			ZIP Code 55107

C. REAL ESTATE LOCATION

Street Address 1433 Brittain Street, Berwick, PA 18603		City, Township, Borough Borough of Berwick
County Columbia	School District Berwick Area School District	Tax Parcel Number 04D-08-160

D. VALUATION DATA

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

1. Actual Cash Consideration \$4,262.80	2. Other Consideration + 0.00	3. Total Consideration = \$4,262.80
4. County Assessed Value \$20,378.00	5. Common Level Ratio Factor x 3.88	6. Computed Value = \$79,066.64

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

1a. Amount of Exemption Claimed \$ 790.67	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

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.) _____

*Association, as Legal Title Trustee

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

McWittie

Date
November 15, 2018

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. ROF IV LEGAL TITLE TRUST .
2015-1, BY U.S. BANK NATIONAL
ASSOCIATION, AS LEGAL
TITLE TRUSTEE

Plaintiff

DOCKET NO. 2017-CV-967

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

AND UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED

Defendants.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for October 3, 2018 at 9:00 AM in the above-captioned matter has been continued until November 7, 2018 at 9:00 AM.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

CERTIFICATE OF COMPLIANCE

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

cc. Columbia County Sheriff's Department

CERTIFICATE OF SERVICE

I hereby certify that on this date I served a true and correct copy of the notice of the Date of Continued Sheriff's Sale by regular mail on the person(s) listed below:

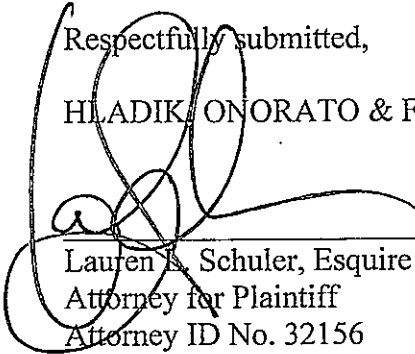
Steven Michael Weisbrod, Jr.
and Jonathan David Weisbrod
c/o Arlene M. Benjamin, Guardian
213 Warren Street
Nescopeck, PA 18635

Unknown Surviving Heirs of
Maggie M. Weisbrod, Deceased
1433 Brittain Street
Berwick, PA 18603

Date: 10/2/2018

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP



Lauren A. Schuler, Esquire
Attorney for Plaintiff
Attorney ID No. 32156
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521
File No. 15-00809 Fay

HLADIK ONORATO & FEDERMAN LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454

Haster
10/02/2018
FIRST-CLASS MAIL
\$000.47
ZIP 19454
011D11651205

Steven Michael Weisbrod, Jr.
and Jonathan David Weisbrod
c/o Arlene M. Benjamin, Guardian
213 Warren Street
Nescopeck, PA 18635

QW NCSD 11-7-18 1500809FAY

HLADIK ONORATO & FEDERMAN LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454

Haster
10/02/2018
FIRST-CLASS MAIL
\$000.47
ZIP 19454
011D11651205

Unknown Surviving Heirs
of Maggie M. Weisbrod, Deceased
1433 Brittain Street
Berwick, PA 18603

QW
NCSD 11-7-18 1500809FAY



Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454-1489
Phone: (215) 855-9521
Fax: (215) 855-9121
jmcvittie@hoflawgroup.com

October 1, 2018

Columbia County Sheriff's Department
Attn: Real Estate Division
Via Fax (570) 389-5625

Re: U.S. ROF IV Legal Title Trust 2015-1 v. Steven Michael Weisbrod, Jr. and
Jonathan David Weisbrod, Surviving Heirs of Maggie M. Weisbrod, Deceased
Unknown Surviving Heirs of Maggie M. Weisbrod, Deceased
Columbia County CCP Docket No: 2017-CV-967
Property Address: 1433 Brittain Street, Berwick, PA 18603

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on October 3, 2018. Please **POSTPONE** the Sheriff Sale to November 7, 2018.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'J. McVittie'.
Jessica McVittie, Paralegal

File No. 15-03809 Fay

SHERIFF'S SALE COST SHEET

17-967
Weisbrod

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>465.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1200.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1450.00</u>

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

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


MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>2009.55</u>	
WATER 20	\$	
TOTAL *****		\$ <u>2009.55</u>

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. <u>Luz. 65</u>	\$ <u>81.00</u>	
	\$	
TOTAL *****		\$ <u>81.00</u>


TOTAL COSTS (OPENING BID) \$ 4242.80

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

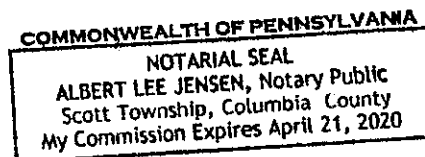
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 18, 25 & August 1, 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 1 day of August 20 18



(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.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. ROF IV LEGAL TITLE TRUST
2015-1, BY U.S. BANK NATIONAL
ASSOCIATION, AS LEGAL
TITLE TRUSTEE

Plaintiff

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

AND UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED

Defendants.

DOCKET NO. 2017-CV-967

FILED
PROTHONOTARY
2018 JUL 30 A 9:33
CLERK OF COURT
COUNTY OF COLUMBIA

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for August 8, 2018 at 9:00 AM in the above-captioned matter has been continued until October 3, 2018 at 9:00 AM.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

cc. Columbia County Sheriff's Department

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

U.S. ROF IV LEGAL TITLE TRUST
2015-1, BY U.S. BANK NATIONAL
ASSOCIATION, AS LEGAL
TITLE TRUSTEE

Plaintiff

DOCKET NO. 2017-CV-967

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

AND UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED

Defendants.

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale Scheduled for August 8, 2018 at 9:00 AM in the above-captioned matter has been continued until October 3, 2018 at 9:00 AM.

CERTIFICATE OF FILING

I am filing with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

cc. Columbia County Sheriff's Department



July 26, 2018

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

VS.

Maggie M. Weisbrod
Steven Weisbrod

NO: 2017-CV-967
NO: 2018-ED-60

Dear Timothy:

The amount due on the sewer account #136694 for the property located at 1433 Brittain Street Berwick, Pa through September 30, 2018 is \$2009.55. 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



**Hladik, Onorato
& Federman, LLP**
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454-1489
Phone: (215) 855-9521
Fax: (215) 855-9121
jmcvittie@hoflawgroup.com

July 25, 2018

Columbia County Sheriff's Department
Attn: Real Estate Division
Via Fax (570) 389-5625

**Re: U.S. ROF IV Legal Title Trust 2015-1 v. Steven Michael Weisbrod, Jr. and
Jonathan David Weisbrod, Surviving Heirs of Maggie M. Weisbrod, Deceased
Unknown Surviving Heirs of Maggie M. Weisbrod, Deceased**
Columbia County CCP Docket No: 2017-CV-967
Property Address: 1433 Brittain Street, Berwick, PA 18603

Dear Sir/Madam:

The above referenced property is scheduled for Sheriff's Sale on August 8, 2018. Please
POSTPONE the Sheriff Sale to October 3, 2018.

Should you require any additional information, please contact our office.

Thank you for your assistance in this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'McVittie', is written above the name 'Jessica McVittie, Paralegal' in a typed, sans-serif font.
Jessica McVittie, Paralegal

File No. 15-00889 Fay

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Jonathan M. Etkowicz, Esq., ID No. 208786
Anthony L. Ciuca, Esq., ID No. 307869
Lauren S. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 15-00809 Fay

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,
Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

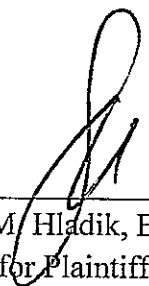
DOCKET NO. 2017-CV-967

AFFIDAVIT OF SERVICE PURSUANT TO
Pa. R.C.P. 3129.2(c)(1)(iii) AND CERTIFICATE OF COMPLIANCE

I, Stephen M. Hladik, Esquire, attorney for Plaintiff, hereby state that on June 29, 2018, consistent with the provisions of Pennsylvania Rule of Civil Procedure 3129.2(c)(1)(iii), I caused written notice of the scheduled Sheriff's Sale to be served by first class mail, postage prepaid, with Certificate of Mailing, on all persons named in Plaintiff's Affidavit Pursuant to Rule 3129.1, at their respective addresses set forth in that Affidavit. A true and correct copy of Plaintiff's Affidavit Pursuant to Rule 3129.1 is attached hereto as **Exhibit "A"** and is made a part of it. A true and correct copy of U.S. Postal Service Form 3877 - Certificates of Mailing for each notice mailed is attached to this Affidavit as **Exhibit "B"**, and is made a part of it.

I hereby verify that the statements made in this Affidavit are true and correct, to the best of my knowledge, information and belief, and that the statements are made pursuant to 18 Pa. C.S.A. § 4904, relating to unsworn falsifications to authorities.

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



Stephen M. Hladik, Esquire
Attorney for Plaintiff

cc. Columbia County Sheriff's Department

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Jonathan M. Etkowicz, Esq., ID No. 208786
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 15-00809

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,

Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
AND JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, Plaintiff in the above-captioned action, sets forth as of the date of the Praecipe for Writ of Execution (Mortgage Foreclosure) was filed, the following was information concerning the real property situate at 1433 Brittain Street, Berwick, Borough of Berwick, Columbia County, PA 18603, being more particularly described on Exhibit "A" attached hereto and incorporated by reference.

1. Names and Addresses of Owners or Reputed Owners:

Name:

Steven Michael Weisbrod, Jr., Surviving
Heir of Maggie M. Weisbrod, Deceased

Address:

c/o Arlene M. Benjamin, Guardian
213 Warren Street
Nescopeck, PA 18635

Jonathan David Weisbrod, Surviving Heir
of Maggie M. Weisbrod, Deceased

c/o Arlene M. Benjamin, Guardian
213 Warren Street
Nescopeck, PA 18635

Unknown Surviving Heirs of
Maggie M. Weisbrod, Deceased

1433 Brittain Street
Berwick, PA 18603

EXHIBIT

A

2. Name and address of Defendants to the judgment:

Name:	Address:
Steven Michael Weisbrod, Jr., Surviving Heir of Maggie M. Weisbrod, Deceased	c/o Arlene M. Benjamin, Guardian 213 Warren Street Nescopeck, PA 18635
Jonathan David Weisbrod, Surviving Heir of Maggie M. Weisbrod, Deceased	c/o Arlene M. Benjamin, Guardian 213 Warren Street Nescopeck, PA 18635
Unknown Surviving Heirs of Maggie M. Weisbrod, Deceased	1433 Brittain Street Berwick, PA 18603

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

Name:	Address:
U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, Plaintiff	60 Livingston Avenue EP-MN-WS3D St. Paul, MN 55107
Commonwealth of Pennsylvania, Department of Labor and Industry	1171 S. Cameron Street Harrisburg, PA 17104
Palisades Collection, LLC	c/o David J. Apothaker, Esq. 2417 Welsh Road, Suite 21 Phila, PA 19114
	c/o Apothaker Scian, P.C. 520 Fellowship Road Mt. Laurel, NJ 08054

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

Name:	Address:
U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, Plaintiff	60 Livingston Avenue EP-MN-WS3D St. Paul, MN 55107

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

N/A

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:

N/A

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

Name:
Tenant / Occupant

Address:
1433 Brittain Street
Berwick, PA 18603

Commonwealth of PA
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Columbia County Domestic Relations

11 W Main Street
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division

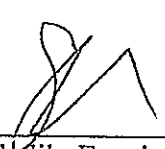
Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 06/17/18



Stephen M. Hladik, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate on the North side of Brittain Street, in D.A. Michael's Addition to West Berwick (now Berwick), in Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 217,

THENCE by Brittain Street, South 87 degrees 10 minutes, West 46 feet, more or less, to a corner;

THENCE by the same, North 11 degrees 30 minutes, East 183 feet, more or less, to Sampson Alley;

THENCE by Sampson Alley, South 77 degrees 30 minutes, East 46 feet, more or less, to the northwest corner of Lot No. 217, aforesaid;

THENCE by the same, South 2 degrees 50 minutes, East 172 feet, more or less, to Brittain Street, the PLACE OF BEGINNING.

CONTAINING about 8,165 square feet of land.

BEING designated as part of Lot No. 216, as of record in Map Book No. 7, at Page 467, at the Columbia County Recorder's Office in Bloomsburg, Pennsylvania.

UNDER AND SUBJECT TO that certain restriction and covenant that no building or buildings shall be erected nearer than fifteen (15) feet of the street line on Brittain Street, said restriction and covenant being contained in prior deeds in the chain of title.

BEING THE SAME PREMISES which Maggie M. Weisbrod, Married by Deed dated November 21, 2006 and recorded on November 29, 2006, in the Columbia County Recorder of Deeds Office as Instrument No. 200612506, granted and conveyed unto Maggie M. Weisbrod and Steven Weisbrod, Wife and Husband.

AND the said Steven Weisbrod departed the life on February 22, 2014, thereby vesting ownership in Maggie M. Weisbrod, his wife, by operation of law.

AND the said Maggie M. Weisbrod departed this life on April 4, 2016, thereby vesting ownership in her heirs.

Being Known as 1433 Brittain Street, Berwick, PA 18603

Parcel I.D. No. 04D-08-160



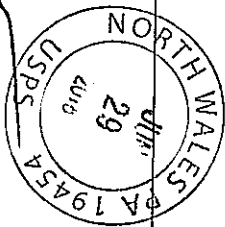
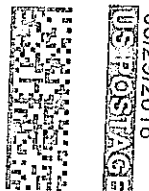


Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office	Affix Stamp Here Postmark with Date if Receipt				
HLADIK, ONORATO & FEDERMAN, LLP Amy Worthington 298 Wissahickon Avenue North Wales, PA 19454	4	4	<div>Hasler 06/29/2018 US POSTAGE \$001.56⁹ ZIP 19454 011D11651205</div> <div>NORTH WALES PA 19454 JUN 29 2018 USPS</div>				
USPS TRACKING NUMBER Firm-Specified Identifier			Address (Name, Street, City, State and Zip Code)	Postage	Fee	Special Handling	Parcel Airfit
1	Commonwealth of Pennsylvania Department of Labor and Industry 1171 S. Cameron Street Harrisburg, PA 17104			.47	.39		<div>EXHIBIT B</div>
2	Palisades Collection, LLC c/o David J. Apothaker, Esq. 2417 Welsh Road, Suite 21 Phila, PA 19114			.47	.39		
3	Palisades Collection, LLC c/o Apothaker Scian, P.C. 520 Fellowship Road Mt. Laurel, NJ 08054			.47	.39		
4	Tenant / Occupant 1433 Brittain Street Berwick, PA 18603			.47	.39		
5							
6							



Certificate of Mailing — Firm

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office	Affix Stamp Here Postmark with Date if Receipt			
HLADIK, ONORATO & FEDERMAN, LLP Amy Worthington 298 Wissahickon Avenue North Wales, PA 19454		3		 ZIP 19454 011D11651205			
USPS TRACKING NUMBER		Postmaster, per (name of Receiving employee)					
Firm-Specified Identifier		Address (Name, Street, City, State and Zip Code)		Postage	Fee	Special Handling	Parcel Airlift
1		Commonwealth of PA Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		.47	.39		
2		Columbia County Domestic Relations 11 W Main Street Bloomsburg, PA 17815		.47	.39		
3		Pennsylvania Dept. of Revenue Inheritance Tax Division, Bureau of Individual Taxes P.O. Box 280603 Harrisburg, PA 17128		.47	.39		
4							
5							
6							

EXHIBIT

B

COPY

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068

Stephen M. Hladik, Esq., ID No. 66287

Jonathan M. Etkowicz, Esq., ID No. 208786

Anthony L. Ciuca, Esq., ID No. 307869

Lauren S. Schuler, Esq., ID No. 321536

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

Attorneys for Plaintiff

File No. 15-00809 Fay

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,

Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF
MAGGIE M. WEISBROD, DECEASED

UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

AFFIDAVIT OF SERVICE PURSUANT TO
Pa. R.C.P. 3129.2(c)(1)(iii) AND CERTIFICATE OF COMPLIANCE

I, Stephen M. Hladik, Esquire, attorney for Plaintiff, hereby state that on June 29, 2018, consistent with the provisions of Pennsylvania Rule of Civil Procedure 3129.2(c)(1)(iii), I caused written notice of the scheduled Sheriff's Sale to be served by first class mail, postage prepaid, with Certificate of Mailing, on all persons named in Plaintiff's Affidavit Pursuant to Rule 3129.1, at their respective addresses set forth in that Affidavit. A true and correct copy of Plaintiff's Affidavit Pursuant to Rule 3129.1 is attached hereto as **Exhibit "A"** and is made a part of it. A true and correct copy of U.S. Postal Service Form 3877 - Certificates of Mailing for each notice mailed is attached to this Affidavit as **Exhibit "B"**, and is made a part of it.

I hereby verify that the statements made in this Affidavit are true and correct, to the best of my knowledge, information and belief, and that the statements are made pursuant to 18 Pa. C.S.A. § 4904, relating to unsworn falsifications to authorities.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. ROF IV LEGAL TITLE TRUST 2015-1
vs.
MAGGIE WEISBROD, SURVIVING HEIRS OF (et al.)

Case Number
2017CV967

SHERIFF'S RETURN OF SERVICE

06/26/2018 08:50 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1433 BRITAIN STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 26, 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

26TH day of JUNE, 2018



Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. ROF IV LEGAL TITLE TRUST 2015-1
vs.
WEISBROD, SURVIVING HEIRS OF, MAGGIE (et al.)

Case Number
2017CV967

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/08/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1433 BRITTAIN STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted Other

Adult In Charge:

Relation:

Date: 6-26-18

Time: 08:50

Deputy: 3

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2017CV967

1433 BRITTAIN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV967

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, AUGUST 08, 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 lot, piece or parcel of land, situate on the North side of Brittain Street, in D.A. Michael's Addition to West Berwick (now Berwick), in Columbia County and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at the Southwest corner of Lot No. 217, THENCE by Brittain Street, South 87 degrees 10 minutes, West 46 feet, more or less, to a corner; THENCE by the same, North 11 degrees 30 minutes, East 183 feet, more or less, to Sampson Alley; THENCE by Sampson Alley, South 77 degrees 30 minutes, East 46 feet, more or less, to the northwest corner of Lot No. 217, aforesaid; THENCE by the same, South 2 degrees 50 minutes, East 172 feet, more or less, to Brittain street, the PLACE OF BEGINNING.
CONTAINING about 8,165 square feet of land.

BEING designated as part of Lot No. 216, as of record in Map Book No. 7, at Page 467, at the Columbia County Recorder's Office in Bloomsburg, Pennsylvania.

UNDER AND SUBJECT TO that certain restriction and covenant that no building or buildings shall be erected nearer than fifteen (15) feet of the street line on Brittain Street, said restriction and covenant being contained in prior deeds in the chain of title.

BEING THE SAME PREMISES which Maggie M. Weisbrod, Married by Deed dated November 21, 2006 and recorded on November 29, 2006, in the Columbia County Recorder of Deeds Office as Instrument No. 200612506, granted and conveyed unto Maggie M. Weisbrod and Steven Weisbrod, Wife and Husband.

AND the said Steven Weisbrod departed the life on February 22, 2014, thereby vesting ownership in Maggie M. Weisbrod, his wife, by operation of law.

AND the said Maggie M. Weisbrod departed this life on April 4, 2016, thereby vesting ownership in her heirs.

Being Known as 1433 Brittain Street, Berwick, PA 18603

Parcel I.D. No. 04D-08-160

PROPERTY ADDRESS: 1433 BRITTAIN STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-160

Seized and taken into execution to be sold as the property of MAGGIE WEISBROD, SURVIVING HEIRS OF, MAGGIE WEISBROD / TENANTS, STEVEN WEISBROD, JONATHAN WEISBROD in suit of U.S. ROF IV LEGAL TITLE TRUST 2015-1.

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:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

HLADIK, ONORATO & FEDERMAN, LLP
Stephen M. Hladik, Esq., ID No. 66287
Jonathan M. Etkowicz, Esq., ID No. 208786
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 15-00809

FILED
COLUMBIA COUNTY, PA
JAN 13 2018
CLERK OF SEV. COURTS

2018 - ED - 66

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,
Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
AND JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1433 Brittain Street, Berwick, Borough of Berwick, Columbia County, PA 18603.
(SEE LEGAL DESCRIPTION ATTACHED AS Exhibit "A")

Amount Due. \$ 97,494.20

Plus Interest to be added from January 26, 2018
through the date on which the property is sold at
Sheriff's Sale at the *per diem* rate of \$15.14

\$ _____

Costs to be added

\$ _____

Date: 06-13-18

Barbara R. Silvette

Prothonotary

BY _____

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

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate on the North side of Brittain Street, in D.A. Michael's Addition to West Berwick (now Berwick), in Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 217,

THENCE by Brittain Street, South 87 degrees 10 minutes, West 46 feet, more or less, to a corner;

THENCE by the same, North 11 degrees 30 minutes, East 183 feet, more or less, to Sampson Alley;

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THENCE by the same, South 2 degrees 50 minutes, East 172 feet, more or less, to Brittain Street, the PLACE OF BEGINNING.

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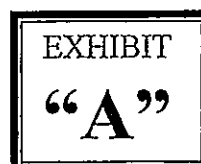
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AND the said Steven Weisbrod departed the life on February 22, 2014, thereby vesting ownership in Maggie M. Weisbrod, his wife, by operation of law.

AND the said Maggie M. Weisbrod departed this life on April 4, 2016, thereby vesting ownership in her heirs.

Being Known as 1433 Brittain Street, Berwick, PA 18603

Parcel I.D. No. 04D-08-160



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.
6593

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,378	11.385	227.36	232.00	255.20
SINKING		1	19.97	20.38	22.42
FIRE		1.25	24.96	25.47	26.74
LIGHT		1.25	24.96	25.47	26.74
BORO RE		14.1	281.58	287.33	301.70
The discount & penalty have been calculated for your convenience			578.83	590.65	632.80
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WEISBROD MAGGIE M & STEVEN
1433 BRITTAIN STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 % 578.83
Penalty 10 % 5 % #
PARCEL: 04D-08 -160-00,000 85057066
1433 BRITTAIN ST
.188 Acres Land 3,275
Buildings 17,103
Total Assessment 20,378

This tax returned
to courthouse on:
January 1, 2019

Larry Sprung

FILE COPY

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

4-30-18

*Tim, This paid by
Larry Sprung*

Chris

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. ROF IV LEGAL TITLE TRUST 2015-1
vs.
WEISBROD, MAGGIE (et al.)

Case Number
2017CV967

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	66
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/08/2018 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:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other		
Adult In Charge:			
Relation:			
Date:	6-25-18	Time:	12:30
Deputy:	3	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

GINGHER, CONNIE C.

2017CV967

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

HLADIK, ONORATO & FEDERMAN, LLP
Stephen M. Hladik, Esq., ID No. 66287
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 15-00809

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,
Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
AND JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Steven Michael Weisbrod, Jr., Surviving Heir of Maggie M. Weisbrod, Deceased
c/o Arlene M. Benjamin, Guardian, 213 Warren Street, Nescopeck, PA 18635
Jonathan David Weisbrod, Surviving Heir of Maggie M. Weisbrod, Deceased
c/o Arlene M. Benjamin, Guardian, 213 Warren Street, Nescopeck, PA 18635
Unknown Surviving Heirs of Maggie M. Weisbrod, Deceased
1433 Brittain Street, Berwick, PA 18603

Real estate situate at 1433 Brittain Street, Berwick, Borough of Berwick, Columbia County, PA
18603, as more fully set forth on Exhibit "A" attached hereto, is scheduled to be sold on:

August 8th, 2018, at 9:00 AM

in the Columbia County Sheriff's Department, 35 West Main Street, Bloomsburg, PA 17815, to
enforce the Court Judgment of \$97,494.20 (plus any additional interest and costs) obtained by U.S.
ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee,
against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sale you must take immediate action.

The Sale will be stopped if you pay U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call:

Stephen M. Hladik, Esquire
298 Wissahickon Avenue
North Wales, PA 19454-1489
Telephone number 215-855-9521

1. 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.
2. You may be able to stop the Sale through other legal proceedings.
3. 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 below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND 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. You may find out the price bid by calling the Sheriff of Columbia County at (570) 389-5622.
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 paid the Sheriff the full amount due in the Sale. To find out if this happened, you may call the Sheriff of Columbia County at (570) 389-5622.
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 a 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 on or before thirty (30) days from the date of Sheriff's Sale. This schedule will state who will be receiving the 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 after filing the Schedule of Distribution.
7. You may also have other rights and defenses, or ways of getting your property 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

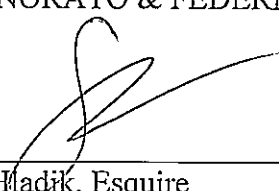
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

**NORTH PENN LEGAL SERVICES (COLUMBIA)
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

**PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
1-800-692-7375**

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP



Stephen M. Hladik, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate on the North side of Brittain Street, in D.A. Michael's Addition to West Berwick (now Berwick), in Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 217,

THENCE by Brittain Street, South 87 degrees 10 minutes, West 46 feet, more or less, to a corner;

THENCE by the same, North 11 degrees 30 minutes, East 183 feet, more or less, to Sampson Alley;

THENCE by Sampson Alley, South 77 degrees 30 minutes, East 46 feet, more or less, to the northwest corner of Lot No. 217, aforesaid;

THENCE by the same, South 2 degrees 50 minutes, East 172 feet, more or less, to Brittain Street, the PLACE OF BEGINNING.

CONTAINING about 8,165 square feet of land.

BEING designated as part of Lot No. 216, as of record in Map Book No. 7, at Page 467, at the Columbia County Recorder's Office in Bloomsburg, Pennsylvania.

UNDER AND SUBJECT TO that certain restriction and covenant that no building or buildings shall be erected nearer than fifteen (15) feet of the street line on Brittain Street, said restriction and covenant being contained in prior deeds in the chain of title.

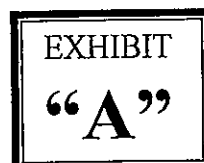
BEING THE SAME PREMISES which Maggie M. Weisbrod, Married by Deed dated November 21, 2006 and recorded on November 29, 2006, in the Columbia County Recorder of Deeds Office as Instrument No. 200612506, granted and conveyed unto Maggie M. Weisbrod and Steven Weisbrod, Wife and Husband.

AND the said Steven Weisbrod departed the life on February 22, 2014, thereby vesting ownership in Maggie M. Weisbrod, his wife, by operation of law.

AND the said Maggie M. Weisbrod departed this life on April 4, 2016, thereby vesting ownership in her heirs.

Being Known as 1433 Brittain Street, Berwick, PA 18603

Parcel I.D. No. 04D-08-160



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. ROF IV LEGAL TITLE TRUST 2015-1
vs.
WEISBROD, MAGGIE (et al.)

Case Number
2017CV967

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	66
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/08/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
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:	Deb Miller		
Relation:	Clerk		
Date:	6/18/18	Time:	1120
Deputy:	19	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

	1	2	3	4	5	6
Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV967

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. ROF IV LEGAL TITLE TRUST 2015-1
vs.
WEISBROD, MAGGIE (et al.)

Case Number
2017CV967

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	66
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/08/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cou
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:	6/18/18	Time:	1130
Deputy:	19	Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV967 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

U.S. ROF IV LEGAL TITLE TRUST 2015-1
vs.
WEISBROD, MAGGIE (et al.)

Case Number
2017CV967

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	66
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 08/08/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	STEVEN WEISBROD
Primary Address:	213 WARREN STREET NESCOPECK, PA 18603
Phone:	DOB:
Alternate Address:	C/o Arlene M. Benjamin Guardian
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, June 18, 2018 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

WEISBROD, STEVEN

2017CV967

213 WARREN STREET, NESCOPECK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. ROF IV LEGAL TITLE TRUST 2015-1
vs.
MAGGIE WEISBROD, SURVIVING HEIRS OF (et al.)

Case Number
2017CV967

SHERIFF'S RETURN OF SERVICE

06/25/2018 11:01 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: MAGGIE WEISBROD / TENANTS, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 1433 BRITTAIN STREET, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW. HOUSE IS VACANT.

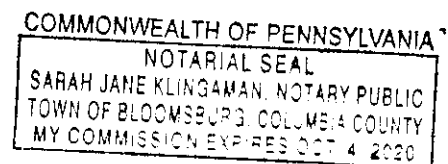

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

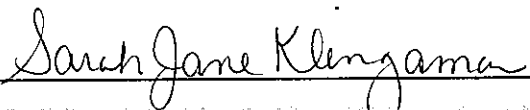
June 26, 2018

NOTARY



Affirmed and subscribed to before me this

26TH day of JUNE, 2018



Plaintiff Attorney: HLADIK ONORATO AND FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. ROF IV LEGAL TITLE TRUST 2015-1
vs.
WEISBROD, MAGGIE (et al.)

Case Number
2017CV967

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 66

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 08/08/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MAGGIE WEISBROD / TENANTS

Primary Address: 1433 BRITAIN STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: House is vacant - Post Please.

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-25-18

Time: 11:01

Deputy: 3

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

WEISBROD / TENANTS, MA

2017CV967

1433 BRITAIN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. ROF IV LEGAL TITLE TRUST 2015-1
vs.
WEISBROD, SURVIVING HEIRS OF, MAGGIE (et al.)

Case Number
2017CV967

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 66

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/08/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1433 BRITAIN STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: HLADIK ONORATO AND FEDERMAN LLP

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2017CV967

1433 BRITAIN STREET, BERWICK, PA 18603

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2018 ED 66

DATE RECEIVED June 13 2018
DOCKET AND INDEX 2017 CV 967

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ 1,350.00 OR <u>2,000.00</u>	<u>X</u>	CK# <u>15841</u>

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

SALE DATE Aug. 8th 2018 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

COPY

Attorneys for Plaintiff
File No. 15-00809

HLADIK, ONORATO & FEDERMAN, LLP
Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Jonathan M. Etkowicz, Esq., ID No. 208786
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,

Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
AND JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,

Defendants.

2018-ED-66
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

FILED
2018 JUN 13 A 10:56
CLERK OF COURT
COLUMBIA COUNTY, PA

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, Plaintiff in the above-captioned action, sets forth as of the date of the Praecipe for Writ of Execution (Mortgage Foreclosure) was filed, the following was information concerning the real property situate at 1433 Brittain Street, Berwick, Borough of Berwick, Columbia County, PA 18603, being more particularly described on Exhibit "A" attached hereto and incorporated by reference.

1. Names and Addresses of Owners or Reputed Owners:

Name:

Steven Michael Weisbrod, Jr., Surviving
Heir of Maggie M. Weisbrod, Deceased

Address:

c/o Arlene M. Benjamin, Guardian
213 Warren Street
Nescopeck, PA 18635

Jonathan David Weisbrod, Surviving Heir
of Maggie M. Weisbrod, Deceased

c/o Arlene M. Benjamin, Guardian
213 Warren Street
Nescopeck, PA 18635

Unknown Surviving Heirs of
Maggie M. Weisbrod, Deceased

1433 Brittain Street
Berwick, PA 18603

2. Name and address of Defendants to the judgment:

Name:	Address:
Steven Michael Weisbrod, Jr., Surviving Heir of Maggie M. Weisbrod, Deceased	c/o Arlene M. Benjamin, Guardian 213 Warren Street Nescopeck, PA 18635
Jonathan David Weisbrod, Surviving Heir of Maggie M. Weisbrod, Deceased	c/o Arlene M. Benjamin, Guardian 213 Warren Street Nescopeck, PA 18635
Unknown Surviving Heirs of Maggie M. Weisbrod, Deceased	1433 Brittain Street Berwick, PA 18603

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

Name:	Address:
U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, Plaintiff	60 Livingston Avenue EP-MN-WS3D St. Paul, MN 55107
Commonwealth of Pennsylvania, Department of Labor and Industry	1171 S. Cameron Street Harrisburg, PA 17104
Palisades Collection, LLC	c/o David J. Apothaker, Esq. 2417 Welsh Road, Suite 21 Phila, PA 19114
	c/o Apothaker Scian, P.C. 520 Fellowship Road Mt. Laurel, NJ 08054

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

Name:	Address:
U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, Plaintiff	60 Livingston Avenue EP-MN-WS3D St. Paul, MN 55107

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

N/A

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:

N/A

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

Name:
Tenant / Occupant

Address:
1433 Brittain Street
Berwick, PA 18603

Commonwealth of PA
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Columbia County Domestic Relations

11 W Main Street
Bloomsburg, PA 17815

Pennsylvania Dept. of Revenue
Inheritance Tax Division

Bureau of Individual Taxes
P.O. Box 280603
Harrisburg, PA 17128

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/7/18



Stephen M. Hladik, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate on the North side of Brittain Street, in D.A. Michael's Addition to West Berwick (now Berwick), in Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 217,

THENCE by Brittain Street, South 87 degrees 10 minutes, West 46 feet, more or less, to a corner;

THENCE by the same, North 11 degrees 30 minutes, East 183 feet, more or less, to Sampson Alley;

THENCE by Sampson Alley, South 77 degrees 30 minutes, East 46 feet, more or less, to the northwest corner of Lot No. 217, aforesaid;

THENCE by the same, South 2 degrees 50 minutes, East 172 feet, more or less, to Brittain Street, the PLACE OF BEGINNING.

CONTAINING about 8,165 square feet of land.

BEING designated as part of Lot No. 216, as of record in Map Book No. 7, at Page 467, at the Columbia County Recorder's Office in Bloomsburg, Pennsylvania.

UNDER AND SUBJECT TO that certain restriction and covenant that no building or buildings shall be erected nearer than fifteen (15) feet of the street line on Brittain Street, said restriction and covenant being contained in prior deeds in the chain of title.

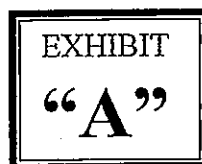
BEING THE SAME PREMISES which Maggie M. Weisbrod, Married by Deed dated November 21, 2006 and recorded on November 29, 2006, in the Columbia County Recorder of Deeds Office as Instrument No. 200612506, granted and conveyed unto Maggie M. Weisbrod and Steven Weisbrod, Wife and Husband.

AND the said Steven Weisbrod departed the life on February 22, 2014, thereby vesting ownership in Maggie M. Weisbrod, his wife, by operation of law.

AND the said Maggie M. Weisbrod departed this life on April 4, 2016, thereby vesting ownership in her heirs.

Being Known as 1433 Brittain Street, Berwick, PA 18603

Parcel I.D. No. 04D-08-160





Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121

June 7, 2018

Columbia County Sheriff's Department

RE: U.S. ROF IV Legal Title Trust 2015-1 v. Weisbrod
Columbia County Court of Common Pleas No. 2017-CV-967
Property situated at: 1433 Brittain Street, Berwick, PA 18603

Dear Sir/Madam:

In order to schedule the above referenced property for Sheriff's Sale enclosed please find the following documents:

- Original Writ of Execution plus two (2) extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions for service and posting;
- A copy of the 3129.1 Affidavit, the original having been filed with the Prothonotary;
- An Affidavit of Non-Military Service;
- A Waiver of Watchman;
- A Certification of Addresses; and
- Five (5) copies of the legal description

We will be forwarding the Notices of Sale to the necessary lienholders, and an Affidavit of Service of same will be filed and presented to you prior to sale.

Please feel free to call me if you need any clarification or additional information. Thank you for your cooperation.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'McVittie'.

Jessica McVittie, Paralegal

HLADIK, ONORATO & FEDERMAN, LLP
Stephen M. Hladik, Esq., ID No. 66287
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 15-00809

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,

Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
AND JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,

Defendants.

2018 - ED - 66
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

AFFIDAVIT OF LAST KNOWN ADDRESS OF DEFENDANTS

Stephen M. Hladik, Esquire, attorney for the Plaintiff in the above-captioned action, hereby certify that the last known address of each of the Defendants is as follows:

Steven Michael Weisbrod, Jr., Surviving Heir
of Maggie M. Weisbrod, Deceased
c/o Arlene M. Benjamin, Guardian
213 Warren Street
Nescopeck, PA 18635


Jonathan David Weisbrod, Surviving Heir of
Maggie M. Weisbrod, Deceased
c/o Arlene M. Benjamin, Guardian
213 Warren Street
Nescopeck, PA 18635

Unknown Surviving Heirs
of Maggie M. Weisbrod, Deceased
1433 Brittain Street
Berwick, PA 18603

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 12/7/18



Stephen M. Hladik, Esquire
Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP
Stephen M. Hladik, Esq., ID No. 66287
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 15-00809

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,

Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
AND JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,

Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

ACT 91 CERTIFICATION

Stephen M. Hladik, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that:

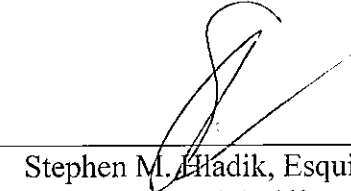
- () the premises are not subject to the provisions of Act 91 because
 - () an FHA Mortgage
 - () non-owner occupied
 - () vacant
- (x) Act 91 procedures have been fulfilled August 31, 2015.

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/7/18



Stephen M. Hladik, Esquire
Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Jonathan M. Etkowicz, Esq., ID No. 208786
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 15-00809

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,
Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
AND JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

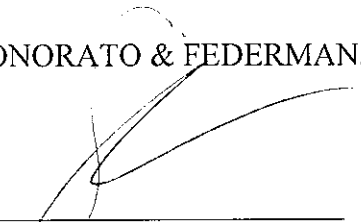
WAIVER OF WATCHMAN

I, Stephen M. Hladik, Attorney for Plaintiff, hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Date: 6/7/18



Stephen M. Hladik, Esquire
Attorney for Plaintiff

HLADIK, ONORATO & FEDERMAN, LLP

Thomas M. Federman, Esq., ID No. 64068
Stephen M. Hladik, Esq., ID No. 66287
Jonathan M. Etkowicz., Esq. ID No. 208786
Anthony L. Ciuca, Esq., ID No. 307869
Lauren L. Schuler, Esq., ID No. 321536
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Attorneys for Plaintiff
File No. 15-00809 FAY

U.S. ROF IV LEGAL TITLE TRUST 2015-1,
BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,
Plaintiff,

v.

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
AND JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED
Defendant.

2018 - ED - 66
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

**CERTIFICATE OF COMPLIANCE REGARDING
PLAINTIFF'S AFFIDAVIT PURSUANT TO PA R.C.P. 3129.1**

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

Respectfully submitted,

HLADIK, ONORATO & FEDERMAN, LLP

Dated: 6-7-18

Stephen M. Hladik, Esquire
Attorney ID No. PA 66287
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521
Attorney for Plaintiff

Attorneys for Plaintiff
File No. 15-00809


2018 - EP-66
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

DOCKET NO. 2017-CV-967

STEVEN MICHAEL WEISBROD, JR.,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
AND JONATHAN DAVID WEISBROD,
SURVIVING HEIR OF MAGGIE M.
WEISBROD, DECEASED
UNKNOWN SURVIVING HEIRS OF
MAGGIE M. WEISBROD, DECEASED,

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that defendants are over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.



Stephen M. Hladik, Esquire
Attorney for Plaintiff

Matthew
Notary Public

Commonwealth of Pennsylvania – Notary Seal
JESSICA MCVITTIE – Notary Public
Montgomery County
My Commission Expires Jan 11, 2022
Commission Number 1186033

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate on the North side of Brittain Street, in D.A. Michael's Addition to West Berwick (now Berwick), in Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 217,

THENCE by Brittain Street, South 87 degrees 10 minutes, West 46 feet, more or less, to a corner;

THENCE by the same, North 11 degrees 30 minutes, East 183 feet, more or less, to Sampson Alley;

THENCE by Sampson Alley, South 77 degrees 30 minutes, East 46 feet, more or less, to the northwest corner of Lot No. 217, aforesaid;

THENCE by the same, South 2 degrees 50 minutes, East 172 feet, more or less, to Brittain Street, the PLACE OF BEGINNING.

CONTAINING about 8,165 square feet of land.

BEING designated as part of Lot No. 216, as of record in Map Book No. 7, at Page 467, at the Columbia County Recorder's Office in Bloomsburg, Pennsylvania.

UNDER AND SUBJECT TO that certain restriction and covenant that no building or buildings shall be erected nearer than fifteen (15) feet of the street line on Brittain Street, said restriction and covenant being contained in prior deeds in the chain of title.

BEING THE SAME PREMISES which Maggie M. Weisbrod, Married by Deed dated November 21, 2006 and recorded on November 29, 2006, in the Columbia County Recorder of Deeds Office as Instrument No. 200612506, granted and conveyed unto Maggie M. Weisbrod and Steven Weisbrod, Wife and Husband.

AND the said Steven Weisbrod departed the life on February 22, 2014, thereby vesting ownership in Maggie M. Weisbrod, his wife, by operation of law.

AND the said Maggie M. Weisbrod departed this life on April 4, 2016, thereby vesting ownership in her heirs.

Being Known as 1433 Brittain Street, Berwick, PA 18603

Parcel I.D. No. 04D-08-160



Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

298 Wissahickon Avenue
North Wales, PA 19454
Phone (215)855-9521
Fax (215)855-9121

June 7, 2018

Columbia County Sheriff's Department

RE: U.S. ROF IV Legal Title Trust 2015-1 v. Weisbrod
Columbia County Court of Common Pleas No. 2017-CV-967
Property situated at: 1433 Brittain Street, Berwick, PA 18603

Dear Sir/Madam:

Our Law Firm represents the Plaintiff in the above entitled matter. On our client's behalf, we have scheduled a Sheriff's Sale of the Mortgaged Premises. In accordance with Pennsylvania statutes, kindly effectuate service of the Notice of Sheriff's Sale and Writ of Execution upon the parties specified below (i.e., upon the persons named or adults in charge of residence):

- Steven Michael Weisbrod, Jr., Surviving Heir of Maggie M. Weisbrod, Deceased
c/o Arlene M. Benjamin, Guardian
213 Warren Street, Nescopeck, PA 18635
- Jonathan David Weisbrod, Surviving Heir of Maggie M. Weisbrod, Deceased
c/o Arlene M. Benjamin, Guardian
213 Warren Street, Nescopeck, PA 18635
- Unknown Surviving Heirs of Maggie M. Weisbrod, Deceased
1433 Brittain Street, Berwick, PA 18603
- Handbill – Please Post
1433 Brittain Street, Berwick, PA 18603

Please also advertise the Sheriff's Sale.

Thank you for your anticipated assistance. Please feel free to contact me if you have any questions.

Very truly yours,

Jessica McVittie, Paralegal

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



71901140006000132180

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000132210

C/O DAVID J APOTHAKE ESQ
PALISDAS COLLECTION LLC
2417 WELSH ROAD SUITE 21

PHILADELPHIA PA 19114

Document Receipt

Trans #	13426	Carrier / service	USPS Server	First-Class Mail®	6/18/2018 12:00:00 AM
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Ship to:

COMMON OF PA

LABOR & INDUSTRY

1171 S. CAMERON STREET

Tracking #: 71901140006000132203

Doc Ref #: 2018ED66

Postage 5.4200

HARRISBURG PA 17104

Document Receipt

Trans #	13425	Carrier / service:	USPS Server	First-Class Mail®	6/18/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000132197

Doc Ref #: 2018ED66

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	13424	Carrier / service:	USPS Server	First-Class Mail®	6/18/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000132180

Doc Ref #: 2018ED66

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PHILADELPHIA PA 19107-4214

Document Receipt

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000132173

Doc Ref #: 2018ED66

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000132180

Doc Ref #: 2018ED66

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000132173

Doc Ref #: 2018ED66

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HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000132166

Doc Ref #: 2018ED66

Postage 5.4200

HARRISBURG PA 17128

HLADIK ONORATO AND FEDERMAN, LLP
DEFAULT SERVICES ACCOUNT
298 WISSAHICKON AVE.
NORTH WALES, PA 19454

TD BANK
AMERICA'S MOST CONVENIENT BANK

15841
3-180/360
325

DATE AMOUNT

06/06/2018 *****2,000.00

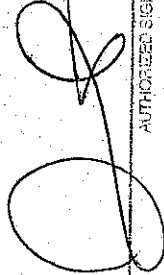
Two Thousand and 00/100*****

PAY

Columbia County Sheriff's Office
35 W. Main Street
P.O. Box 380
Bloomsburg, PA 17815

TO THE
ORDER
OF

1433 Brittain Street, Berwick, PA 18603/Weisbrod
15-00809/Sale Deposit



AUTHORIZED SIGNATURE

⑆015841⑆ ⑆036001808⑆ 4270962553⑆

Details on Back.

Photo Safe Deposit®