Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

,	<u>Plaintiff</u> FIRST NATIONAL BANK OF PENNSYLVANIA	vs.	<u>Defendant</u> SUSAN B GOSCIM	INSKI
Attorney for the	Plaintiff:		Sheriff's Sale Date:	Wednesday, January 29, 2020
GREN	EN & BIRSIC P.C. EWAY CENTER		Writ of Execution No. :	2019CV513
9TH FI			Advance Sheriff Costs:	\$1,350.00

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

#### **Sheriff Costs**

	Grand Total:	\$2,354.65
	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		
	Total Sheriff Costs	\$2,282.90
Surcharge		
Tax Claim Search		\$5.00 \$140.00
Notary Fee		\$10.00
Copies		\$6.50
Distribution Form		\$25.00
Service Mileage		\$12.00
Service		\$195.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,445.90
Posting Handbill		\$15.00
Mailing Costs		\$36.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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 GOSCIM	INSKI
NO. 111-2019 ED	NO. 513-2019	JD
DATE/TIME OF SALE: JANUARY 2		M
BID PRICE (INCLUDES COST)	\$ 2354.65	
POUNDAGE – 2% OF BID	\$ 47.09	_
TRANSFER TAX – 2% OF FAIR MKT	\$	<del></del>
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	IASE	\$ 2401,74
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED:		<u> </u>
PURCHASER(S) SIGNATURE(S):	500. N	elly
TOTAL DUE:		\$ 2401.74 \$ 1350,00
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT	<b>`</b> :	\$
TOTAL DUE IN 8	DAYS	\$ 1051,74



#### GRENEN & 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.

Paralegal

/Enclosures

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 236141

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

RECEIPT

Reg/Drw ID: 0102

Customer: SHERIFF Last Change:

Receipt By: WALK-IN

By: BSL

hg#	Charge / Payment / Fee Description		Amount	Inst # / Inst Date	Municipality
1	Grantor - GOSCIMINSKI, SUSAN B 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 JCS/ACCESS TO JUSTICE AFFORDABLE HOUSING RECORDING FEES - RECORDER RECORDER IMPROVEMENT FUND COUNTY IMPROVEMENT FUND	\$0.50 \$40.25 \$13.00 \$13.00 \$3.00 \$2.00		202001344 02/19/20 11:12:05 AM	CATAWISSA BORO
	Inst Info: SHERIFF'S DEED				
	TOTAL CHARGES		\$71.75	-	
	PAYMENTS CHECK: 8784 - SHERIFF TOTAL PAYMENTS		\$71.75 \$71.75	_	
	AMOUNT DUE PAYMENT ON INVOICE BALANCE DUE ON INVOICE		\$71.75 (\$71.75 \$0.00	)	



pennsylvania
DEPARTMENT OF REVENUE (EX) MOD 04-19 (FI)

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

#### **REALTY TRANSFER TAX** STATEMENT OF VALUE

COMPLETE EACH SECTION

RE	CORDER'S USE ONLY	
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		one Number 281-7650
Mailing Address 35 W. Main Street	(010)	000-0024	Mailing Address 4140 East State Street		1 ( )	
City	State ZIP Code		City	A 100-000 to 100-000	State	ZIP Code
Bloomsburg	PA	17815	Hermitage		PA	16148
SECTION II REAL ESTATE LOCA	TION		·			
Street Address 114 South Street		. <u></u>	City, Township, Borough Catawiss Boro			
County Columbia		District nern Columbia	a Area SD	Tax Parcel Number 08-01-089-01-000		
SECTION III VALUATION DATA						
Was transaction part of an assignment or relocation	on? C	YES 🖜	NO			
1. Actual Cash Consideration 2,354.65		er Consideration 1.00		3. Total Consideration = 2,354.65		
4. County Assessed Value 15,615,00		mon Level Ratio	6. Computed Value = 68,862.15			
SECTION IV EXEMPTION DATA -	Refer to	instructions fo	or exemption status.			
1a. Amount of Exemption Claimed \$ 68,862.15	1b. Per	centage of Grant	or's Interest in Real Estate 100 %	1c. Percentage of Gran	ntor's Inte 100	rest Conveyed
2. Check Appropriate Box Below for Exemption	n Claim	ed.				
Will or intestate succession.		(Name of	Decedent)	(Es	state File	Number)
Transfer to a trust. (Attach complete copy	of trust	,	•	(100	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Transfer from a trust. (Attach complete co						
Transfer between principal and agent/stra				irty agreement.)		
Transfers to the commonwealth, the U.S. (If condemnation or in lieu of condemnation)	and inst on, attac	rumentalities by h copy of resolut	gift, dedication, condemna ion.)	ation or in lieu of condem	nation.	
Transfer from mortgagor to a holder of a r						
Corrective or confirmatory deed. (Attach of		• •		med.)		
Statutory corporate consolidation, merger				100 11 61		
Other (Provide a detailed explanation of e	exemptio	n claimed. If moi	re space is needed attach	additional sneets.)		
SECTION V CORRESPONDENT	NFORM	MATION - All in	quiries may be directed	d to the following pers		
Name Kristine M. Anthou Grenen & Birsic P	C					one Number 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 sta	tement, in	cluding accompanyir	ng information, and to the best o	of my knowledge and bellef, it i	is true, corr	ect and complete.
Signature of Correspondent or Responsible Rarty	2666	un la			Date,	30/20
FAILURE TO COMPLETE THIS FORM PROPERLY OR A	TTACH R	EQUESTED DOCU	IMENTATION MAY RESULT I	N THE RECORDER'S REFU	SAL TO R	ECORD THE DEED.

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 new per in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested below, and character of publication are true.

	'
SHRIFES SALE  By Virtue of a Writ of Execution [Mortgage Foreclosure) No. 2019CV513  Issued out of the Court of Comme Pleas of Columbia County, Permisylveria and to me directed, I will expose the following described property at public sale at the Columbia County Courtousein the Tevro of Biocretary, County of Columbia, Commonwealth of Permisylveria or Commonwealth of Permisylveria or Columbia.	Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020
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 Shodf's Office no later than thirty (30 ldays a first the date of the sale of any property suld howards and distribution of the proceeds will be made in accordance with the schedule ton (10) days after said filing unless exceptions er Bod with the Sheriff Office prior thereto.  ALL that certain lot of land situate in the Borough of Catawisa, Columbia Course, Perp-	James Michil
sylvaria, bounded and described as follows: MDEC commonly known as 114 South Street, Catawissa, PA 17820. Toct No. 2 ECONNISC on the East by Reading Relocut, On the South by Lumber Street. On the ECONNISC on the East by Reading Relocut, On the South Street. ECONNISC Street wide on South Street and 35 Sent wide on Lumber Street. Street. ECONNISC Street wide on South Street and 35 Sent wide on Lumber Street. ECONNISC Street and being 350 Sent vide on Lumber Street. ECONNISC To all exceptions, reserved and southern solveners and conditions as the same are contrained in the uterial of 15th. ECONNISC Street S	Sworn and subscribed to before me this _3 day of _January20_20.
BRENEN & BIRSC, P.C  Kristine M. Androu, Equina Attorney for Florintif One Gostowy, Center, Minch Ploor Pittsburgh, P.A. 15622 Percol & 08/01/08/90 (412) 281-7650 PROPERTY ADDRESS, 114 SOUTH STINEET, CATAMISSA, PA 17820 UR / TAX PARCE, NUMBER: 08/01/08/901 Selected and taken intrine execution to be solid as the property of SUSAN B, GOSCIMIN- SKI in suit of PRST NATIONAL BANK OF PENNSYLVANIA.	(Notary Public)  COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL ALBERT LEE JENSEN, Notary Public Scott Township, Columbia County My Commission Expires April 21, 2020
TERMS OF SALE MINIMUM PAYMENT AT TIME OF SALE. The greater of an (10%) paramet of the bid price or coats (opening bid statels). Minimum powers is to be paid in coats carried index or cashin's whoch at the or plane REMANING DRIANCE OF BID PRICE. Any paraming amount of the bid proces to be paid within eight 18) along after the attein cash, carried or that or cashing charles. MORTHAT MINIMOTE PORT PAYLER TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SECULOS FINANCIAL CONSCIUNCEST OF THE BIDDER DO NOT BID UNLESS FLUDS ARE AWALAKE FOR PAYMENT WITHIN THE PRESCRIBED WITHIN SECULOS FINANCIAL CONSCIUNCEST OF THE BIDDER DO NOT BID UNLESS FLUDS ARE AWALAKE FOR PAYMENT WITHIN THE PRESCRIBED WITHIN THE PRESCRIBED WITHIN THE PRESCRIBED WITHIN THE WAS ARE AWALAKE FOR PAYMENT WITHIN THE RESCRIBED WITHIN THE PRESCRIBED WI	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.
TIMOTHY T. CHAMBER, ANI. Shariff COLLMBA COUNTY, Pennsylvania GRENEN & BRISC P.C. PHTSBURGH, PA	

SHERIFF'S SALE COST SHEET

VS. Go S Cimins kn

NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_ \$15.00 DOCKET/RETURN \$195,00 SERVICE PER DEF. \$15.00 LEVY (PER PARCEL \$ 36,00 MAILING COSTS ADVERTISING SALE BILLS & COPIES \$17.50 ADVERTISING SALE (NEWSPAPER) \$15.00 \$ 12,00 MILEAGE POSTING HANDBILL \$15.00 \$10.00 CRYING/ADJOURN SALE \$35.00 SHERIFF'S DEED \$25.00 TRANSFER TAX FORM \$25.00 DISTRIBUTION FORM \$ 6,50 COPIES NOTARY \$150.00 WEB POSTING \$1445,90 PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL \*\*\*\*\*\*\*\* \$ /69 5,90 PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL \*\*\*\*\*\*\*\* **REAL ESTATE TAXES:** BORO, TWP & COUNTY 20\_\_ 20\_\_\_ SCHOOL DIST. DELINQUENT TOTAL \*\*\*\*\*\*\* MUNICIPAL FEES DUE: SEWER WATER SURCHARGE FEE (DSTE) MISC. \$ 2354.65

TOTAL COSTS (OPENING BID)

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 178/20

JESSICA SURKIN, DEPUT

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

Affirmed and subscribed to before me this

2ND day of D

DECEMBER

2019

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

(c) CountySuite Sheriff, Telegsoff, Inc.

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	TIONAL BANK OF PENNSYLVANIA		Case Number
vs. GOSCIMIN	NSKI, SUSAN B		2019CV513
	SERVICE C	OVER SHEET	POSTING
Service De	etails:		
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:		Final Service:	
Name:	(POSTING)		dult In Charge Posted Other
Primary Address:	114 SOUTH STREET CATAWISSA, PA 17820	Adult In Charge:	<b>ن در </b>
Phone:	DOB:	Relation:	
Alternate Address:		Date: 12/2/19	Time:
Phone:		Deputy:	Mileage:
Attorney /	Originator:		om or the state of a figure
Name:	GRENEN & BIRSIC P.C.	Phone:	
Service A	ttempts:		<u>,                                    </u>
Date:			<b>S</b>
Time:			
Mileage:			8
Deputy:			9
Service A	ttempt Notes:		\ \
1.			
2.			
3.			
4.			;
5.			<u> </u>
6.			

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 GOSCIMINSKLAT 203 MAIN STREET, APT 1, CATAWISSA, PA 17820.

V

ICA SURKIN, DEPUT

SO ANSWERS,

Linetta T. Choose

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 30, 2019

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMPIA COUNTY

TOWN OF BLOOMSBURG. COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

Affirmed and subscribed to before me this

30TH

day of

**OCTOBER** 

2019

Sarsh Ja Klingaman

NOTARY



#### GRENEN & 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

> First National Bank of Pennsylvania et al vs. Gosciminski Re:

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,

Melisia Cupic Melissa Cupec

Paralegal

Enclosure

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

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

Sale date: January 29, 2020

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

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

SALE DATE: January 29, 2020

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

GRENEN & 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

CIVIL DIVISION

to REGENCY FINANCE COMPANY,

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.

GRENEN & BIRSIC, P.C.

BY: Marcalla Kristine M. Anthou, Esquire

Attorney for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650

ÇOMPLETETHIS SEÇTION ON DELIVERY	A. Signatyte	X Heran Spain Dage	ted Name) C. D.	D. Is delivery address different from Item 1? I Yes				 S Certified Mail® S Certified Mail Restricted Delivery	D Collect on Delivery Restricted Delivery C D Insured Mail	Jaria
SENDER: GOMPLETE THIS SECTION	■ Complete items 1, 2, and 3.	Print your name and address on the reverse so that we can return the card to vou.	Attach this oard to the back of the mailpiece, or on the front if space permits.	1. Article Addressed to:	Susan B Government	114 South Storet	Catamians PA 17830	9590 9402 3370 7227 1694 92	2. A. 70 <u>18 0580 0000 2850</u>	PS Form 3811, July 2015 PSN 7530-02-000-9053

#### **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: / Cuscipall

Name: Kristine M. Anthou

Attorney No. (if applicable): 77991

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

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

SALE DATE: January 29, 2020

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.

GRENEN & BIRSIC, P.C.

BY:

Kristine M. Anthou, Esquire

Attorneys for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650



Firm

\$ 002.870 F 등 SCRD Privacy Notice: For more information on USPS Privacy policies, visit usps.com/privacy policy. Color Branch នង 똢윤 85 ASRD Fee ASR Fee Due Sender if COD Insured Value Actual Value If Registered Affix Stamp Here (If issued as an international earlificate of mailing or additional copies of this receipt). Postmark with Date of Receipt Handling Charge 350 387 (Extra Service) Fee 4 4 4 4 4 4 4 Postage 20 ß 8 Return Receipt for Merchandise
 Signature Confirmation ß 55 50 55 Signature Confirmation Restricted Delivery Priority Mail Express Registered Mail Addressee (Name, Street, City, State, & Zip Code) 700 Sawmill Road, Suite 101 Bloomsburg, PA 17815 114 South Street 10 Catawissa, PA 17(820 00)9 П e of receiving employee) Complete in Ink 11 West Main Street Bloomsburg, PA 17815 Harrisburg, PA 17/105/1 Acut Signature Required Datus Syporal Acut Signature Restricted Datus Signature Restricted Datus Syporal Certified Mail Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery (COD) Collect on Delivery (COD) Collect on Delivery Mail Priority Mail 745 Market Street Bloomsburg, PA 17815 36 W Main Street Bloomsburg, PA 17815 Department of Welfare P O Box 2675 Bureau of Compliance P O Box 281230 Harrisburg, PA 17128 Check type of mail or service: Commonwealth of Pennsylvania Roger Allen d/b/a Allen Funeral Columbia Domestic Relations PA Department of Revenue Columbia County Housing 420 Fort Duquesne Boulevard One Gateway Center, 9th Floor Pittsburgh, PA 15222 Articla Number Remit Corporation Name and Address of Sender Grenen & Birsic, P.C. Corporation Tenant(s) Total Number of Pieces Listed by Sender Home 5 4 G l∞i |ci ကြ

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

280-1609 Gosciminski NOS (mmc)

The same

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

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff.

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

#### AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA	)
	) SS:
COUNTY OF ALLEGHENY	)

First National Bank of Pennsylvania, successor by merger to Regency Finance Comany, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Susan B. Gosciminski located at 114 South Street, Catawissa, PA 17820, and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SUSAN B. GOSCIMINSKI OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF CATAWISA, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 114 SOUTH STREET, CATAWISSA, PA 17820. DEED INSTRUMENT NO. 200303732. PARCEL NO. 08-01-089-01.

1. The name and address of the owner or reputed owner:

Susan B. Gosciminski

114 South Street Catawissa, PA 17820 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

Remit Corporation 36 W Main Street

Bloomsburg, PA 17815

**PLAINTIFF** 

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.

RY

Musicus M. Kristine M. Anthou, Esquire Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

ME THIS // W

DAY OF

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

#### **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 Troug

Name: Kristine M. Anthou

Attorney No. (if applicable): 77991

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	TIONAL BANK OF PENNSYLVANIA ISKI, SUSAN B		j		Number CV513
Service De	talls:	OVER SHEET		Zone:	
Manner: Notes:	< Not Specified > SALE DATE & TIME: 01/29/2020 AT 9:00 AM	Expires:		Warrant:	
	PLAINTIFF NOTICE OF SHERIFF'S SALE AND A	D DEBTOR'S RIGH	$\sim$ 1	Apt	n SSC (www
Serve To:		Final Service:		a safe	
Name:	SUSAN B GOSCIMINSKI	· · · · · · ·	rsonally · Adult	الأناف والمتهور والمتعالبية	Access to the second second
Primary Address:	114 SOUTH STREET CATAWISSA, PA 17820	Adult In Charge:	avern	Ga	3Cimins ()
Phone:	DOB:	Relation:	Son	,,_,_,_,_,_,_,_,	
Alternate Address:		Date:	0/28/19	Time:	2:55
Phone:	para sa ngara saga taga a sa pagaga sa sa sa sa gaga sa sa sa kan anganang mangan ngara ngarang saganangkan da	Deputy:	¥	Mileage:	
Attorney / Name:	Originator: GRENEN & BIRSIC P.C.	Phone:		man	
Service At Date: Time: Mileage: Deputy:	10/7/19 10/19 10/2 3:30 8:00 9:	9/19 35			
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#### Restricted Information

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Detail COA Information

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	Back New Search			
1	Current COA Information (	(PAD)		
.,,,,	Ong 1923203190002300 rans:	Created 08/20/2019 On:	Primary:	GOSC114
Name: GOSCIMINSKI SUSAN  Old 114 SOUTH ST, CATAWISSA PA 17820-1318-14  Addr:  New 203 Main ST APT 1; CATAWISSA PA 17820-1348-01  Label 13982   Old Addr   New Addr   Schedule for	P:int	Old CRID: 0001 New 0001 CRID: 0001		
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Request: Added Change Reason: CFPS Maint Function: Added Effective 09/19/2019 Date: Orig Trans : 1923203190002300 Created On: 06/20/2019 05:39 Last Update: 08/20/2019 Status: Active Last modified by: Machine ID: 0319 Name: GOSCIMINSKI SUSAN Old CRID: C00: Old Address: 114 SOUTH ST CATAVMSSA PA 17820-1318-14 New Address: 203 MAIN ST APT 1 CATAVMSSA PA 17820-1348-01		The second control of	AND THE STATE OF T	CONTRACTOR OF THE PROPERTY OF

Copyright 2002-2019, Siemens, All Rights Reserved (  $\rm V6.0.0$  ) COARSWEB15 10/16/2019 01 13 45 FM

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.

AMES 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

Sarah Jac Klugaman

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	IONAL BANK OF PENNSYLVANIA				Number	
vs. GOSCIMINSKI, SUSAN B				2019CV513		
Service De	- An interference of the control of		EET			
	Real Estate Sale - Sale Notice		augusti (n. 1885) eta	Zone:		
Manner:	< Not Specified >	Expires:	Branches with an man war unner	Warrant:		
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS					
Serve To:		Final Servi			Destad Obles	
Name:	ALLEN FUNERAL HOME INC	Served:	Personally · Ad	uit in Charge	Posted - Other	
Primary Address:	745 MARKET STREET BLOOMSBURG, PA 17815	Adult In Charge:	Rodger			
Phone:	DOB:	Relation:	Def	Owwer		
Alternate Address:		Date:	10-9-19	Time:	1130	
Phone:	The second secon	Deputy:	Arter - 17	Mileage:		
Attorney /	Originator:				morphism of the second of the	
Name:	GRENEN & BIRSIC P.C.	Phone:		property of the second		
Service Att	empts:			e de <del>espe</del> S	et v	
Date:						
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ALLEN FUNERAL HOME IN

2019CV513

745 MARKET STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST NATIONAL BANK OF PENNSYLVANIA vs. GOSCIMINSKI, SUSAN B			Case Number 2019CV513			
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	Real Estate Sale - Sale	Notice	A. INTERIOR VOCAMENTA A.V. VOCAMENTA	***************************************	Zone:	
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Notes:	SALE DATE & TIME: 01 PLAINTIFF NOTICE OF			RIGHTS	**************************************	
Serve To: Name:			Final Servi	1	**************************************	Destruit Other
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Primary Address:	138 South Street Catawissa, PA 17820		Adult In Charge:	AND A CONTROL OF A		1
Phone:	570-356-2189	DOB:	Relation:		nema i se ster - Arriz	
Alternate Address:			Date:	10/7/9	Time:	3:34
Phone:		t skurre on, w. 11 h., with friends ordered in the control of the	Deputy:	Section production to the second section of the second section	Mileage:	
Attorney /	Originator:					n name na salah
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	IONAL BANK OF PENNSYLVANIA SKI, SUSAN B			Case Number 2019CV513
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Manner:	< Not Specified >	Expires:	A COMMANDA THE STREET OF THE S	Warrant:
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM E AND DEBTOR'S R	IGHTS	en agentar (en fant after en fan fan fan fan fan fan fan fan fan fa
Serve To:		Final Servi		
Name:	OCCUPANT	Served:	Personally · Ad	ult in Charge Posted Other
Primary Address:	114 SOUTH STREET CATAWISSA, PA 17820	Adult In Charge:		
Phone:	DOB:	Relation:		And the second of the second o
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Name:	GRENEN & BIRSIC P.C.	Phone:	The second secon	Andrews very very entry and the second of th
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Service At	tempt Notes:			and the second s
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CCUPAN

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

1180444

Description:

SALE

Run Dates:

01/08/20 to 01/22/20

Class: Agate Lines: 222

Blind Box:

Total Ad Cost SUSAN GOSCIMINSKI

**Amount Paid Publication** 

Press Enterprise

Account:

Name:

Company:

Address:

\$0.00

\$1,445.90

TIM CHAMBERLAIN - COLUM COUNTY SHER

Start | Stop 01/08/2001/22/20

BLOOMSBURG, PA 17815

PO BOX 380

Telephone: (570) 389-5622

Inserts Cost \$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

#### 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.

Tract No. 2: ALL that certain lot of land situate in the Borough of Catawisa, Columbia County, Penn-

BEGINNING on the East by Reading Railroad; On the South by Lumber Street; On the West by Lot of Arley H. Kelchner and wrife: 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.

Kristine M. Anthou, Esquire Attorney for Plaintiff One Gateway Center, Ninth Floor Pittsburgh, PA 15222 arcel # 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. GOSCIMIN-SKI 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 pince 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 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 Strentf 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 for the balance due without a resale of the property, or to resell the property at the bidder for the palance due without a resale of the property, or to resell will be applied against any damages recoverable. The defaulting bidder will be responsible for any action yet ges 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 chack will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed 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: GRENEN & BIRSIC P.C. PITTSBURGH, PA

FIRST NATIONAL BANK OF

CIVIL DIVISION TO THE SECOND TO THE SECOND T

man a commence of the Markey

PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

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	\$		

Date Sealed:

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 Cot Goro

# REAL ESTATE OUTLINE

ED# 2019 ED 111

DATE RECEIVED DOCKET AND INDEX 20	19 CV 513
CHECK FOR PROPER WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR **IF ANY OF ABOVE IS MISSING	X
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	Jan. 29, 20 TIME 9:00  1 <sup>ST</sup> WEEK 2 <sup>ND</sup> WEEK 3 <sup>RD</sup> WEEK Jan. 15 Jan. 22

# **TIMOTHY T. CHAMBERLAIN**



## **SHERIFF OF COLUMBIA COUNTY**

PHONE (570) 389-5622

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625 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 B Pennsy		VS.	Susan B. G	boscim	inski
Case No:	I ( ED 2	० १५	and Case N	o. 513	CV 20 19
Dear Sir / Mada	am:				

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

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 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 3 1, 2003, at Instrument No. 200303732, granted and conveyed unto Susan B. Gosciminski.

GRENEN & 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 failts 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 agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

FIRST NATIONAL BANK OF CIVIL DIVISION
PENNSYLVANIA, successor by merger to
REGENCY FINANCE COMPANY, NO.: 2019-CV-513

Plaintiff,

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

## AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA	)
COUNTY OF ALLEGHENY	) SS: )

First National Bank of Pennsylvania, successor by merger to Regency Finance Comany, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Susan B. Gosciminski located at 114 South Street, Catawissa, PA 17820, and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SUSAN B. GOSCIMINSKI OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF CATAWISA, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 114 SOUTH STREET, CATAWISSA, PA 17820. DEED INSTRUMENT NO. 200303732. PARCEL NO. 08-01-089-01.

1. The name and address of the owner or reputed owner:

Susan B. Gosciminski

114 South Street Catawissa, PA 17820

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

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:

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.

Appenditell Kristine M. Anthou, Esquire

Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

ME THIS DAY OF SOLEMED 2019.

by Kristine M. Anthou

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

FIRST NATIONAL BANK OF

CIVIL DIVISION

PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

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.

GRENEN & BIRSIC, P.C.

Syssenalla

By:

Kristine M. Anthou, Esquire

Attorney for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222 (412) 281-7650

Parcel # 08-01-089-01

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: 913300

Plaintiff Attorney: Kristine M. Anthou, Esquire

Phone: (412) 281-7650

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

Nilvetti

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	TONAL BANK OF PENNSYLVANIA ISKI, SUSAN B			Case Number 2019CV513
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Category:	Real Estate Sale - Sale Notice	and the second s		Zone:
Manner:	< Not Specified >	Expires:	A CONTRACTOR OF THE CONTRACTOR	Warrant:
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SAL	) AM E AND DEBTOR'S R	IIGHTS	
Serve To:		Final Servi	ce:	
Name:	REMIT CORPORATION	Served:	Personally · Ad	ult In Charge · Posted Other
Primary Address:	36 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult in Charge:	Mon	ed out
Phone:	DOB:	Relation:	ALAMANILA MANASANA ANTANA	Acceptance acceptance of the control
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Attorney /	Originator:			atterne and the second of the
Name:	GRENEN & BIRSIC P.C.	Phone:		angan kana di mangan mengan di mengan kenangan di mengan berangan di mengan berangan di mengan berangan di men Berangan dan mengan kenangan di mengan berangan di mengan berangan di mengan berangan di mengan berangan di me
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REMIT CORPORATION

36 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	FIONAL BANK OF PENNSYLVANIA				Number 9CV513
GOSCIMIN	ISKI, SUSAN B				
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Name:	Domestic Relations Office of Columbia Cou	Served:	Personally Ad	ult In Charge	Posted Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Pleaments BA 17815	Adult In Charge:	Micher	15- F1	ZITRIZR
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	<u> </u>	ERIC.	
Alternate Address:		Date:	9/30/19	Time:	15/7
Phone:	The state of the s	Deputy:	<u>-</u>	Mileage:	3
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DOMESTIC RELATIONS OF 2019CV513 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	FIONAL BANK OF PENNSYLVANIA ISKI, SUSAN B				Number 9CV513	
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**COLUMBIA COUNTY HOUS** 

2019CV513

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TIONAL BANK OF PENNSYLVANIA		Ì	Case	Number
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Serve To: Name:	Columbia County Tax Office	Final Servi Served:	<b>ce:</b> Personally · Ac(	ilt In Charge	Posted · Other
Name: Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	TERBIE	MINER	- Color Caro
Phone:	570-389-5649 <i>DOB:</i>	Relation:	CLE	<u>L</u> L_	
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Attorney /	Originator:	en de la companya de La companya de la co			
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COLUMBIA COUNTY TAX C 2019CV513

PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

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.

GRENEN & BIRSIC, P.C.

By

Kristine M. Anthou, Esquire

Attorney for Plaintiff

One Gateway Center, Ninth Floor

Drumall

Pittsburgh, PA 15222

(412) 281-7650

Parcel # 08-01-089-01

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to **CIVIL DIVISION** 

REGENCY FINANCE COMPANY,

NO.: 2019-CV-513

Plaintiff,

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

## AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA ) SS: COUNTY OF ALLEGHENY

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kristine M. Anthou, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 114 South Street, Catawissa, PA 17820, is, Defendant, Susan B. Gosciminski, who resides at 114 South Street, Catawissa, PA 17820, to the best of her information, knowledge and belief.

I prisecutable

SWORN TO AND SUBSCRIBED BEFORE

19th DAY OF Scotember 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

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

CIVIL DIVISION

NO.: 2019-CV-513

Tesurth

Plaintiff.

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

## AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF ALLEGHENY )

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Kristine M. Anthou, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant is not in the military service of the United States of America to the best of her knowledge, information and belief.

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 19 DAY OF Soprember 2019.

by Kristine M. Anthou

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

FIRST NATIONAL BANK OF

CIVIL DIVISION

PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

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.

GRENEN & BIRSIC, P.C.

By:

Kristine M. Anthou, Esquire

JUMINI Lacke

Attorney for Plaintiff



# GRENEN & 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.

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

GRENEN & BIRSIC, P.C.

BY: Opening Maino

Kristine M. Anthou, Esquire Attorneys for Plaintiff

FIRST NATIONAL BANK OF

CIVIL DIVISION

PENNSYLVANIA, successor by merger to

REGENCY FINANCE COMPANY,

NO.: 2019-CV-513

Plaintiff,

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S.101, ET. SEQ. AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA

) SS:

COUNTY OF ALLEGHENY

Before me, the undersigned authority, a Notary Public in and for the said County and

Januar Ch

Commonwealth, personally appeared Kristine M. Anthou, Esquire, attorney for the Plaintiff, who

being duly sworn according to law deposes and says that on September 26, 2018, Defendant was

mailed a Notice of Homeowner's Emergency Mortgage Assistance Act of 1983 by certified mail,

return receipt requested, and first class U.S. Mail. Plaintiff was not required to send Defendant a

separate Notice of Intention to Foreclose Mortgage in compliance with Act 6 of 1974, 41 P.S. '101,

et seq., as a result of sending the Act 91 Notice.

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 19th DAY OF Soptember, 2019.

by Kristine M. Anthou

Votary 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

Trans#

17176

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9/30/2019 12:00:00 AM

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WELFARE

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US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

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SUITE 1001 Do

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KING OF PRUSSIA PA 19406

Page 1 of 1 Print Your Documents

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KING OF PRUSSIA PA 19406

Trans # 17173

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DEPARTMENT 281230

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HARRISBURG

PA 17128

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Doc Ref #: 2019ED111

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HARRISBURG PA 17105-2675

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COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

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