

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FIRST NATIONAL BANK OF
PENNSYLVANIA

vs.

Defendant
SUSAN B GOSCIMINSKI

Attorney for the Plaintiff:
GRENN & BIRSIC P.C.
1 GATEWAY CENTER
9TH FLOOR
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, January 29, 2020

Writ of Execution No. : 2019CV513

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 114 SOUTH STREET, CATAWISSA, PA 17820

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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,445.90
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	\$12.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$2,282.90

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,354.65**

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

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

FIRST NATIONAL BANK OF PA VS. SUSAN GOSCIMINSKI

NO. 111-2019 ED

NO. 513-2019 JD

DATE/TIME OF SALE: JANUARY 29, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2354.65

POUNDAGE - 2% OF BID \$ 47.09

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2401.74

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): B.W. Kelly

TOTAL DUE: \$ 2401.74

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1051.74



GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

January 30, 2020

Columbia County Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

RE: First National Bank of Pennsylvania

vs.

Susan Gosciminski

Docket No.: 2019-CV-513

Sale Date: January 29, 2020

Dear Sir/Madam:

Enclosed are two (2) Realty Transfer Tax Statements of Value. Also find enclosed a check in the amount of \$1,051.74 representing costs due to your office. Please have the Sheriff's Deed recorded in the name of the following:

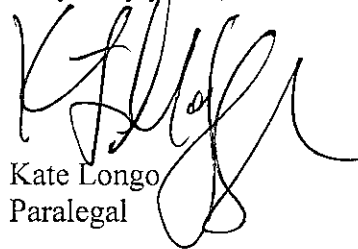
First National Bank of Pennsylvania

4140 East State Street

Hermitage, PA 16148

Please return the recorded Sheriff's Deed to our office in the enclosed envelope. If you have any questions, or require additional information, please contact me at the above listed number.

Very truly yours,



Kate Longo
Paralegal

/Enclosures

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 236141
Customer:
SHERIFF

Invoice Date: 02/19/2020 11:12:03 AM
Last Change:

RECEIPT
Receipt By: WALK-IN

Reg/Drw ID: 0102
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202001344 02/19/20 11:12:05 AM	CATAWISSA BORO
	Grantor - GOSCIMINSKI, SUSAN B			
	Grantee - FIRST NATIONAL BANK OF PENNSYLVANIA			
	Consideration - \$2,401.74			
	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: 8784 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document 01/29/2020			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number (570) 389-5624	Grantee(s)/Lessee(s) First National Bank of Pennsylvania	Telephone Number (412) 281-7650
Mailing Address 35 W. Main Street		Mailing Address 4140 East State Street	
City Bloomsburg	State PA	ZIP Code 17815	City Hermitage
			State PA
			ZIP Code 16148

SECTION II REAL ESTATE LOCATION

Street Address 114 South Street		City, Township, Borough Catawiss Boro	
County Columbia	School District Southern Columbia Area SD	Tax Parcel Number 08-01-089-01-000	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration 2,354.65	2. Other Consideration + 0.00	3. Total Consideration = 2,354.65
4. County Assessed Value 15,615.00	5. Common Level Ratio Factor x 4.41	6. Computed Value = 68,862.15

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 68,862.15	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Kristine M. Anthou Grenen & Birsic PC		Telephone Number (412) 281-7650	
Mailing Address One Gateway Ctr 9 West		City Pittsburgh	State PA
			ZIP Code 15222

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 *Kristine M. Anthou* Date *1/30/20*

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



1830019105

1830019105

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV513

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, JANUARY 29, 2020 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 of land situated in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:
MORE commonly known as 114 South Street, Catawissa, PA 17820.
Tract No. 2
BEGINNING on the East by Reading Railroad; On the South by Lumber Street; On the West by Lot of Arley H. Kalchauer and wife; And on the North by South Street;
BEING 55 feet wide on South Street and 85 feet wide on Lumber Street, and being 350 feet deep from South Street to Lumber Street;
SUBJECT to all exceptions, reservations, restrictions, covenants and conditions as the same are contained in the chain of title;
BEING the same premises which Barnico L. Goscininski and Walter D. Goscininski, her son, by Deed dated March 3, 2003, and recorded in the Office of the Recorder of Deeds of Columbia County on March 9, 2003, at instrument No. 200303732, granted and conveyed unto Susan B. Goscininski.

GREVEN & BIRSIC, P.C.
Kirstine M. Antkowiak, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
Phone # 412-281-7850

PROPERTY ADDRESS: 114 SOUTH STREET, CATAWISSA, PA 17820
URI / TAX PARCEL NUMBER: 08-01-089-01

Seized and taken into execution to be sold as the property of SUSAN B. GOSCIMINSKI in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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 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 representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff
GREVEN & BIRSIC, P.C.
PITTSBURGH, PA

sure)

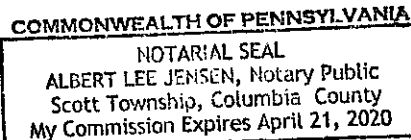
Ad Text: SUSAN GOSCIMINSKI SALE

Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020

James T Micklow

Sworn and subscribed to before me
this 23 day of January, 2020.

Albert Lee Jensen
(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 SALE COST SHEET

19-513

vs. Gosciminski

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>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>432.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1445.90</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1695.90</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. _____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2354.65

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
SUSAN B GOSCIMINSKI

Case Number
2019CV513

SHERIFF'S RETURN OF SERVICE

12/02/2019 11:11 AM - DEPUTY JESSICA SURKIN, 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 114 SOUTH STREET, CATAWISSA, PA 17820


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019



Plaintiff Attorney: GRENN & BIRSIG, P.C., 1 GATEWAY CENTER, 9TH FLOOR, PITTSBURGH, PA 15222

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 114 SOUTH STREET
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/2/19

Time:

11:11

Deputy:

8

Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2019CV513

114 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

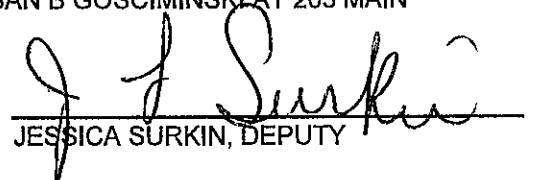


FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
SUSAN B GOSCIMINSKI

Case Number
2019CV513

SHERIFF'S RETURN OF SERVICE

10/28/2019 02:55 PM - DEPUTY JESSICA SURKIN, 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 CAVERN HER SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SUSAN B GOSCIMINSKI AT 203 MAIN STREET, APT 1, CATAWISSA, PA 17820.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 30, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

30TH day of OCTOBER, 2019



Plaintiff Attorney: GRENN & BIRSIG P.C., 1 GATEWAY CENTER, 9TH FLOOR, PITTSBURGH, PA 15222



GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

November 4, 2019

Sheriff
Columbia County Courthouse
35 West Main Street
P O Box 380
Bloomsburg, PA 17815

**Re: First National Bank of Pennsylvania et al vs. Gosciminski
Case No. 2019-CV-513**

Dear Madam or Sir:

Enclosed please find a copy of Pa. R.C.P. Rule 3129.2(c) Affidavit of Service Defendants/Owners and Pa. R.C.P. Rule 3129.2(c)(2) Lienholder Affidavit of Service and extra copies of the cover pages with respect to the above-referenced matter. The originals have been filed with the Prothonotary Office. Kindly stamp the extra cover pages indicating that you have received your copies and return them to us in the self-addressed, stamped envelope which we have provided.

Thank you for your assistance in this matter. If you have any questions or need anything further, please call me.

Very Truly Yours,

Melissa Cupec
Paralegal

Enclosure

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger
to REGENCY FINANCE COMPANY,

Plaintiff,

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

CIVIL DIVISION

NO.: 2019-CV-513

TYPE OF PLEADING

Pa. R.C.P. RULE 3129.2(c)
AFFIDAVIT OF SERVICE
DEFENDANTS/OWNERS

FILED ON BEHALF OF PLAINTIFF:

First National Bank of Pennsylvania,
Successor by Merger to Regency Finance
Company

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

GRENN & BIRSIC, P.C.
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Sale date: January 29, 2020

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger
to REGENCY FINANCE COMPANY,

Plaintiff,

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

CIVIL DIVISION

NO.: 2019-CV-513

TYPE OF PLEADING

Pa. R.C.P. RULE 3129.2(c)(2)
PURSUANT TO RULE 3129.1
LIENHOLDER AFFIDAVIT OF
SERVICE

FILED ON BEHALF OF PLAINTIFF:

First National Bank of Pennsylvania,
Successor by Merger to Regency Finance
Company

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

GRENN & BIRSIC, P.C.
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SALE DATE: January 29, 2020

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger
to REGENCY FINANCE COMPANY,

Plaintiff,

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

CIVIL DIVISION

NO.: 2019-CV-513

TYPE OF PLEADING

Pa. R.C.P. RULE 3129.2(c)
AFFIDAVIT OF SERVICE
DEFENDANTS/OWNERS

FILED ON BEHALF OF PLAINTIFF:

First National Bank of Pennsylvania,
Successor by Merger to Regency Finance
Company

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

GRENNEN & BIRSIC, P.C.
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Sale date: January 29, 2020

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger
to REGENCY FINANCE COMPANY,

CIVIL DIVISION

Plaintiff,

NO.: 2019-CV-513

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

Pa. R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE
DEFENDANTS/OWNERS

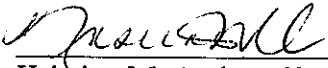
Kristine M. Anthou, Esquire, Attorney for Plaintiff, First National Bank of Pennsylvania, Successor by Merger to Regency Finance Company, being duly sworn according to law deposes and makes the following Affidavit regarding service of Plaintiff's notice of the sale of real property in this matter on January 29, 2020, as follows:

1. Susan B. Gosciminski is the owner of the real property and have not entered an appearance of record.

2. By letter dated October 16, 2019, the undersigned counsel served Defendant, Susan B. Gosciminski, with a true and correct copy of Plaintiff's notice of the sale of real property by certified mail, restricted delivery, return receipt requested, addressed to 114 South Street, Catawissa, PA 17820. On or about October 23, 2019, the signed certified mail receipt was returned to Plaintiff, indicating the Defendant was served with the Notice of Sheriff's Sale. A true and correct copy of the returned certified mail receipt, is marked Exhibit "A", attached hereto and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information, and belief.

GRENN & BIRSIC, P.C.

BY: 

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

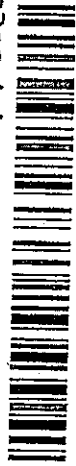
EXHIBIT 'A'

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Susan B Goswami
114 South Street
Catonsville PA 17820



9590 9402 3370 7227 1694 92

2. At

7018 0680 0000 2850 9873

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Age ☐ Add ☐
- B. Received by (Printed Name) *SUSAN B GOSWAMI* C. Date of D *12/16/17*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

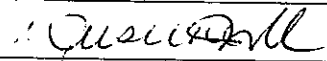
3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☒ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery
 - ☐ Priority Mail Express
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Re

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: Kristine M. Anthon

Signature: 

Name: Kristine M. Anthon

Attorney No. (if applicable): 77991

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger
to REGENCY FINANCE COMPANY,

Plaintiff,

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

CIVIL DIVISION

NO.: 2019-CV-513

TYPE OF PLEADING

Pa. R.C.P. RULE 3129.2(c)(2)
PURSUANT TO RULE 3129.1
LIENHOLDER AFFIDAVIT OF
SERVICE

FILED ON BEHALF OF PLAINTIFF:

First National Bank of Pennsylvania,
Successor by Merger to Regency Finance
Company

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

GRENN & BIRSIC, P.C.
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SALE DATE: January 29, 2020

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger
to REGENCY FINANCE COMPANY,

CIVIL DIVISION

Plaintiff,

NO.: 2019-CV-513

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

Pa. R.C.P. RULE 3129.2(c)(2)
LIENHOLDER AFFIDAVIT OF SERVICE

I, Kristine M. Anthou, Attorney for Plaintiff, First National Bank of Pennsylvania, Successor by Merger to Regency Finance Company, being duly sworn according to law, deposes and makes the following Affidavit regarding service of the notice of the sale of real property on all persons named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 as follows

1. By letters dated October 16, 2019, undersigned counsel served all persons (other than the Plaintiff) named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 with a notice of the sale of real property by ordinary mail at the respective addresses set forth in the Affidavit Pursuant to Rule 3129.1. True and correct copies of said Affidavit Pursuant to Rule 3129.1 and Certificates of Mailing and any letters, if returned as of this date, are marked Exhibit "A", attached hereto, and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information and belief.

GRENN & BIRSIC, P.C.

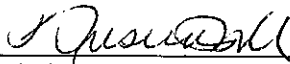
BY: 
Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

EXHIBIT 'A'



02 1P \$ 002.870
000847333 OCT 16 2019
MAILED FROM ZIP CODE 15222

Firm

Name and Address of Sender
Grenen & Birsic, P.C.
420 Fort Duquesne Boulevard
One Gateway Center, 9th Floor
Pittsburgh, PA 15222

Check type of mail or service:
☐ Adult Signature Required
☐ Adult Signature Restricted
☐ Certified Mail
☐ Certified Mail Restricted
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail

☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Affix Stamp Here
(If issued as an international certificate of mailing or for additional copies of this receipt)
Postmark with Date of Receipt

Article Number	Addressee (Name, Street, City, State, & Zip Code)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. Remit Corporation	36 W Main Street Bloomsburg, PA 17815	.50	.41										
2. Roger Allen d/b/a Allen Funeral Home	745 Market Street Bloomsburg, PA 17815	.50	.41										
3. Columbia County Housing Corporation	700 Sawmill Road, Suite 101 Bloomsburg, PA 17815	.50	.41										
4. Columbia Domestic Relations	11 West Main Street Bloomsburg, PA 17815	.50	.41										
5. PA Department of Revenue	Bureau of Compliance P O Box 281230 Harrisburg, PA 17128	.50	.41										
6. Commonwealth of Pennsylvania	Department of Welfare P O Box 2675 Harrisburg, PA 17105	.50	.41										
7. Tenant(s)	114 South Street Catawissa, PA 17820	.50	.41										
8.													

Total Number of Pieces Listed by Sender: 7
Total Number of Pieces Received at Post Office: 7
Signature of Recipient (if required): [Signature]
Postmark: [Stamp]

Privacy Notice: For more information on USPS Privacy policies, visit usps.com/privacy policy.

PS Form 3877, April 2015 (Page 1 of 2)
PSN 7530-02-000-9098

280-1609 Gosciminski NOS (mmc)

2. The name and address of the defendants in the judgment:

Susan B. Gosciminski	114 South Street Catawissa, PA 17820
----------------------	---

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

First National Bank of Pennsylvania	PLAINTIFF
Remit Corporation	36 W Main Street Bloomsburg, PA 17815
Roger Allen d/b/a Allen Funeral Home	745 Market Street Bloomsburg, PA 17815

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

First National Bank of Pennsylvania	PLAINTIFF
Columbia County Housing Corporation	700 Sawmill Road, Suite 101 Bloomsburg, PA 17815

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

Columbia Domestic Relations	11 West Main Street Bloomsburg, PA 17815
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania	Department of Welfare P.O. Box 2675 Harrisburg, PA 17105

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

NONE

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

Tenant(s)

114 South Street
Catawissa, PA 17820

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

BY: *Kristine M. Anthou*
Kristine M. Anthou, Esquire
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 11th DAY OF June 2019.

by Kristine M. Anthou

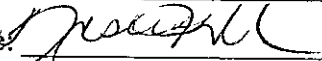
MaryBeth Ackerman
Notary Public

Commonwealth of Pennsylvania - Notary Seal
MaryBeth Ackerman, Notary Public
Allegheny County
My commission expires March 16, 2023
Commission number 1261093
Member, Pennsylvania Association of Notaries

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: Kristine M. Anthou

Signature: 

Name: Kristine M. Anthou

Attorney No. (if applicable): 77991

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 111

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served@ 203 Main St. Apt 1
Catawissa

Serve To:

Name: SUSAN B GOSCIMINSKI

Primary Address: 114 SOUTH STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Cavern Gosciminski

Relation: Son

Date: 10/28/19 Time: 2:55

Deputy: 8 Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:	10/7/19	10/10/19	10/29/19			
Time:	3:30	8:00	2:35			
Mileage:						
Deputy:	8	8	8			

Service Attempt Notes:

- Home empty
- Net still this address
- L/C
-
-
-

GOSCIMINSKI, SUSAN B

2019CV513

114 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

14477-55 832985
14477-56 832986

[Home](#) [Logout](#)

Current COA information (PAD)

Move Type: IP Request: Added Effective Date: 08/19/2019 Orig Trans: 1923203:90002300 Created On: 08/20/2019 Primary: GOSC114
 Name: GOSCIMINSKI SUSAN
 Old Addr: 114 SOUTH ST, CATAWISSA PA 17820-1318-14 Old CRID: C001
 New Addr: 203 MAIN ST APT 1, CATAWISSA PA 17820-1318-01 New CRID: C001
 Label Print: ☐ 3982 ☐ Old Addr ☐ New Addr

Move Type: IP Primary: GOSC114
Request: Added
Change Reason: CFPS Maint Function: Added
Effective Date: 08/19/2019
Orig Trans : 1923203190002300
Created On: 08/20/2019 05:39 Last Update: 08/20/2019
Status: Active
Last modified by: A345
Machine ID: 0319
Name: GOSCIM54SKI SUSAN
Old CRID: C00:
Old Address: 114 SOUTH ST
CATAWISSA PA 17820-1318-14
New CRID: C00:
New Address: 203 MAIN ST APT 1
CATAWISSA PA 17820-1348-01

[illegible]

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

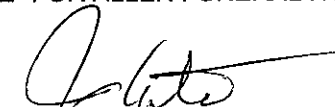


FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
SUSAN B GOSCIMINSKI

Case Number
2019CV513

SHERIFF'S RETURN OF SERVICE

10/09/2019 11:30 AM - DEPUTY JAMES ARTER, 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 ROGER ALLEN THE OWNER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ALLEN FUNERAL HOME INC AT 745 MARKET STREET, BLOOMSBURG, PA 17815.


JAMES ARTER, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 09, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

9TH day of OCTOBER, 2019



Plaintiff Attorney: GRENN & BIRSIC P.C., 1 GATEWAY CENTER, 9TH FLOOR, PITTSBURGH, PA 15222

(c) CountyStar Sheriff, Temposoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: III

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALLEN FUNERAL HOME INC

Primary Address: 745 MARKET STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Rodger

Relation: Def Owner

Date: 10-9-19 **Time:** 1130

Deputy: Kriger - 12 **Mileage:**

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

ALLEN FUNERAL HOME IN

2019CV513

745 MARKET STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 111

Warrant:

Notes:

SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Paula Clark

Primary Address: 138 South Street
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/7/19

Time: 3:34

Deputy: J

Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CLARK, PAULA

2019CV513

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: III

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 114 SOUTH STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted - Other

Adult In Charge:

Relation:

Date: 10/7/19

Time: 3:30

Deputy: 8

Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2019CV513

114 SOUTH STREET, CATAWISSA, PA 17820

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 10/07/19

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

SALE Ad ID: 1180444
Description: SUSAN GOSCIMINSKI
Run Dates: 01/08/20 to 01/22/20
Class: 2
Agate Lines: 222
Blind Box:

Total Ad Cost \$1,445.90
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/08/20	01/22/20	3	\$1,445.90

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV513

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, JANUARY 29, 2020 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 of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:
MORE commonly known as 114 South Street, Catawissa, PA 17820.

Tract No. 2.

BEGINNING on the East by Reading Railroad; On the South by Lumber Street; On the West by Lot of Arley H. Kelchner and wife; And on the North by South Street.
BEING 55 feet wide on South Street and 85 feet wide on Lumber Street, and being 350 feet deep from South Street to Lumber Street.

SUBJECT to all exceptions, reservations, restrictions, covenants and conditions as the same are contained in the chain of title.

BEING the same premises which Bernice L. Gosciminski and Walter D. Gosciminski, her son, by Deed dated March 3, 2003, and recorded in the Office of the Recorder of Deeds of Columbia County on March 31, 2003, at Instrument No. 200303732, granted and conveyed unto Susan B. Gosciminski.

GRENN & BIRSIC, P.C.

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
Parcel # 08-01-089-01 (412) 281-7650

PROPERTY ADDRESS: 114 SOUTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-01-089-01

Seized and taken into execution to be sold as the property of SUSAN B. GOSCIMINSKI in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
GRENN & BIRSIC P.C.
PITTSBURGH, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger to
REGENCY FINANCE COMPANY,

Plaintiff,

CIVIL DIVISION

NO.: 2019-CV-513

2019-ED-111

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

WRIT OF EXECUTION
(Mortgage Foreclosure)
(Rule 3257)

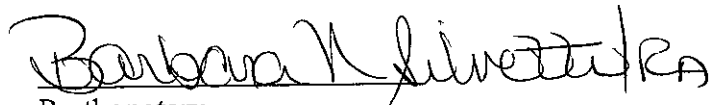
Commonwealth of Pennsylvania
County of Columbia

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:

WRIT ISSUED AGAINST THE DEFENDANT AT THE ADDRESS OF: 114 South Street, Catawissa, PA 17820 (See attached Legal Description)

Principal to 12/30/2019	\$28,378.26
Interest to 12/30/2019	\$ 3,012.55
Attorney Paid	\$
Writ Fee	\$
Satisfaction Fee	\$


Prothonotary

Date Sealed: 9/23/2019

Plaintiff Attorney: Kristine M. Anthou, Esquire
Phone: (412) 281-7650

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

08-01-089-01

Cat Bord

REAL ESTATE OUTLINE

ED # 2019 ED 111

DATE RECEIVED 9-23-19
DOCKET AND INDEX 2019 CV 513

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>162765</u>

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

SALE DATE Jan. 29, 20 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan. 8</u>
2 ND WEEK	<u>Jan. 15</u>
3 RD WEEK	<u>Jan. 22</u>

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Press Enterprise

2700 Lackawanna Ave

Bloomsburg, PA 17815

Date: 10-4-2019

Re: Sheriff's Sale Advertising Dates

First National Bank of
Pennsylvania vs. Susan B. Gosciminski

Case No: 111 ED 20 19 and Case No. 513 CV 20 19

Dear Sir / Madam:

Please advertise the enclosed SHERIFF SALE on following dates:

1st Week Jan. 8

2nd Week Jan. 15

3rd Week Jan. 22

SALE DATE: Jan. 29 2020 @ 9:00am

Feel free to contact Sarah Klingaman or Sheriff Chamberlain if you have any questions. Thank you

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV513

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WEDNESDAY, JANUARY 29, 2020
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 of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:
MORE commonly known as 114 South Street, Catawissa, PA 17820.

Tract No. 2:

BEGINNING on the East by Reading Railroad; On the South by Lumber Street;

On the West by Lot of Arley H. Kelchner and wife;

And on the North by South Street.

BEING 55 feet wide on South Street and 85 feet wide on Lumber Street, and being 350 feet deep from South Street to Lumber Street.

SUBJECT to all exceptions, reservations, restrictions, covenants and conditions as the same are contained in the chain of title.

BEING the same premises which Bernice L. Gosciminski and Walter D. Gosciminski, her son, by Deed dated March 3, 2003, and recorded in the Office of the Recorder of Deeds of Columbia County on March 3 1, 2003, at Instrument No. 200303732, granted and conveyed unto Susan B. Gosciminski.

GRENN & BIRSIC, P.C.

Kristine M. Anthou, Esquire

Attorney for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

Parcel # 08-01-089-01 (412) 281-7650

PROPERTY ADDRESS: 114 SOUTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-01-089-01

Seized and taken into execution to be sold as the property of SUSAN B GOSCIMINSKI in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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:

GRENN & BIRSIC P.C.

PITTSBURGH, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Susan B. Gosciminski

114 South Street
Catawissa, PA 17820

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

First National Bank of Pennsylvania

PLAINTIFF

Remit Corporation

36 W Main Street
Bloomsburg, PA 17815 ✓

Roger Allen d/b/a Allen Funeral Home

745 Market Street
Bloomsburg, PA 17815

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

First National Bank of Pennsylvania

PLAINTIFF

Columbia County Housing Corporation

700 Sawmill Road, Suite 101
Bloomsburg, PA 17815

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

Columbia Domestic Relations

11 West Main Street
Bloomsburg, PA 17815 ✓

PA Department of Revenue

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

Commonwealth of Pennsylvania

Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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

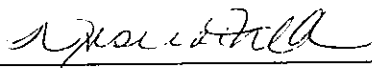
NONE

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

Tenant(s)

114 South Street
Catawissa, PA 17820

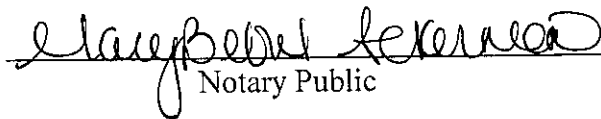
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. ' 4904 relating to unsworn falsification to authorities.

BY: 
Kristine M. Anthou, Esquire
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 19th DAY OF September 2019.

by Kristine M. Anthou


Notary Public

Commonwealth of Pennsylvania - Notary Seal
MaryBeth Ackerman, Notary Public
Allegheny County
My commission expires March 16, 2023
Commission number 1261093
Member, Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger to
REGENCY FINANCE COMPANY,

CIVIL DIVISION
NO.: 2019-CV-513

Plaintiff,
vs.

SUSAN B. GOSCIMINSKI,

Defendant.

LONG FORM DESCRIPTION

ALL that certain lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:

MORE commonly known as 114 South Street, Catawissa, PA 17820.

Tract No. 2:

BEGINNING on the East by Reading Railroad; On the South by Lumber Street;

On the West by Lot of Arley H. Kelchner and wife;

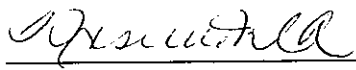
And on the North by South Street.

BEING 55 feet wide on South Street and 85 feet wide on Lumber Street, and being 350 feet deep from South Street to Lumber Street.

SUBJECT to all exceptions, reservations, restrictions, covenants and conditions as the same are contained in the chain of title.

BEING the same premises which Bernice L. Gosciminski and Walter D. Gosciminski, her son, by Deed dated March 3, 2003, and recorded in the Office of the Recorder of Deeds of Columbia County on March 31, 2003, at Instrument No. 200303732, granted and conveyed unto Susan B. Gosciminski.

GRENN & BIRSIC, P.C.

By: 
Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Parcel # 08-01-089-01

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger to
REGENCY FINANCE COMPANY,

CIVIL DIVISION

NO.: 2019-CV-513

2019-ED-111

Plaintiff,

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

WRIT OF EXECUTION
(Mortgage Foreclosure)
(Rule 3257)

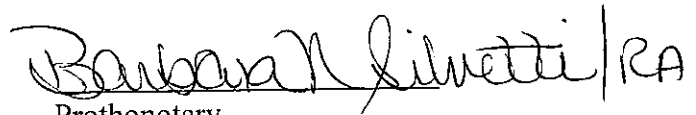
Commonwealth of Pennsylvania
County of Columbia

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:

WRIT ISSUED AGAINST THE DEFENDANT AT THE ADDRESS OF: 114 South Street, Catawissa, PA 17820 (See attached Legal Description)

Principal to 12/30/2019	\$28,378.26
Interest to 12/30/2019	\$ 3,012.55
Attorney Paid	\$
Writ Fee	\$
Satisfaction Fee	\$


Prothonotary

Date Sealed: 9/23/2019

Plaintiff Attorney: Kristine M. Anthou, Esquire
Phone: (412) 281-7650

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: III

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: REMIT CORPORATION
Primary Address: 36 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Moved out

Relation:

Date: 9/30/19 Time: 9:10 AM

Deputy: #3 Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

REMIT CORPORATION

2019CV513

36 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: III

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 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 FEITNER

Relation: CLERK

Date: 9/30/19 Time: 1517

Deputy: 4 Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV513 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



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 111

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY HOUSING AUTHORIT

Primary Address: 700 SAWMILL ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

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

Adult In Charge: Jody [Signature]

Relation: CLERK

Date: 9/30/19

Time: 1546

Deputy: L

Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY HOUSE

2019CV513

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 111

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 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: 9/30/19

Time: 1513

Deputy: 4

Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV513

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger to
REGENCY FINANCE COMPANY,

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,
vs.

SUSAN B. GOSCIMINSKI,

Defendant.

LONG FORM DESCRIPTION

ALL that certain lot of land situate in the Borough of Catawisa, Columbia County, Pennsylvania, bounded and described as follows:

MORE commonly known as 114 South Street, Catawissa, PA 17820.

Tract No. 2:

BEGINNING on the East by Reading Railroad; On the South by Lumber Street;

On the West by Lot of Arley H. Kelchner and wife;


And on the North by South Street.

BEING 55 feet wide on South Street and 85 feet wide on Lumber Street, and being 350 feet deep from South Street to Lumber Street.

SUBJECT to all exceptions, reservations, restrictions, covenants and conditions as the same are contained in the chain of title.

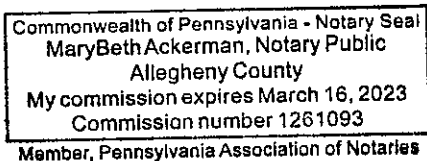
BEING the same premises which Bernice L. Gosciminski and Walter D. Gosciminski, her son, by Deed dated March 3, 2003, and recorded in the Office of the Recorder of Deeds of Columbia County on March 31, 2003, at Instrument No. 200303732, granted and conveyed unto Susan B. Gosciminski.

GRENN & BIRSIC, P.C.

By: 

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Parcel # 08-01-089-01



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger to
REGENCY FINANCE COMPANY,

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,
vs.

SUSAN B. GOSCIMINSKI,

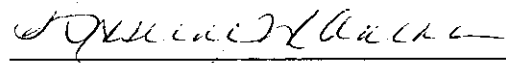
Defendant.

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave the same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such Deputy or the Sheriff of any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

GRENN & BIRSIC, P.C.

By:



Kristine M. Anthou, Esquire
Attorney for Plaintiff



GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE

Re:

FIRST NATIONAL BANK OF
PENNSYLVANIA, successor by merger
to REGENCY FINANCE COMPANY,

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,

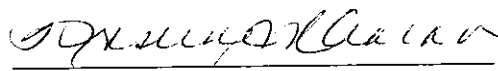
vs.

SUSAN B. GOSCIMINSKI,

Defendant.

- 1) Please serve the Defendant, Susan B. Gosciminski, OR an adult in charge of the residence with Notice of Sheriff Sale at 114 South Street, Catawissa, PA 17820.
- 2) Please **POST** the Handbill at 114 South Street, Catawissa, PA 17820.

GRENN & BIRSIC, P.C.

BY: 
Kristine M. Anthou, Esquire
Attorneys for Plaintiff

Commonwealth of Pennsylvania - Notary Seal
MaryBeth Ackerman, Notary Public
Allegheny County
My commission expires March 16, 2023
Commission number 1261093
Member, Pennsylvania Association of Notaries

Document Receipt

Trans #	17176	Carrier / service:	USPS Server	First-Class Mail®	9/30/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000167465

Doc Ref #: 2019ED111

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17175	Carrier / service:	USPS Server	First-Class Mail®	9/30/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000167458

Doc Ref #: 2019ED111

Postage 5.6000

HARRISBURG PA 17105-8001

Document Receipt

Trans #	17174	Carrier / service:	USPS Server	First-Class Mail®	9/30/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000167441
Doc Ref #:	2019ED111
Postage	5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17174	Carrier / service:	USPS Server	First-Class Mail®	9/30/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000167441
Doc Ref #:	2019ED111
Postage	5.6000

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	17173	Carrier / service:	USPS Server	First-Class Mail®	9/30/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000167434

Doc Ref #: 2019ED111

Postage 5.6000

HARRISBURG PA 17128

Document Receipt

Trans #	17172	Carrier / service:	USPS Server	First-Class Mail®	9/30/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000167427

Doc Ref #: 2019ED111

Postage 5.6000

HARRISBURG PA 17105-2675

Document Receipt

Trans #	17172	Carrier / service:	USPS Server	First-Class Mail®	9/30/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000167427

Doc Ref #: 2019ED111

Postage 5.6000

HARRISBURG PA 17105-2675

GREENEN & BIRSIC, P.C.
1 GATEWAY CENTER, 9TH FLOOR
PITTSBURGH, PA 15222
(412) 281-7650

S&T Bank
60-685/433

162765

162765

****One Thousand Three hundred Fifty dollars and Zero cents****

**PAY
TO THE
ORDER
OF**

Columbia County Sheriff



DATE
9/19/2019

AMOUNT
\$1,350.00

AUTHORIZED SIGNATURE

For Sheriff Deposit- RE Execution Cost

⑈ 162765 ⑈ ⑆ 043306855⑆ 3001874506 ⑈



Security features. Details on back.