

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Dan Dellapenna	FROM: Sheriff Timothy Chamberlain
FAX: 215-886-8791	PAGES: 2
PHONE:	DATE: January 30, 2019
RE: Robyn & Timothy Ryman	CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

This sale was stayed by court order, attached is a cost sheet showing a balance due of \$606.00.

TX Result Report

P 1
01/30/2019 11:28
Serial No. A6VF011029028
TC:00039633

Addressee	Start Time	Time	Prints	Result	Note
912158868791	01-30 11:28	00:00:44	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE
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TO: Dan Dellapenna FROM: Sheriff Timothy Chamberlain
FAX: 215-886-8791 PAGES: 2
PHONE: DATE: January 30, 2019
RE: Robyn & Timothy Ryman CC:
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

This sale was stayed by court order, attached is a cost sheet showing a balance due of \$606.00.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
ROBYN RYMAN (et al.)

Case Number
2018CV856

PROPERTY ADDRESS
513 VISTA DRIVE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
08/27/2018	Advance Fee	Advance Fee	15118	\$0.00	\$1,350.00
08/27/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/27/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/27/2018	Crying Sale			\$10.00	\$0.00
08/27/2018	Docketing			\$15.00	\$0.00
08/27/2018	Levy			\$15.00	\$0.00
08/27/2018	Mailing Costs			\$54.00	\$0.00
08/27/2018	Posting Handbill			\$15.00	\$0.00
08/27/2018	Press Enterprise Inc.			\$1,218.00	\$0.00
08/27/2018	Sheriff Automation Fund			\$50.00	\$0.00
08/27/2018	Web Posting			\$100.00	\$0.00
11/01/2018	Continued or Cancelled Sale	Postponed to: 1/30/2019		\$10.00	\$0.00
11/02/2018	Service			\$225.00	\$0.00
11/02/2018	Service Mileage			\$24.00	\$0.00
11/02/2018	Copies			\$7.50	\$0.00
11/02/2018	Notary Fee			\$15.00	\$0.00
11/02/2018	Tax Claim Search			\$5.00	\$0.00
11/02/2018	Surcharge			\$160.00	\$0.00
				\$1,956.00	\$1,350.00

TOTAL BALANCE:	\$(606.00)
-----------------------	-------------------

Dan DeLaffenna
Shears

IN THE COURT OF COMMON PLEAS FOR COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman

DEFENDANT(S).

DOCKET NO.2018-CV-856-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

FILED
PROTHONOTARY
2019 JAN 29 P 3:55
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 29th day of Jan., 2019, upon consideration of Plaintiff's

Motion to Postpone Sheriff's Sale, it is hereby **ORDERED** and **DECREED** that said Motion is

GRANTED ^{in part. The} and the Sheriff's Sale of the property located at 513 Vista Drive, Berwick, PA 18603 is

~~postponed to March 20, 2019;~~ ^{scheduled for January 30, 2019 is STAYED due to}
^{the automatic stay in bankruptcy. It is contrary to the automatic stay}
It is further **ORDERED** and **DECREED** that the Columbia County Sheriff shall announce said

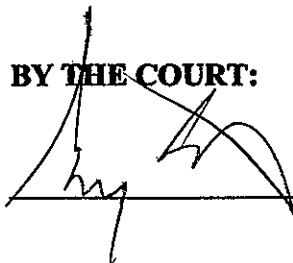
postponement at the January 30, 2019 sheriff's sale. No further notice pursuant to Pa.R.Civ.P. 3129.3 ^{take}
or sale advertisement shall be required; and ^{any}

It is further **ORDERED** and **DECREED** that the Plaintiff/Movant shall serve a copy of this ^{action}

~~Order upon the Columbia County Sheriff's Office and the Defendant(s).~~ ^{during}

scheduled for January 30, 2019 is
STAYED due to the automatic stay
in bankruptcy. It is contrary to
the automatic stay to take any
action during the stay and
repeated continuances may violate
the stay

BY THE COURT:


J.

^{the}
stay and
repeated
continuance may
violate the
stay.

Tim

1-30-19

Re: Ryman

Judge Norton in Manhattan.

Since Bankruptcy imposes automatic stay, it would not make sense to reschedule sale because

(a) might be interpreted as violating automatic stay — in my opinion it would; and

(b) if it is rescheduled, then Defendant would have to file another motion to stay the new sale date and it would continue every several months.

Jeff

IN THE COURT OF COMMON PLEAS FOR COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman

DEFENDANT(S).

DOCKET NO.2018-CV-856-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

ORDER

AND NOW, this _____ day of _____, 201____, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED** and the Sheriff's Sale of the property located at 513 Vista Drive, Berwick, PA 18603 is postponed to March 20, 2019;

It is further **ORDERED** and **DECREED** that the Columbia County Sheriff shall announce said postponement at the January 30, 2019 sheriff's sale. No further notice pursuant to Pa.R.Civ.P. 3129.3 or sale advertisement shall be required; and

It is further **ORDERED** and **DECREED** that the Plaintiff/Movant shall serve a copy of this Order upon the Columbia County Sheriff's Office and the Defendant(s).

BY THE COURT:

J.

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Jennie C. Shnayder, Esquire

ID. Nos. 04267 / 312169 / 311728 / 315213

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Attorneys for Plaintiff

2019 JAN 28 P 2:54

CLERK OF COURT
COUNTY OF COLUMBIA

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-856-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

PLAINTIFF'S MOTION TO POSTPONE SHERIFF'S SALE

1. Plaintiff is the mortgagee of the premises located at 513 Vista Drive, Berwick, PA 18603.
2. Plaintiff's action in mortgage foreclosure resulted in a default judgment entered by the Prothonotary against Defendant(s).
3. Plaintiff filed its Writ of Execution and received a sheriff sale date of August 18, 2018.
4. The August 18, 2018 sale date was postponed to November 7, 2018 because Defendant filed bankruptcy invoking the automatic stay.
5. The November 7, 2018 sale date was postponed to January 30, 2019 because Defendant's bankruptcy remained active.
6. To date, Defendant's bankruptcy remains active.
7. Accordingly, Plaintiff files the instant request via Motion to postpone the sale on January 30, 2019 to March 20, 2019.

8. Plaintiff is unable to *sua sponte* have the sale date postponed, as Plaintiff has already used two continuances which Plaintiff as of right may use to postpone a sale.

9. There is no prejudice to Defendant(s) if this Court grants Plaintiff's Motion, as it would extend the time of opportunity for Defendant(s) to seek to resolve this matter prior to the sale.


10. There would be no benefit to either party if the Court were to deny Plaintiff's Motion, and Plaintiff were forced to relist the property for another Sheriff's Sale, the result of which would be additional fees and costs, which would be passed on to the Defendant(s).

11. Plaintiff avers that this Honorable Court has entered a no prior Orders in this matter postponing the sale.

WHEREFORE, Plaintiff, by its attorneys, moves this Honorable Court for an Order to postpone the Sheriff's Sale to March 20, 2019.

Respectfully submitted,
RICHARD M. SQUIRE & ASSOCIATES, LLC

By: 

____ Richard M. Squire, Esq. (PA I.D.# 04267)
____ Bradley J. Osborne, Esq. (PA I.D. # 312169)
____ Sarah K. McCaffery, Esq. (PA I.D. #311728)
____  Jennie C. Shnyder, Esq. (PA I.D. #315213)
Attorneys for Plaintiff

Date: 1/28/19

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Jennie C. Shnayder, Esquire

ID. Nos. 04267 / 312169 / 311728 / 315213

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

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PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-856-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

VERIFICATION

I hereby state that I am one of the attorneys for the Plaintiff, a corporation, unless designated otherwise; that I am authorized to make this Verification; that the statements made in the foregoing Motion to Postpone Sale are true and correct to the best of my knowledge, information and belief. The undersigned understands that this statement herein is made subject to the penalties of 18 Pa. C.S. '4904, relating to unsworn falsification to authorities.

RICHARD M. SQUIRE & ASSOCIATES, LLC

By: 

____ Richard M. Squire, Esq. (PA I.D.# 04267)

____ Bradley J. Osborne, Esq. (PA I.D. # 312169)

____ Sarah K. McCaffery, Esq. (PA I.D. #311728)

____ Jennie C. Shnayder, Esq. (PA I.D. #315213)

Attorneys for Plaintiff

Date: 1/28/19

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Jennie C. Shnayder, Esquire

ID. Nos. 04267 / 312169 / 311728 / 315213

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PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-856-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Jennie C. Shnayder, Esquire, attorney for the within Plaintiff, hereby certify that a true and correct copy of Plaintiff's Motion to Postpone Sheriff's Sale, Memorandum of Law, Proposed Order, were mailed to the Defendant(s) via regular mail-postage prepaid to:

Robyn Ryman, 513 Vista Drive, Berwick, PA 18603

Timothy J Ryman, 513 Vista Drive, Berwick, PA 18603

RICHARD M. SQUIRE & ASSOCIATES, LLC

By: 

____ Richard M. Squire, Esq. (PA I.D.# 04267)

____ Bradley J. Osborne, Esq. (PA I.D. # 312169)

____ Sarah K. McCaffery, Esq. (PA I.D. #311728)

☒ Jennie C. Shnayder, Esq. (PA I.D. #315213)

Attorneys for Plaintiff

Date: 1/28/19

RECEIVED: 1/28/19
NOT FILED OF RECORD:

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Jennie C. Shnyder, Esquire

ID. Nos. 04267 / 312169 / 311728 / 315213

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

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PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-856-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

**MEMORANDUM OF LAW IN SUPPORT OF
PLAINTIFF'S MOTION TO POSTPONE SHERIFF'S SALE**

The matter before this Honorable Court is Plaintiff's Motion to Postpone Sheriff Sale.

Statement of Question Involved:

Should Plaintiff's Motion to postpone Sale be granted Defendant's bankruptcy remained active and no prejudice would result from the postponement?

Suggested Answer: Yes.

Facts:

Plaintiff is the mortgagee of the premises located at 513 Vista Drive, Berwick, PA 18603. Plaintiff's action in mortgage foreclosure resulted in a default judgment entered by the Prothonotary against Defendant(s). Plaintiff filed its Writ of Execution and received a sheriff sale date of August 18, 2018. The August 18, 2018 sale date was postponed to November 7, 2018 because Defendant filed bankruptcy invoking the automatic stay. The November 7, 2018 sale date was postponed to January 30, 2019 because Defendant's bankruptcy remained active. To date,

Defendant's bankruptcy remains active. Accordingly, Plaintiff files the instant request via Motion to postpone the sale on January 30, 2019 to March 20, 2019.

Argument:

Pa.R.C.P. 3129.3 provides for the postponement of a sale as of right, or by special order of court.

Plaintiff requests that the Sheriff's sale scheduled for January 30, 2019 be postponed to March 20, 2019. Plaintiff is unable to otherwise have the sale date postponed *sua sponte*, as Plaintiff has already utilized two continuances which Plaintiff as of right may exercise to postpone a sale. There is no prejudice to Defendant(s) if this Court grants Plaintiff's Motion, as it would extend the time of opportunity for Defendant(s) to seek to resolve this matter prior to any sale of the real property. There would be no benefit to either party if this Honorable Court were to deny Plaintiff's Motion, and Plaintiff were forced to relist the real property for another Sheriff's Sale, the result of which would be additional fees and costs, which would be passed on to the Defendant(s).

Relief:

WHEREFORE, Plaintiff, by its attorneys, moves this Honorable Court for an Order to postpone the Sheriff's Sale to March 20, 2019.

Respectfully submitted,
RICHARD M. SQUIRE & ASSOCIATES, LLC

By: 

____ Richard M. Squire, Esq. (PA I.D.# 04267)

____ Bradley J. Osborne, Esq. (PA I.D. # 312169)

____ Sarah K. McCaffery, Esq. (PA I.D. #311728)

☒ Jennie C. Shnyder, Esq. (PA I.D. #315213)

Attorneys for Plaintiff

Date: 1/28/19

CERTIFICATE OF COMPLIANCE

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

Submitted by: Richard M. Squire & Associates, LLC

Signature: _____

Name: Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
Jennie C. Shnyder, Esq. (PA I.D. #315213)

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

WILMINGTON SAVINGS FUND SOCIETY VS ROBYN & TIMOTHY RYMAN

NO. 98-2018 ED

NO. 856-2018 JD

DATE/TIME OF SALE: JANUARY 30, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

RICHARD M. SQUIRE & ASSOCIATES, LLC**ATTORNEYS AT LAW**

www.squirelaw.com

Richard M. Squire *
Bradley J. Osborne ^
Sarah K. McCaffery ^
Jennie C. Snyder ^
* Also admitted in MD
^ Also admitted in NJ

115 West Avenue
Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790
Fax: (215) 886-8791

1415 Route 70 E.
Suite 600
Cherry Hill, NJ 08034
Tel.: (609) 760-7360
Fax: (267) 750-7360

Please reply to:
[X] Jenkintown
[] Cherry Hill

January 23, 2019

To: Sheriff of Columbia County

Fax: 5703895625

Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2018-CV-856-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

Premises: 513 Vista Drive, Berwick, PA 18603
Sheriff Sale Scheduled for January 30, 2019.

Please be advised that this office represents Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust (the Plaintiff) in connection with the above referenced mortgage foreclosure proceeding.

Kindly **POSTPONE** the Sheriff's sale scheduled January 30, 2019 to March 20, 2019.

Thank you for your attention to this matter. Please do not hesitate to contact me at (215) 886-8790 if you have any questions or concerns regarding the enclosed.

Very truly yours,



Richard M. Squire & Associates, LLC

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah McCaffery, Esquire
ID. Nos. 04267 / 312169 / 311728
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

FILED
PROTHONOTARY
2018 NOV -5 A 8:52
CLERK OF COURTS
COUNTY OF COLUMBIA

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually
but as trustee for Pretium Mortgage
Acquisition Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2018-CV-856-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE UNDER Pa.R.C.P. 3129.3

The Sheriff's Sale initially scheduled for November 7, 2018, in the above captioned matter has been continued until January 30, 2019.

CERTIFICATE OF FILING

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of Columbia County.

CERTIFICATE OF SERVICE

On this date, a Notice of the Date of Continued Sheriff's Sale was served on the following persons by first class mail, postage prepaid:

Robyn Ryman 513 Vista Drive, Berwick, PA 18603
Timothy J Ryman 513 Vista Drive, Berwick, PA 18603

By:

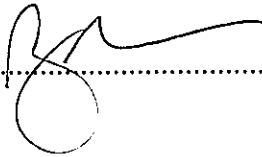
Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne (PA I.D. # 312169)
Sarah K. McCaffery (PA I.D. # 311728)

Attorneys for Plaintiff

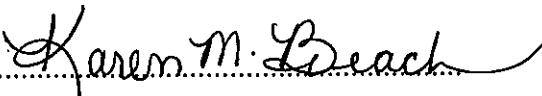
Date: 11/1/18

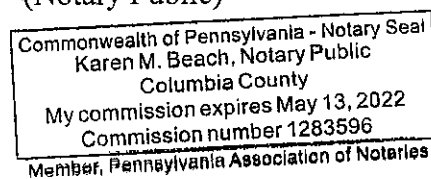
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 October 17, 24, 31, 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 31st day of October 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.

.....

Jan 30
18-856

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</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>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>498.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1218.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1468.00</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>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2212.75

RICHARD M. SQUIRE & ASSOCIATES, LLC**ATTORNEYS AT LAW**

www.squirelaw.com

Richard M. Squire *
Bradley J. Osborne ^
Sarah K. McCaffery ^
* Also admitted in MD
^ Also admitted in NJ

115 West Avenue
Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790
Fax: (215) 886-8791

1415 Route 70 E.
Suite 600
Cherry Hill, NJ 08034
Tel.: (609) 760-7360
Fax: (267) 750-7360

Please reply to:
☒ [X] Jenkintown
☐ [] Cherry Hill

November 1, 2018

To: Sheriff of Columbia County
Fax: 5703895625

Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
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DOCKET NO.2018-CV-856-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

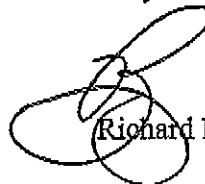
Premises: 513 Vista Drive, Berwick, PA 18603
Sheriff Sale Scheduled for November 7, 2018.

Please be advised that this office represents Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust (the Plaintiff) in connection with the above referenced mortgage foreclosure proceeding.

Kindly **POSTPONE** the Sheriff's sale scheduled November 7, 2018 to January 30, 2019.

Thank you for your attention to this matter. Please do not hesitate to contact me at (215) 886-8790 if you have any questions or concerns regarding the enclosed.

Very truly yours,



Richard M. Squire & Associates, LLC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
RYMAN, ROBYN (et al.)

Case Number
2018CV856

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 513 VISTA DRIVE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-2-18

Time: 13:55

Deputy: 3

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV856

513 VISTA DRIVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
ROBYN RYMAN (et al.)

Case Number
2018CV856

SHERIFF'S RETURN OF SERVICE

08/28/2018 02:38 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBYN RYMAN AT 513 VISTA DRIVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 29, 2018

NOTARY

Affirmed and subscribed to before me this

29TH day of AUGUST, 2018

Attorney: RICHARD SQUIRE & ASSOCIATES, LLC ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, PA

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
ROBYN RYMAN (et al.)

Case Number
2018CV856

SHERIFF'S RETURN OF SERVICE

08/28/2018 02:38 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ROBYN RYMAN HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TIMOTHY RYMAN AT 513 VISTA DRIVE, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


August 29, 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

29TH day of AUGUST, 2018



Attorney: RICHARD SQUIRE & ASSOCIATES, LLC ONE JENKINTOWN STATION 115 WEST AVENUE JENKINTOWN, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
ROBYN RYMAN (et al.)

Case Number
2018CV856

SHERIFF'S RETURN OF SERVICE

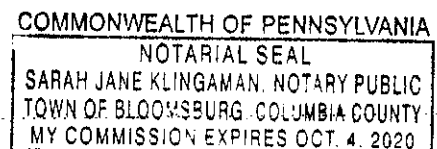
10/02/2018 01:55 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 513 VISTA DRIVE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2018



NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2018

Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

Law Offices
DORAN & DORAN, P.C.
69 Public Square STE 700
Wilkes-Barre, Pennsylvania 18701
570-823-9111
fax 570-829-32-22

Date: September 28, 2018

To: Sheriff of Columbia County

RE: **November, 2018 foreclosure sale; Case No. 2018-CV-856 ; 2018-ED-98**
Parcel No. 07-02C-017-00,000 Briar Creek

of pages (incl. cover) 3

Fax Number: 570-389-5625

From: Office Lisa M. Doran, Esquire

A hard copy of the enclosed document will / x will not follow.

This office filed a bankruptcy petition on behalf of the following person on September 28, 2018 in the Middle District of PA:

Timothy J. Ryman and Robyn Ryman
Bankruptcy Case #5-18-bk-04105

There is a sheriff's sale scheduled for November, 2018. Please cancel the foreclosure sale. A copy of the notice of the bankruptcy case filing is attached.

I have already notified Richard M. Squire, Esquire, counsel to the mortgagee.

Lisa M. Doran, Esquire

The documents in this fax transmission are intended only for the personal and confidential use of the designated recipient named above. The message may be an attorney-client communication, and as such is privileged and confidential. If you are not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of any of these documents is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone so that we may arrange for the return of the original documents at no cost to you.

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing



A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 09/28/2018 at 10:54 AM and filed on 09/28/2018.

Timothy J Ryman
513 Vista Drive
Berwick, PA 18603
SSN / ITIN: xxx-xx-2413

Robyn Ryman
513 Vista Drive
Berwick, PA 18603
SSN / ITIN: xxx-xx-3794

The case was filed by the debtor's attorney:

Lisa M. Doran
Doran & Doran, P.C.
69 Public Square, Suite 700
Wilkes-Barre, PA 18701
570 823-9111

The case was assigned case number 5:18-bk-04105.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> You must first register at this web site: <http://pacer.psc.uscourts.gov/> There is no registration fee. However, the Judicial Conference of the United States has established a fee for access to information in PACER. All registered users will be charged as follows: Use of the PACER system will generate a .10 per page charge, and Audio files of court hearings retrieved via PACER will generate a 2.40 per file charge. Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Terrence S. Miller
Clerk, U.S. Bankruptcy Court

PACER Service Center			
Transaction Receipt			
09/28/2018 11:10:52			
PACER Login:	dn0027:2538798:0	Client Code:	Ryman, Timothy J. Robyn
Description:	Notice of Filing	Search Criteria:	5:18-bk-04105
Billable Pages:	1	Cost:	0.10

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

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM
MORTGAGE ACQUISITION TRUST**

VS.

**ROBYN RYMAN
TIMOTHY J. RYMAN**

**NO: 2018-CV-856-MF
NO: 2018-ED-98**

Dear Timothy:

The amount due on the sewer account #202820 for the property located at 513
Vista Drive Berwick, Pa through December 31, 2018 is \$6,977.17. 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,

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
RYMAN, ROBYN (et al.)

Case Number
2018CV856

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

98

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name:

ROBYN RYMAN

Primary
Address:

513 VISTA DRIVE
BERWICK, PA 18603

Phone:

DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In
Charge:

Relation:

Date:

8-28-18

Time:

14:38

Deputy:

3

Mileage:

Attorney / Originator:

Name:

RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

RYMAN, ROBYN

2018CV856

513 VISTA DRIVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
RYMAN, ROBYN (et al.)

Case Number
2018CV856

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 98

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: TIMOTHY RYMAN
Primary Address: 513 VISTA DRIVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Robyn Ryman

Relation: Wife

Date: 8-28-18

Time: 14:38

Deputy: 3

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

RYMAN, TIMOTHY

2018CV856

513 VISTA DRIVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
RYMAN, ROBYN (et al.)

Case Number
2018CV856

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	98
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTHORITY
Primary Address:	1108 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	106 MARKET STREET BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Kelly Morris
Relation:	Clerk
Date:	8-28-18
Time:	14:13
Deputy:	3
Mileage:	

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2018CV856

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
RYMAN, ROBYN (et al.)

Case Number
2018CV856

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

98

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 513 VISTA DRIVE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Robyn Ryman

Relation: Homeowner

Date: 8-28-18

Time: 14:38

Deputy: 3

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2018CV856

513 VISTA DRIVE, BERWICK, PA 18603

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 08/27/18

Account:

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

Ad ID: 1145884
Description: robyn/timothy ryan sale
Run Dates: 10/17/18 to 10/31/18
Class: 2
Agate Lines: 201
Blind Box:

Total Ad Cost \$1,218.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/17/18	10/31/18	3	\$1,218.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV856

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, NOVEMBER 07, 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 Northerly side of a public road in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, in an area designated as Woodcrest, bounded and described as follows, to wit: BEGINNING at a stake corner on the northerly side of a public road at times designated as Vista Drive at the southwesterly corner of lot of land formerly of Hurley W. Hankey and Harriet Hankey, his wife, and now of David Bittenbender; thence North 22 degrees 10 minutes East along the easterly side of said lot 150 feet; thence South 67 degrees 35 minutes East along lands formerly of E.J. Eshleman, 72.05 feet to a point; thence North 85 degrees East, in a line parallel to the aforementioned Drive, 100 feet to a point located at the northwesterly corner of lands formerly of the Grantors and now of or formerly Volpecelli; thence South 5 degrees West 131.95 feet to a point on the northerly side of said Drive; thence South 85 degrees West along the northerly side of said Drive 171 feet to a point; thence along the northerly side of said road 67 degrees 35 minutes West 69 feet to a stake corner, the place of beginning. UNDER AND SUBJECT, however, to all restrictions, reservations, qualifications and provisions contained in prior deeds in the chain of title.

PARCEL NO. 07-02C-017-00.000 BEING KNOWN as 513 Vista Drive, Berwick, PA 18603 BEING THE SAME PREMISES which Timothy J. Ryman and Robyn Ryman, husband and wife, by Deed dated October 3, 2002 and recorded October 8, 2002, in the Office of the Recorder of Deeds in and for the County of Columbia, as Instrument No. 200211915, granted and conveyed unto Timothy J. Ryman and Robyn Ryman, husband and wife.

PROPERTY ADDRESS: 513 VISTA DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02C-017-00.000 Seized and taken into execution to be sold as the property of ROBYN RYMAN, TIMOTHY RYMAN in suit of WILMINGTON SAVINGS FUND SOCIETY. 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:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WILMINGTON SAVINGS FUND SOCIETY
vs.
RYMAN, ROBYN (et al.)

Case Number
2018CV856

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	98
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 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 (Circled: DEBBIE MILLER)
Adult In Charge:	DEBBIE MILLER
Relation:	CLERK
Date:	8/27/18
Time:	1050
Deputy:	8
Mileage:	

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV856

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WILMINGTON SAVINGS FUND SOCIETY
vs.
RYMAN, ROBYN (et al.)

Case Number
2018CV856

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 98

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 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 SANTOL

Relation: CLERK / SECRETARY

Date: 8/27/18 Time: 1055

Deputy: 8 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2018CV856

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV856

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, NOVEMBER 07, 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 Northerly side of a public road in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, in an area designated as Woodcrest, bounded and described as follows, to wit: BEGINNING at a stake corner on the northerly side of a public road at times designated as Vista Drive at the southwesterly corner of lot of land formerly of Hurley W. Hankey and Harriet Hankey, his wife, and now of David Bittenbender; thence North 22 degrees 10 minutes East along the easterly side of said lot 150 feet; thence South 67 degrees 35 minutes East along lands formerly of E.J. Eshleman, 72.05 feet to a point; thence North 85 degrees East, in a line parallel to the aforementioned Drive, 100 feet to a point located at the northwesterly corner of lands formerly of the Grantors and now of or formerly Volpecelli; thence South 5 degrees West 131.95 feet to a point on the northerly side of said Drive; thence South 85 degrees West along the northerly side of said Drive 171 feet to a point; thence along the northerly side of said road 67 degrees 35 minutes West 69 feet to a stake corner, the place of beginning.

UNDER AND SUBJECT, however to all restrictions, reservations, qualifications and provisions contained in prior deeds in the chain of title.

PARCEL NO. 07-02C-017-00.000

BEING KNOWN as 513 Vista Drive, Berwick, PA 18603

BEING THE SAME PREMISES which Timothy J. Ryman and Robyn Ryman, husband and wife, by Deed dated October 3, 2002 and recorded October 8, 2002, in the Office of the Recorder of Deeds in and for the County of Columbia, as Instrument No. 200211915, granted and conveyed unto Timothy J. Ryman and Robyn Ryman, husband and wife.

PROPERTY ADDRESS: 513 VISTA DRIVE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02C-017-00,000

Seized and taken into execution to be sold as the property of ROBYN RYMAN, TIMOTHY RYMAN in suit of WILMINGTON SAVINGS FUND SOCIETY.

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:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Pierre E. Simonvil, Esquire
ID. Nos. 04267 / 312169 / 311728 / 323490
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-856-MF

2018-ED98

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

513 Vista Drive, Berwick, PA 18603

(See attached legal description)

Amount Due	\$	115,256.91
Interest From 08/18/2018 to Date of Sale @ \$18.78 per diem	\$	
Total	\$	
* plus fees and costs		

Barbara N. Silvestri
PROTHONOTARY

Proth & Clerk of Sev. Courts

Seal of Court My Com. Ex. 1st Monday in 2020

BY:

Deputy Prothonotary

Date 08-23-18

2018-CV-856-MF

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust,
Plaintiff,

v.

Robyn Ryman and Timothy J Ryman,
Defendant(s).

Premises: 513 Vista Drive, Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Pierre E. Simonvil, Esquire

Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

Timothy J. Ryman

513 Vista Drive

Berwick, PA 18603

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Pierre E. Simonvil, Esquire
ID. Nos. 04267 / 312169 / 311728 / 323490
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2018-CV-856-MF

CIVIL ACTION 2018-ED-98

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 513 Vista Drive, Berwick, PA 18603, Parcel No. 07-02C-017-00.000.

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

Robyn Ryman
513 Vista Drive
Berwick, PA 18603

Timothy J. Ryman
513 Vista Drive
Berwick, PA 18603

2. Name and last known address of Defendant(s) in the judgment:

Robyn Ryman
513 Vista Drive
Berwick, PA 18603

Timothy J. Ryman
513 Vista Drive
Berwick, PA 18603

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

Plaintiff Herein

07-02C-017-00.000

REAL ESTATE OUTLINE

ED # 2018 ED 98

DATE RECEIVED 8-23-18
DOCKET AND INDEX 2018 CV 856

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>X</u>	CK# <u>15/18</u>

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

SALE DATE Nov. 7th 2018 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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/Occupant
513 Vista Drive
Berwick, PA 18603

VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Date: August 16, 2018

Richard M. Squire & Associates, LLC

By: Pierre E. Simonvil
Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
Pierre E. Simonvil, Esq. (PA I.D. #323490)
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Pierre E. Simonvil, Esquire
ID. Nos. 04267 / 312169 / 311728 / 323490
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-856-MF 2018-ED-98

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

513 Vista Drive, Berwick, PA 18603
(See attached legal description)

Amount Due	\$	115,256.91
Interest From 08/18/2018 to Date of Sale @ \$18.78 per diem	\$	
Total	\$	
* plus fees and costs		

Barbara N. Silvette
PROTHONOTARY

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

BY:

Deputy Prothonotary

Date 08-23-18

2018-CV-856-MF

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust,
Plaintiff,

v.

Robyn Ryman and Timothy J Ryman,
Defendant(s).

Premises: 513 Vista Drive, Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Pierre E. Simonvil, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

Tim E. Simonvil

513 Vista Drive
Berwick, PA 18603

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Pierre E. Simonvil, Esquire
ID. Nos. 04267 / 312169 / 311728 / 323490
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2018-CV-856-MF

CIVIL ACTION

2018 - E D - 98

MORTGAGE FORECLOSURE

CERTIFICATION

Richard M. Squire/Bradley J. Osborne/Sarah K. McCaffery/Pierre E. Simonvil, Esquire, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: August 16, 2018

Richard M. Squire & Associates, LLC

By: Pierre E. Simonvil
Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
Pierre E. Simonvil, Esq. (PA I.D. #323490)
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Pierre E. Simonvil, Esquire
ID. Nos. 04267 / 312169 / 311728 / 323490
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2018-CV-856-MF

CIVIL ACTION 2018-ED-98

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Richard M. Squire/Bradley Osborne/Sarah K. McCaffery/Pierre E. Simonvil, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant(s) herein are as follows:

Defendant(s):

Robyn Ryman
513 Vista Drive
Berwick, PA 18603

Timothy J. Ryman
513 Vista Drive
Berwick, PA 18603

Date: August 16, 2018

Richard M. Squire & Associates, LLC

By: Pierre E. Simonvil
Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
Pierre E. Simonvil, Esq. (PA I.D. #323490)
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah McCaffery, Esquire
Pierre E. Simonvil, Esquire
ID. Nos. 04267 / 312169 / 311728 / 323490
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2018-CV-856-MF

CIVIL ACTION 2018-ED-98

MORTGAGE FORECLOSURE

VERIFICATION OF NON-MILITARY SERVICE

Richard M. Squire, Esquire/Bradley J. Osborne, Esquire/Sarah K. McCaffery/Pierre E. Simonvil, Esquire, hereby verifies that (s)he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 2003, as amended; and

(b) that Defendant(s) is/are over 18 years of age.

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

Date: August 16, 2018

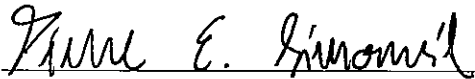
Richard M. Squire & Associates, LLC

By: Pierre E. Simonvil
Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
Pierre E. Simonvil, Esq. (PA I.D. #323490)
Attorneys for Plaintiff

CERTIFICATE OF COMPLIANCE

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

Submitted by: Richard M. Squire & Associates, LLC

Signature: 

Name: Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
☒ Pierre E. Simonvil, Esq. (PA I.D. #323490)

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

Plaintiff Herein

X GMAC Mortgage, LLC.
1100 Virginia Drive
Fort Washington, PA 19034

X Advanced Financial Services, Inc.
25 Enterprise Center
Newport, RI 02842

X Mortgage Electronic Registration Systems, Inc.
P.O. Box 2026
Flint, MI 48501-2026

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

/ Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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

X Department of Public Welfare
Attn: Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

/ Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

/ Tax Claim Bureau
11 West Main Street, Main Street County Annex
Bloomsburg, PA 17815-1702

/ Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

Brian C. Turp

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah K. McCaffery, Esquire
Pierre E. Simonvil, Esquire
ID. Nos. 04267 / 312169 / 311728 / 323490
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-856-MF

CIVIL ACTION

2018-ED-98

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 513 Vista Drive, Berwick, PA 18603, Parcel No. 07-02C-017-00.000.

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

Robyn Ryman
513 Vista Drive
Berwick, PA 18603

Timothy J. Ryman
513 Vista Drive
Berwick, PA 18603

2. Name and last known address of Defendant(s) in the judgment:

Robyn Ryman
513 Vista Drive
Berwick, PA 18603

Timothy J. Ryman
513 Vista Drive
Berwick, PA 18603

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

Plaintiff Herein

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

Plaintiff Herein

GMAC Mortgage, LLC.
1100 Virginia Drive
Fort Washington, PA 19034

Advanced Financial Services, Inc.
25 Enterprise Center
Newport, RI 02842

Mortgage Electronic Registration Systems, Inc.
P.O. Box 2026
Flint, MI 48501-2026

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

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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

Department of Public Welfare
Attn: Legal Department
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Department of Public Welfare
Bureau of Child Support Enforcement
Health & Welfare Bldg., Room 432
Harrisburg, PA 17105-2675

Tax Claim Bureau
11 West Main Street, Main Street County Annex
Bloomsburg, PA 17815-1702

Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

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/Occupant
513 Vista Drive
Berwick, PA 18603

VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Date: August 16, 2018

Richard M. Squire & Associates, LLC

By: Pierre E. Simonvil
Richard M. Squire, Esq. (PA I.D.# 04267)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Sarah K. McCaffery, Esq. (PA I.D. #311728)
Pierre E. Simonvil, Esq. (PA I.D. #323490)
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate on the Northerly side of a public road in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, in an area designated as Woodcrest, bounded and described as follows, to wit:

BEGINNING at a stake corner on the northerly side of a public road at times designated as Vista Drive at the southwesterly corner of lot of land formerly of Hurley W. Hankey and Harriet Hankey, his wife, and now of David Bittenbender; thence North 22 degrees 10 minutes East along the easterly side of said lot 150 feet; thence South 67 degrees 35 minutes East along lands formerly of E.J. Eshleman, 72.05 feet to a point; thence North 85 degrees East, in a line parallel to the aforementioned Drive, 100 feet to a point located at the northwesterly corner of lands formerly of the Grantors and now of or formerly Volpecelli; thence South 5 degrees West 131.95 feet to a point on the northerly side of said Drive; thence South 85 degrees West along the northerly side of said Drive 171 feet to a point; thence along the northerly side of said road 67 degrees 35 minutes West 69 feet to a stake corner, the place of beginning.

UNDER AND SUBJECT, however to all restrictions, reservations, qualifications and provisions contained in prior deeds in the chain of title.

PARCEL NO. 07-02C-017-00.000

BEING KNOWN as 513 Vista Drive, Berwick, PA 18603

BEING THE SAME PREMISES which Timothy J. Ryman and Robyn Ryman, husband and wife, by Deed dated October 3, 2002 and recorded October 8, 2002, in the Office of the Recorder of Deeds in and for the County of Columbia, as Instrument No. 200211915, granted and conveyed unto Timothy J. Ryman and Robyn Ryman, husband and wife.

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

www.squirelaw.com

Richard M. Squire *
Bradley J. Osborne ^
Sarah K. McCaffery ^
Pierre E. Simonvil ^
* Also admitted in MD
^ Also admitted in NJ

115 West Avenue
Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790
Fax: (215) 886-8791

1415 Route 70 E.
Suite 600
Cherry Hill, NJ 08034
Tel.: (609) 760-7360
Fax: (267) 750-7360

Please reply to:
[X] Jenkintown
[] Cherry Hill

August 16, 2018

Columbia Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

RE: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust v. Robyn Ryman and Timothy J Ryman
Columbia County Docket No. 2018-CV-856-MF
Premises: 513 Vista Drive, Berwick, PA 18603

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.
Enclosed please find the appropriate copies of the Writ of Execution/Notice of Sale to be served upon the defendants at the following:

Please Serve Personally/Adult in Charge:

Robyn Ryman
513 Vista Drive
Berwick, PA 18603

Timothy J. Ryman
513 Vista Drive
Berwick, PA 18603

PLEASE POST HANDILL TO THE PROPERTY: 513 Vista Drive, Berwick, PA 18603

Attached please find a check payable to the Sheriff in the amount of the required Sheriff's sale deposit.

Thank you in advance for your courtesies.

Very truly yours,

Daniel DellaPenna, Paralegal
Richard M. Squire & Associates, LLC

Enclosures

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
Robert M. Kline, Esquire
Bradley J. Osborne, Esquire
Pierre E. Simonvil, Esquire

ID. Nos. 04267 / 56479 / 312169 / 323490

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2018-CV-856-MF

CIVIL ACTION 2018-ED-98

MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/WAIVER OF INSURANCE

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

Date: 8/20/18

Richard M. Squire & Associates, LLC

By: Pierre E. Simonvil
Richard M. Squire, Esq. (PA I.D.# 04267)
Robert M. Kline, Esq. (PA I.D.#56479)
Bradley J. Osborne, Esq. (PA I.D. #312169)
Pierre E. Simonvil, Esq. (PA I.D. #323490)
Attorneys for Plaintiff

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



71901140006000137635

GMAC MORTGAGE LLC
1100 VIRGINIA DRIVE

FORT PA 19034
WASHINGTON

98

Document Receipt

Trans #	13994	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

MERS

P.O. BOX 2026

Tracking #: 71901140006000137659

Doc Ref #: 2018ED98

Postage 5.4200

FLINT MI 48501

Document Receipt

Trans #	13993	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

ADVANCED FINANCIAL SERVICES INC

25 ENTERPRISE CENTER

Tracking #: 71901140006000137642

Doc Ref #: 2018ED98

Postage 5.4200

NEWPORT RI 02842

Document Receipt

Trans #	13993	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

ADVANCED FINANCIAL SERVICES INC

25 ENTERPRISE CENTER

Tracking #: 71901140006000137642

Doc Ref #: 2018ED98

Postage 5.4200

NEWPORT RI 02842

Document Receipt

Trans #	13992	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

GMAC MORTGAGE LLC

1100 VIRGINIA DRIVE

Tracking #: 71901140006000137635

Doc Ref #: 2018ED98

Postage 5.4200

FORT PA 19034
WASHINGTON

Document Receipt

Trans #	13991	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 1ST AVENUE STE 1001

Tracking #: 71901140006000137628

Doc Ref #: 2018ED98

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	13991	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 1ST AVENUE STE 1001

Tracking #: 71901140006000137628

Doc Ref #: 2018ED98

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	13990	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000137611

Doc Ref #: 2018ED98

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13989	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000137604

Doc Ref #: 2018ED98

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13988	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000137598

Doc Ref #: 2018ed98

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13989	Carrier / service:	USPS Server	First-Class Mail®	8/27/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

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HARRISBURG PA 17128

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
Bradley J. Osborne, Esquire
Sarah McCaffery, Esquire
Pierre E. Simonvil, Esquire
ID. Nos. 04267 / 312169 / 311728 / 323490
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

Wilmington Savings Fund Society, FSB,
d/b/a Christiana Trust, not individually but as
trustee for Pretium Mortgage Acquisition
Trust

PLAINTIFF

v.

Robyn Ryman and Timothy J Ryman
DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO.2018-CV-856-MF

CIVIL ACTION

2018-ED-98

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

Robyn Ryman
513 Vista Drive
Berwick, PA 18603

Timothy J. Ryman
513 Vista Drive
Berwick, PA 18603

Your house (real estate) at 513 Vista Drive, Berwick, PA 18603 is scheduled to be sold at Columbia County Sheriff Sale November 7th 2018 at 9:00 A.M., Columbia County Sheriff's Office, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$115,256.91 plus interest to the sale date obtained by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust 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 canceled if you pay back to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, 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: Richard M. Squire, Esquire/Bradley J. Osborne, Esquire/Sarah McCaffery, Esquire/Pierre E. Simonvil, Esquire at (215) 886-8790.

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.

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RICHARD M. SQUIRE & ASSOCIATES, LLC
OPERATING ACCOUNT
115 WEST AVE. STE. 104
JENKINTOWN, PA. 19046

BRANCH BANKING AND TRUST COMPANY
1-800-BANK-BBT BBT.COM
15118

15118

80-912/313



One Thousand Three hundred Fifty dollars and Zero cents
PAY TO THE ORDER OF

Sheriff of Columbia County
P.O. Box 380
Bloomsburg PA 17815

DATE

08/22/2018

AMOUNT

\$1,350.00

For RUSH-1266 - Ryman - Sales Deposit

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