

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 225187	Invoice Date: 10/24/2018 11:30:32 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201808201	BENTON TOWNSHIP
	Grantor - BARTEL, BRITT A		10/24/18 11:30:34 AM	
	Grantee - U S BANK			
	Consideration -	\$2,160.18		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8340 - 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

NATIONSTAR MORTGAGE LLC VS PETRINA BARTEL

NO. 83-2018 ED

NO. 952-2017 JD

DATE/TIME OF SALE: OCTOBER 3, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2117,82

POUNDAGE - 2% OF BID \$ 42,36

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

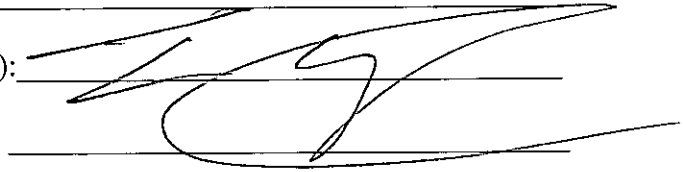
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2160,18

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2160,18

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 810,18

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
PETRINA M BARTEL
BRITT BARTEL, ESTATE ADMINISTRATRIX
ROBERT L DLUGE, ESQ

Attorney for the Plaintiff:
SHAPIRO & DENARDO
3600 HORIZON DRIVE
SUITE 150
KING OF PRUSSIA, PA 19406

Sheriff's Sale Date: Wednesday, October 3, 2018

Writ of Execution No. : 2017CV952

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2961 ROHRSBURG ROAD, BENTON, PA 17814

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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,110.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Other	\$59.07
Total Sheriff Costs	\$2,046.07

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: \$2,117.82

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

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DENARDO +

+ Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and Texas
+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
SAMANTHA GABLE +
DANIEL T. LUTZ ++
LESLIE J. RASE *
ALISON H. TULIO +
KATHERINE M. WOLF +

October 5, 2018
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2004-9XS vs. Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
Docket No.: 2017-CV-0000952-MF
Property Address: 2961 Rohrsburg Road, Benton, PA 17814
S&D File No.: 17-057015

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity:
U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2004-9XS
8950 Cypress Waters Blvd
Coppell, Texas 75019

Also please advise us of any monies owed in this matter so that we may promptly settle and receive our deed. Alternatively, if a refund is owed to my client, please forward the refund check with the Sheriff's deed.

*Please send COST Sheet : 610-278-9980 fax
lconnore@logs.com*

Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.

Thank you for your prompt attention to this matter.

Very truly yours,



Laura Connor
Paralegal

Enclosures



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. 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: SHAPIRO & DeNARDO, LLC

Telephone Number: (610)278-6800

Mailing Address:

3600 Horizon Drive, Suite 150

City:

King of Prussia

State:

PA

Zip Code:

19406

B. TRANSFER DATA

Date of Acceptance of Document 10/03 /2018

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

570-389-5622

Grantee(s)/Lessee(s)

U.S. Bank National Association, as Trustee,
successor in interest to Wilmington Trust
Company, as Trustee, successor in interest to
Bank of America, N.A., as Trustee, successor by
merger to LaSalle Bank National Association, as
Trustee for Structured Asset Securities
Corporation Mortgage Pass-Through Certificates
Series 2004-9XS

Telephone Number

1-888-480-2432

Mailing Address

35 West Main Street

Mailing Address

8950 Cypress Waters Blvd

City

Bloomsburg

State

PA

Zip Code

17815

City

Coppell

State

Texas

Zip Code

75019

C. REAL ESTATE LOCATION

Street Address

2961 Rohrsburg Road

City, Township, Borough

Township of Benton

County

Columbia

School District

Benton Area

Tax Parcel Number

03-04A008-00-000 (PIN: 03-04A00800)

D. VALUATION DATA

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

1. Actual Cash Consideration

\$2,117.82

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,117.82

4. County Assessed Value

\$37,893.00

5. Common Level Ratio Factor

x 3.88

6. Computed Value

= \$147,024.84

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$147,024.84

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.) Property transferred through a mortgage foreclosure action by Sheriff Sale held October 3, 2018 in satisfaction of judgment entered on Docket Number: 2017-CV-0000952-MF.

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
Laura Connor

Date

October 5, 2018

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

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SAMANTHA GABLE +
DANIEL T. LUTZ ++
LESLIE J. RASE *
ALISON H. TULIO +
KATHERINE M. WOLF +

Prothonotary of Columbia County
Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

RE: U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2004-9XS vs. Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
Docket No.: 2017-CV-0000952-MF
Property Address: 2961 Rohrsburg Road, Benton, PA 17814
S&D File No.: 17-057015

COPY

Dear Sir/Madam:

Enclosed please find an Affidavit of Service of the Notice of Sale upon Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased. Kindly file same and return a time-stamped copy in the envelope provided.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC

Cory Mackanich
Legal Assistant

Enclosures

cc: Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-057015

U.S. Bank National Association, as Trustee,
successor in interest to Wilmington Trust
Company, as Trustee, successor in interest to
Bank of America, N.A., as Trustee, successor
by merger to LaSalle Bank National
Association, as Trustee for Structured Asset
Securities Corporation Mortgage Pass-
Through Certificates Series 2004-9XS
PLAINTIFF

vs.

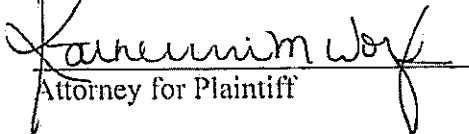
Petrina M. Bartel, Administratrix of the
Estate of Britt A. Bartel, deceased
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO:2017-CV-0000952-MF

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the
Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the
Appellate and Trial Courts that require filing confidential information and documents differently
than non-confidential information and documents.

SHAPIRO & DeNARDO, LLC
BY: 
Attorney for Plaintiff

SHERIFF'S SALE COST SHEET

17-952
Baite

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>472.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>116.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1360.00</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. <u>No 9thd Cu</u>	\$ <u>59.07</u>	
TOTAL *****		\$ <u>591.07</u>

TOTAL COSTS (OPENING BID) \$ 2117.82

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

NATIONSTAR MORTGAGE
vs.
PETRINA BARTEL

Case Number
17 CV 00952

SHERIFF'S RETURN OF SERVICE

07/27/2018 12:16 PM - SERVED THE REQUESTED NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PETRINA BARTEL AT THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE, 201 MARKET ST, SUNBURY, PA 17801.

SHERIFF COST: \$59.07

SO ANSWERS,

September 06, 2018

ROBERT J. WOLFE, SHERIFF

PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
07/24/2018	Advance Fee	Advance Fee	8244	\$0.00	\$100.00
07/26/2018	Service Mileage	(PAID 08/31/2018)	8-18	\$31.07	\$0.00
07/27/2018	Docketing	(PAID 08/31/2018)	8-18	\$9.00	\$0.00
07/27/2018	Executing	(PAID 08/31/2018)	8-18	\$9.00	\$0.00
07/27/2018	Service Costs	(PAID 08/31/2018)	8-18	\$10.00	\$0.00
08/17/2018	Refund	(PAID 08/17/2018)	424216	\$40.93	\$0.00
				\$100.00	\$100.00

TOTAL BALANCE:	\$0.00
-----------------------	---------------

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
BARTEL, PETRINA M (et al.)

Case Number
2017CV952

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2961 ROHRSBURG ROAD
BENTON, PA 17814

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

08-27-18

Time:

1413

Deputy:

12

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV952

2961 ROHRSBURG ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe
Sheriff



Curtis T Cooke
Chief Deputy

NATIONSTAR MORTGAGE
vs.
PETRINA BARTEL

Case Number
17 CV 00952

SHERIFF'S RETURN OF SERVICE

07/27/2018 12:16 PM - SERVED THE REQUESTED NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PETRINA BARTEL AT THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE, 201 MARKET ST, SUNBURY, PA 17801.

SHERIFF COST: \$59.07

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

August 17, 2018

2018ED83

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
PETRINA M BARTEL (et al.)

Case Number
2017CV952

SHERIFF'S RETURN OF SERVICE

08/27/2018 02:13 PM - DEPUTY MARTIN BOUDMAN, 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 2961 ROHRSBURG ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

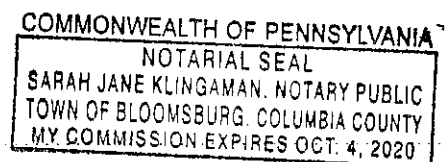

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 27, 2018

NOTARY

Affirmed and subscribed to before me this

27TH day of AUGUST, 2018





Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
07/24/2018	Advance Fee	Advance Fee	8244	\$0.00	\$100.00
07/26/2018	Service Mileage			\$31.07	\$0.00
07/27/2018	Docketing			\$9.00	\$0.00
07/27/2018	Executing			\$9.00	\$0.00
07/27/2018	Service Costs			\$10.00	\$0.00
				\$59.07	\$100.00

TOTAL BALANCE:	\$40.93
-----------------------	----------------

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

**3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980**

**GERALD M. SHAPIRO +++
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+ Licensed in Pennsylvania and New Jersey
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Managing Attorney - PA
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ALISON H. TULIO +
STEPHANIE A. WALCZAK +
KATHERINE M. WOLF +**

Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

COPY

RE: Nationstar Mortgage LLC vs. Petrina M. Bartel, Administratrix of the Estate of
Britt A. Bartel, deceased
Docket No.: 2017-CV-0000952-MF
Property Address: 2961 Rohrsburg Road, Benton, PA 17814
S&D File No.: 17-057015
Sale Date: October 3, 2018

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,

Cory Mackanich
Legal Assistant

S&D # 17-057015
Enclosures

cc: Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

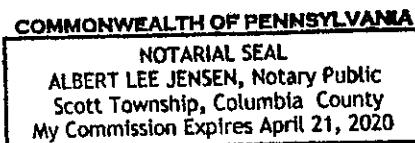
Paula Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice September 12, 19, 26, 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 26.....day of September 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

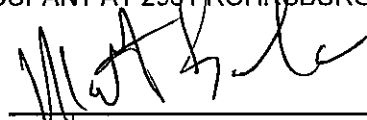


NATIONSTAR MORTGAGE LLC
vs.
PETRINA M BARTEL (et al.)

Case Number
2017CV952

SHERIFF'S RETURN OF SERVICE

08/06/2018 12:55 PM - DEPUTY MARTIN BOUDMAN, 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 SHYANN BOGERT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR OCCUPANT AT 2961 ROHRSBURG ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

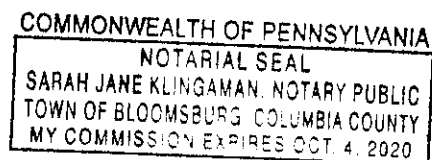

TIMOTHY T. CHAMBERLAIN, SHERIFF

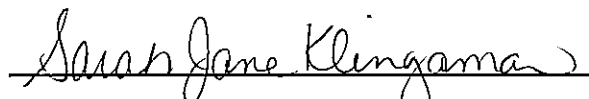
August 06, 2018

NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST, 2018





Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

© 2018 CountyBure Sheriff Timesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
BARTEL, PETRINA M (et al.)

Case Number
2017CV952

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 83

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 2961 ROHRSBURG ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SHYANN BOYER

Relation: OCCUPANT

Date: 8-6-18 Time: 1255

Deputy: 12 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2017CV952

2961 ROHRSBURG ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
BARTEL, PETRINA M (et al.)

Case Number
2017CV952

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 83

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BRITT BARTEL, ESTATE ADMINISTRATRIX

Primary Address: 2961 ROHRSBURG ROAD
BENTON, PA 17814

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: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

BARTEL, ESTATE ADMINIS

2017CV952

2961 ROHRSBURG ROAD, BENTON, PA 17814

NO EXPIRATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Nationstar Mortgage LLC
PLAINTIFF

No: 2017-CV-0000952-MF

2018-ED-83

VS.

Petrina M. Bartel, Administratrix of the Estate of
Britt A. Bartel, deceased
DEFENDANT

WRIT OF EXECUTION:
MORTGAGE FORECLOSURE

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:

2961 Rohrsburg Road, Benton, PA 17814

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due
Interest from September 28, 2017 to

\$72,360.78

Costs to be Added

Seal of Court

Date: 7/17/18

Barbara N. Silivetti
PROTHONOTARY

Rosalie Antonio
Deputy Prothonotary

Emilie P. Clerk of Court

100 North Second Street, Suite 1000
Harrisburg, PA 17102-1000

RECEIVED
JUL 17 2018
CLERK OF COURT
HARRISBURG, PA

No: 2017-CV-0000952-MF

Nationstar Mortgage LLC

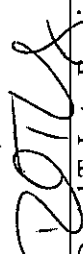
vs.

Petrina M. Bartel, Administratrix of the Estate of Britt
A. Bartel, deceased
117 Deussen Drive
Bloomsburg, PA 17815

Petrina M. Bartel, Administratrix of the Estate of Britt
A. Bartel, deceased
c/o Robert L. Dluge, Jr., Esq.
PO Box 304
Elysburg, PA 17824

Petrina M. Bartel
103 East Avenue
Mt Carmel, PA 17851

Petrina M. Bartel
RR 1 Box 1
Benton, PA 17814


Daniel T. Lutz, Esquire

WRIT OF EXECUTION

(MORTGAGE FORECLOSURE)

Daniel T. Lutz, Esquire, Attorney
SHAPIRO & DeNARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
STEPHANIE A. WALCZAK, PA I.D. NO. 320431
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-057015

Nationstar Mortgage LLC
PLAINTIFF

VS. Petrina M. Bartel, Administratrix of the
Estate of Britt A. Bartel, deceased
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2017-CV-0000952-MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
117 Deussen Drive
Bloomsburg, PA 17815
Your house (real estate) at:

2961 Rohrsburg Road, Benton, PA 17814
03-04A008-00-000 (PIN: 03-04A00800)

is scheduled to be sold at Sheriff's Sale on Oct. 3, 2018 at:
Columbia County Sheriff's County
35 West Main Street
Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$72,360.78 obtained by Nationstar
Mortgage 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 back to Nationstar Mortgage LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
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 be able to stop the sale through other legal proceedings.

ALL THAT CERTAIN tract of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner on the West side of the State Highway leading from Bloomsburg to Benton; thence, by land now or formerly of Mrs. Henry Keller, North 56 degrees 30 minutes West, 221 feet to a stake corner; thence, along other lands now or formerly of Anne K. Savage, North 77 degrees 28 minutes East, 355 feet to a stake corner; thence, crossing road, South 81 degrees 37 minutes East, 54.8 feet to a stake corner; thence, along lands now or formerly of R.W. Lemon and crossing road diagonally, South 47 degrees 37 minutes West, 292.05 feet to a stake corner, the place of BEGINNING.

CONTAINING 0.72 acres of land, be the same more or less

THIS CONVEYANCE is subject to all lawful highways over, upon, or across said lands or any part thereof; and SUBJECT TO right-of-way of any telephone company, or electric, light, or power company over, upon, and across the same.

BEING Parcel ID 03-04A008-00-000 (PIN: 03-04A0800)

BEING known for informational purposes as 2961 Rohrsburg Rd., Benton, PA

BEING THE SAME PREMISES which was conveyed to Britt A. Bartel by Deed of Britt A. Bartel and Petrina M. Bartel, husband and wife, and Phillip M. Bartel and Carolyn L. Bartel, husband and wife, dated 11.20.2003 and recorded 01.16.2004 as Instrument 200400534 in the Columbia County Recorder of Deeds Office.

AND the said Britt A. Bartel, hereby departed this life on or about December 13, 2014.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
PETRINA M BARTEL (et al.)

Case Number
2017CV952

SHERIFF'S RETURN OF SERVICE

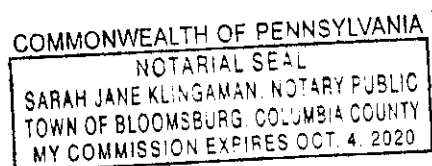
08/06/2018 03:05 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ROBERT DLUGE, TO WIT: ROBERT L DLUGE, ESQ AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

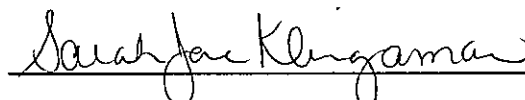
August 06, 2018



NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST, 2018



Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
BARTEL, PETRINA M (et al.)

Case Number
2017CV952

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 83

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ROBERT L DLUGE, ESQ

Primary Address: P.O. BOX 304
ELYSBURG, PA 17824

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Robert Dlugé

Relation: def.

Date: 8/6/18 Time: 15:10

Deputy: FZ Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DLUGE ESQ, ROBERT L

2017CV952

P.O. BOX 304, ELYSBURG, PA 17824

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
BARTEL, PETRINA M (et al.)

Case Number
2017CV952

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	83
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/03/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Cathy Gordon
Primary Address:	85 Gordon Road Benton, PA 17814
Phone:	570-925-2517
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u> </u> Adult In Charge <u> </u> Posted <u> </u> Other <u> </u>
Adult In Charge:	
Relation:	DRP
Date:	8-6-18
Time:	1:26
Deputy:	12
Mileage:	

Attorney / Originator:

Name:	SHAPIRO & DENARDO
--------------	-------------------

Phone:	
---------------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GORDON, CATHY

2017CV952

85 GORDON ROAD, BENTON, PA 17814

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 07/24/2018

Fee: \$5.00

Cert. NO: 32882

BARTEL BRITT A
117 DEUSSEN DR
BLOOMSBURG PA 17815

District: BENTON TWP
Deed: 20040 -0534
Location: 2961 ROHRSBURG RD
Parcel Id:03 -04A-008-00,000

Assessment: 37,893
Balances as of 07/24/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
BARTEL, PETRINA M (et al.)

Case Number
2017CV952

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 83

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 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: EILEEN NESS

Relation: CLERK

Date: 7/20/18

Time: 1502

Deputy: 4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2017CV952

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
BARTEL, PETRINA M (et al.)

Case Number
2017CV952

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 83

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 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:

Debbie Miller

Relation:

CLERK

Date:

7/20/18

Time:

1457

Deputy:

4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV952

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV952

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, OCTOBER 03, 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 tract of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner on the West side of the State Highway leading from Bloomsburg to Benton; thence, by land now or formerly of Mrs. Henry Keller, North 56 degrees 30 minutes West, 221 feet to a stake corner; thence, along other lands now or formerly of Anne K. Savage, North 77 degrees 28 minutes East, 355 feet to a stake corner; thence, crossing road, South 81 degrees 37 minutes East, 54.8 feet to a stake corner; thence, along lands now or formerly of R. W. Lemon and crossing road diagonally, South 47 degrees 37 minutes West, 292.05 feet to a stake corner, the place of BEGINNING.

CONTAINING 0.72 acres of land, be the same more or less

THIS CONVEYANCE is subject to all lawful highways over, upon, or across said lands or any part thereof; and SUBJECT TO right-of-way of any telephone company, or electric, light, or power company over, upon, and across the same.

BEING Parcel ID 03-04A008-00-000 (PIN: 03-040800)

BEING known for informational purposes as 2961 Rohrsburg Rd., Benton, PA

BEING THE SAME PREMISES which was conveyed to Britt A. Bartel by Deed of Britt A. Bartel and Petrina M. Bartel, husband and wife, and Phillip M. Bartel and Carolyn L. Bartel, husband and wife, dated 11.20.2003 and recorded 01.16.2004 as Instrument 200400534 in the Columbia County Recorder of Deeds Office.

AND the said Britt A. Bartel, hereby departed this life on or about December 13, 2014.

PROPERTY ADDRESS: 2961 ROHRSBURG ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-04A008-00-000

Seized and taken into execution to be sold as the property of PETRINA M BARTEL, BRITT BARTEL, ESTATE ADMINISTRATRIX, ROBERT L DLUGE, ESQ in suit of NATIONSTAR MORTGAGE LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
STEPHANIE A. WALCZAK, PA I.D. NO. 320431
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-057015

Nationstar Mortgage LLC
PLAINTIFF

VS. Petrina M. Bartel, Administratrix of the
Estate of Britt A. Bartel, deceased
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

CASE NO. 2017-CV-0000952-MF

2018-ED-83

AFFIDAVIT PURSUANT TO RULE 3129.1

Nationstar Mortgage LLC, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **2961 Rohrsburg Road, Benton, PA 17814.**

1. Name and address of Owner(s) or Reputed Owner(s)

Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
117 Deussen Drive
Bloomsburg, PA 17815

Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
c/o Robert L. Dluge, Jr., Esq.
PO Box 304
Elysburg, PA 17824

Petrina M. Bartel
103 East Avenue
Mt Carmel, PA 17851

Petrina M. Bartel
RR 1 Box 1
Benton, PA 17814

2. Name and address of Defendant in the judgment:

Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
117 Deussen Drive
Bloomsburg, PA 17815

Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
c/o Robert L. Dlugie, Jr., Esq.
PO Box 304
Elysburg, PA 17824

Petrina M. Bartel
103 East Avenue
Mt Carmel, PA 17851

Petrina M. Bartel
RR 1 Box 1
Benton, PA 17814

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

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

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

Nationstar Mortgage LLC, Plaintiff
8950 Cypress Waters Blvd.
Coppell, TX 75019

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

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

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:

Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

PA Dept. of Public Welfare- Bureau of Child Support
Health & Welfare Building
P.O. Box 2675
Harrisburg, PA 17105

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

TENANT OR OCCUPANT
2961 Rohrsburg Road
Benton, PA 17814

Commonwealth of Pennsylvania
Department of Revenue, Inheritance Tax Division
1131 Strawberry Square, 6th Floor
Harrisburg, PA 17128

Internal Revenue Service
WM S. Moorehead Federal Bldg. Advisory
1000 Liberty Avenue, Room 704
Pittsburgh, PA 15222


Department of Public Welfare
Estate Recovery Program
PO Box 8486
Willow Oak Bldg
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Department of Revenue
Inheritance Tax Division
Bureau of Compliance
Dept. 280946
Harrisburg, PA 17128

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.

SHAPIRO & DeNARDO, LLC

Date: 07/11/18

BY: 
Daniel T. Lutz, Esquire

17-057015

03-04A008-00-000

Benton Twp.

REAL ESTATE OUTLINE

ED # 2018 ED 83

DATE RECEIVED 7-17-18
DOCKET AND INDEX 2017 CV 952

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR X

CK# 15011705

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

SALE DATE Oct. 3rd 18 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

ALL THAT CERTAIN tract of land situate in the Township of Benton, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake corner on the West side of the State Highway leading from Bloomsburg to Benton; thence, by land now or formerly of Mrs. Henry Keller, North 56 degrees 30 minutes West, 221 feet to a stake corner; thence, along other lands now or formerly of Anne K. Savage, North 77 degrees 28 minutes East, 355 feet to a stake corner; thence, crossing road, South 81 degrees 37 minutes East, 54.8 feet to a stake corner; thence, along lands now or formerly of R.W. Lemon and crossing road diagonally, South 47 degrees 37 minutes West, 292.05 feet to a stake corner, the place of BEGINNING.

CONTAINING 0.72 acres of land, be the same more or less

THIS CONVEYANCE is subject to all lawful highways over, upon, or across said lands or any part thereof; and SUBJECT TO right-of-way of any telephone company, or electric, light, or power company over, upon, and across the same.

BEING Parcel ID 03-04A008-00-000 (PIN: 03-04A0800)

BEING known for informational purposes as 2961 Rohrsburg Rd., Benton, PA

BEING THE SAME PREMISES which was conveyed to Britt A. Bartel by Deed of Britt A. Bartel and Petrina M. Bartel, husband and wife, and Phillip M. Bartel and Carolyn L. Bartel, husband and wife, dated 11.20.2003 and recorded 01.16.2004 as Instrument 200400534 in the Columbia County Recorder of Deeds Office.

AND the said Britt A. Bartel, hereby departed this life on or about December 13, 2014.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-057015

Nationstar Mortgage LLC
PLAINTIFF
VS. Petrina M. Bartel, Administratrix of the
Estate of Britt A. Bartel, deceased
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2017-CV-0000952-MF

CERTIFICATE OF SERVICE

I, Samantha Gable, Esquire, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased, 117 Deussen Drive, Bloomsburg, PA 17815


Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased, c/o Robert L. Dlugie, Jr., Esq., PO Box 304, Elysburg, PA 17824

Date Mailed: 9/26/17

Date: 9/26/17

SHAPIRO & DeNARDO, LLC

BY:


Attorneys for Plaintiff

SAMANTHA GABLE, ESQUIRE

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-057015

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, Texas 75019
PLAINTIFF

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2017-CV-0000952-MF


VS. Petrina M. Bartel, Administratrix of the
Estate of Britt A. Bartel, deceased
DEFENDANT(S)

STATE OF: Pennsylvania
COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendant is not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

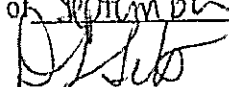
Date: 9/26/17

SHAPIRO & DeNARDO, LLC
BY: 

Attorneys for Plaintiff

KRISTEN D. LITTLE, ESQ.

Sworn to and subscribed
before me this 26 day
of September, 2017.



Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Denise L. Sometti, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires July 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
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ALISON H. TULIO, PA I.D. NO. 87075
STEPHANIE A. WALCZAK, PA I.D. NO. 320431
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-057015

Nationstar Mortgage LLC
PLAINTIFF

VS. Petrina M. Bartel, Administratrix of the
Estate of Britt A. Bartel, deceased
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2017-CV-0000952-MF

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

☐ FHA - Tenant Occupied or Vacant

☐ Commercial

☐ As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage

☒ Assistance Act including but not limited to:

- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DeNARDO, LLC

Date: 07/11/18

BY: Daniel T. Lutz
Attorneys for Plaintiff

DANIEL T. LUTZ, ESQUIRE

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DENARDO +

+ Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and Texas
+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
SAMANTHA GABLE +
DANIEL T. LUTZ ++
LESLIE J. RASE *
ALISON H. TULIO +
STEPHANIE A. WALCZAK +
KATHERINE M. WOLF +

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Deputy

RE: Nationstar Mortgage LLC vs. Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
Docket No.: 2017-CV-0000952-MF
Property Address: 2961 Rohrsburg Road, Benton, PA 17814
S&D File No.: 17-057015

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit of \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale;
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,

Haley Ashby
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

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KATHERINE M. WOLF +

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Nationstar Mortgage LLC vs. Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
Docket No.: 2017-CV-0000952-MF
Property Address: 2961 Rohrsburg Road, Benton, PA 17814
S&D File No.: 17-057015

Sir/Madam:

Please POST the Handbill upon the following Defendant at the address provided:

2961 Rohrsburg Road, Benton, PA 17814

Please be advised, we will be using an alternative method of service to serve the Notice of Sale. Our office will file an Affidavit of Service.

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

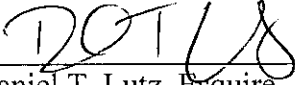
Your assistance in this matter is greatly appreciated.

Very truly yours,

Haley Ashby
Legal Assistant

Enclosures

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



Daniel T. Lutz, Esquire, Attorney for Plaintiff

Document Receipt

Trans #	13698	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000134757

Doc Ref #: 2018ED83

Postage 5.4200

PITTSBURGH PA 15222

Document Receipt

Trans #	13697	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000134740

Doc Ref #: 2018ED83

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	13696	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000134733

Doc Ref #: 2018ED83

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13696	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000134733

Doc Ref #: 2018ED83

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13695	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000134726

Doc Ref #: 2018ED83

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13695	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000134726

Doc Ref #: 2018ED83

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13694	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000134719

Doc Ref #: 2018ED83

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13694	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000134719

Doc Ref #: 2018ED83

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13693	Carrier / service:	USPS Server	First-Class Mail®	7/18/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000134702

Doc Ref #: 2018ED83

Postage 5.4200

HARRISBURG PA 17105

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

THE PRIVATE BANK
CHICAGO, IL 60603
2-648/710

17-057015, BARTE No. 15011705
L BRT
CASE # 2017-CV-0000952-MF

DATE: 07/16/18

\$ 1,350.00

PAY One Thousand Three Hundred Fifty and 00/100

VOID AFTER 90 DAYS

TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY
P.O. BOX 380
BLOOMSBURG, PA 17815



⑈ 150 11705 ⑈ ⑈ 071006486 ⑈ 2458373 ⑈