COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

QUICKEN LOAN INC VS	S. KIMBERLY & WILLIAM SCHULTZ
NO. 126-2019 ED	NO. 934-2019 JD
DATE/TIME OF SALE: JANUARY	
BID PRICE (INCLUDES COST)	s 2327,85 s 46,56
POUNDAGE – 2% OF BID	s 46,56
TRANSFER TAX – 2% OF FAIR MKT	\$
MISC. COSTS	\$
TOTAL AMOUNT NEEDED TO PURC	CHASE \$ 2374,41
PURCHASER(S): ADDRESS: NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S):	
	JV 44
TOTAL DUE: LESS DEPOSIT: DOWN PAYMEN TOTAL DUE IN S	1024.41

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff
QUICKEN LOAN INC

vs.

<u>Defendant</u>

KIMBERLY LEE SCHULTZ WILLIAM J SCHULTZ, JR

Attorney for the Plaintiff:

PHELAN HALLINAN DIAMOND & JONES LLP ONE PENN CENTER AT SUBURAN STATION

SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, January 29, 2020

Writ of Execution No.: 2019CV934 Advance Sheriff Costs: \$1,350.00

Location of the real estate: 103 QUARRY DRIVE, CATAWISSA, PA 17820

Sheriff Costs

	<u></u>	40.007.01
	Total Distribution Costs	\$71.7
Recording Fees		\$71.75
istribution Costs		
	Total Sheriff Costs	\$2,256.10
Surcharge		
Tax Claim Search		\$110.00
Notary Fee		\$5.00 \$5.00
Copies		\$5.00 \$15.00
Distribution Form		\$25.00 \$5.00
Service Mileage		\$18.00
Service		\$150.00
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.		\$1,484.60
Posting Handbill		\$15.00
Mailing Costs	•	\$36.00
Levy		\$15.00
Docketing		\$15.00
Advertising Sale Bills & Copies Crying Sale		\$10.00
Advertising Sale Rills & Copies		\$17.50

Grand Total:

\$2,327.85

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 236142

Invoice Date: 02/19/2020 11:14:55 AM

RECEIPT

Reg/Drw ID: 0102

Customer:

Last Change:

Receipt By: WALK-IN

By: BSL

# Charge / Payment / Fee D	escription		Amount	Inst # / Inst Date	Municipality
1 DEED			\$71.75	202001345	CATAWISSA
Grantor - SCHULTZ, KIMBI	ERLY L			02/19/20 11:14:56 AM	TOWNSHIP
Grantee - QUICKEN LOAN	S INC				
Consideration -	\$2,374.41				
Tax Basis -	\$0.00				
Return Via - MAIL					
Fees Summary:					
STATE WRIT TAX	_	\$0.50			
JCS/ACCESS TO JUSTIC	E	\$40.25			
AFFORDABLE HOUSING		\$13.00			
RECORDING FEES - REC		\$13.00			
RECORDER IMPROVEMI		\$3.00			
COUNTY IMPROVEMENT	FUND	\$2.00			
Inst Info: SHERIFF'S DEED)				
TOTAL CHARGES			\$71.75	-	
PAYMENTS					
CHECK: 8787 - SHERIFF			\$71.75		
TOTAL PAYMENTS			\$71.75	_	
TOTALTATMENTO			ψ1 1.10		
AMOUNT DUE			\$71.75		
PAYMENT ON INVOICE			(\$71.75)	
BALANCE DUE ON INVO	CE		\$0.00		



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
deedinstructions@phelanhallinan.com

January 29, 2020

Office of the Sheriff COLUMBIA County Courthouse PO Box 380 W. Main Street Bloomsburg, PA 17815

Re:

WILLIAM J. SCHULTZ, JR KIMBERLY L. SCHULTZ

103 QUARRY DRIVE, CATAWISSA, PA 17820-8233

2019-CV-934

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to QUICKEN LOANS INC., 635 WOODWARD AVE., DETROIT, MI 48226.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

Very truly yours,

Seeve Green
On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1045921

PEV-183 EUREAU OF INDIVIDUAL TAXES PO BOX 280503 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

RECORDER.	S USE ONLY
State Tax Part:	
Cook	Page
numer Number.	<u> </u>
Date Recorded:	

SECTION I	TRANSFER DATA							
Date of Acceptance of Doo	cument //	30/2020	>					
Grantor(s)/Lessor(s)		Telephone Number		Grantee(s)/Lessee(s)	INC	Telephone Number		
Timonthy Chamberlain Mailing Address		(570) 389-5622		QUICKEN LOANS : Mailing Address	inc,	<u> </u>		
PO Box 380, W. Main Str	reet			635 WOODWARD	AVE.			
City		State	ZIP Code	City State		State	ZIP C	
Bloomsburg		PA	17815	DETROIT		MI	4822	6
SECTION II	REAL ESTATE LOCA	TION						
Street Address 103 QUARRY DRIVE, CA	ATAWISSA, PA 17820-823	3		City, Township, Bord CATAWISSA TOW	_			
COLUMBIA		School Distri SOUTHERN DISTRICT		AREA SCHOOL	Tax Parcel Number 09 04 00905			
SECTION III	VALUATION DATA							
Was transaction part of an	assignment or relocation?	YES 🛛 N	10					
Actual Cash Considerati \$2,327.85 (winning bid)	ion	2. Other Con + -0-	sideration		3. Total Consider = \$ 2,327.85	ation		
4. County Assessed Value \$ 44002.00				ctor	6. Computed Value = \$194,048.82			
SECTION IV	EXEMPTION DATA -	Refer to ins	tructions for	exemption status		•		
1a. Amount of Exemption Claimed = \$194,048.82 1b. Percentage of Grantor			ige of Grantor'	's Interest in 100% Ic. Percentage of Grantor's Interest Conveyed 100%			æd	
2. Check Appropriate Bo	x Below for Exemption Cl	aimed.	•					
☐ Will or interstate sur	ccession.							
☐ Transfer from a trus ☐ Transfer between pr ☐ Transfers to the com (If condemnation or ☒ Transfer from morts ☐ Corrective or confir ☐ Statutory corporate	Attach complete copy of trust. (Attach complete copy of incipal and agent/straw partimonwealth, the U.S. and installed in lieu of condemnation, attagger to a holder of a mortga matory deed. (Attach completensolidation, merge or divitalled explanation of exempt	trust agreementy. (Attach comestrumentalitics and copy of rege in default.) (etc copy of the sion. (Attach controllers)	nd all amendment and all amenuplete copy of a by gift, dedica esolution.) (Attach copy of a deed to be copy of articles	dments.) agency/straw party agration, condemnation or f mortgage and note/as rected or confirmed.)	in lieu of condemr	·	File Number)	
SECTION V	CORRESPONDENT II	NFORMATI	ON – All inq	uiries may be direct	ed to the following	ng person:		
Name Phelan Hallinan Diamond	l & Jones, LLP						Telephone Nur. 215-563-7000	nber
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza				City Philadelphia			State PA	ZIP Code 19103
Under penalties of law, I declare that	I have examined this statement, including	accompanying infor	mation, and to the bes	t of my knowledge and belief, it is	true, correct and complete.			
Signature of Correspondent or	r Responsible Party	Mara.	Mr.					2535
D. H. LIDE TO CO.	DY DONG WILLS PARK BRADERLY	OR ATTACKED	OUPETR DOCK	MENTATION MAY DECID	T IN THE DECOUNE	D'C DEFIICAT T	O PECOPD THE	DEED

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.

SHERFS SUE	Ad Text: WM SCHULTZ SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV934	THE TOTAL THE OCTOBERS OALL
issued out of the Court of Common Piers of Columbia County, Parms Avaria 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 Permsylvanian.	Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020
WEDNESDAY, JANUARY 29, 2020 AT 9:00 OYLLOCK A.M.	
All purion in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Short's Office no later than that; (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 achedule ten (10) days after said files; unless scooplans are filed with this Sharifis Office prior herets.	James & Mick
Land situated in the Township of Catawasa in the County of Columbia in the State of PA	
Beginning at a point within the right of wey of Township Rose No. 356 (Quarry Drive), and print heir gift a common conner with Lot No. (Quarry Cherica de Rose). It was desirable of Rose I and a common conner with Lot No. 1 and pessing frough a rober set 1395 feet from the lot termen bond comer. North 58 degrees CI menus 49 seconds better 450 feet from the lot termen bond comer. North 58 degrees CI menus 49 seconds better 4467 feet for settle was 150 feet from the lot of termen feet from degrees CI menus 49 seconds there are the common feet from the CI feet from the common feet from the com	Sworn and subscribed to before me this
The above described percel of land being designated as Lot No. 2 as Inore fully shown on a dreft proposed by Deurshales Surveying, dated December 22, 2005, and lest revised felclary 10, 2005. The last prevised felclary 10, 2005. The last provided for the last provided for the last provided for the last provided felclary that the last provided felclary for the last provided felclary for the last provided felclary for the last provided felclary felcla	(Notary Public) COMMONWEALTH OF PENNSYLVANIA
Tax Percal: 09 04 00905	NOTARIAL SEAL
Premises Being: 103 CLIARRY DRIVE, CATAWISSA, PA 17820-8233	ALBERT LEE JENSEN, Notary Public
PROPERTY ADDRESS: 103 DUARRY DRIVE, CATAMASSA, PA 17820	Scott Township, Columbia County
URI / TAX PARCEL NUMBER: 09 04 00905	My Commission Expires April 21, 2020
Soized and taken into execution to be sold as the property of KIMBERILY LEE SCHULTZ, WILLIAM I, SCHULTZ, JR. in suit of QUICKEN LOAN INC.	My Commission Expires April 219
TEPMS OF SALE MINIAUM PROMENT AT TIME OF SALE. The greater of an 110% person of the big price or cores (opening due table). Minimum poyment is to be not din once carried which or continue hocks at time of table REMAINING BY ANCE OF BID of the continue of the big price is to be point with registrolly deposite the state of the continue of the bid price is to be point with registrolly deposite the state of the continue of the bid price is to be point with registrolly deposite the state of the price of the continue of the bid price of the price of t	And now,
TIMOTHYT, CHAVBERLAN, Sheriff COLLMBA COUNTY, Pennsylvania Attorney for the Plaintiff.	
PHELAN HALLINAN DIAMOND & JONES LLP PHLADELPHA, PA	

SHERIFF'S SALE COST SHEET

19-934

		_vs <i>Sd</i>	nultz-	
NOEI	O NO	JD DATE/TIN	ME OF SALE	
DOCKET/RETURN SERVICE PER DEI LEVY (PER PARCE MAILING COSTS ADVERTISING SA ADVERTISING SA MILEAGE POSTING HANDB CRYING/ADJOUR SHERIFF'S DEED TRANSFER TAX F DISTRIBUTION FO	N F. EL ALE BILLS & COPI ALE (NEWSPAPER ILL N SALE FORM ORM	\$15.00 \$\frac{15.00}{\$15.00}\$		•
NOTARY	TOTAL *****	\$ <u>/5.</u> \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	\$396,50	
WEB POSTING PRESS ENTERPRI SOLICITOR'S SER PROTHONOTARY RECORDER OF D	SE INC. RVICES TOTAL *****	\$150.00 \$ <u>/484.60</u> \$100.00 *****	\$ <i>1</i> 734.60)
REAL ESTATE TA BORO, TW SCHOOL D	XES: P & COUNTY 20_	\$\$	-	
MUNICIPAL FEES SEWER WATER SURCHARGE FEE MISC.	20 20 TOTAL ******	\$ \$ ***** \$ \$ *****		
<u></u> -	TOTAL ******	<u>٠</u> ********	\$ 5-0-	
		(ODENING DID)		* 7277 0 M

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

QUICKEN LOAN INC
VS.
KIMBERLY LEE SCHULTZ (et al.)

Case Number 2019CV934

SHERIFF'S RETURN OF SERVICE

12/02/2019 11:47 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 103 QUARRY DRIVE, CATAWISSA, PA 17/820.

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
					NOTARY	MY COMMISSION EXPIRES OCT. 4, 2020
Affirmed	and sub	oscribed to b	efore me this			1 110
2N	ID	day of	DECEMBER	,	2019	Salah Jane Klingaman

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	LOAN INC		Case Number
vs. SCHULTZ	, KIMBERLY LEE (et al.)		2019CV934
	SERVICE CO	VER SHEET	
Service De	etails: 💡	and the second s	The stage of the s
Category: Manner:	Real Estate Sale - Posting - Sale Bill < Not Specified >	Expires:	Zone: Warrant:
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM SHERIFF'S SALE BILL		A STATE OF THE STA
Serve To:		Final Service:	
Name:	(POSTING)		Adult In Charge Posted Other
Primary Address:	103 QUARRY DRIVE CATAWISSA, PA 17820	Adult In Charge:	
Phone:	DOB:	Relation:	
Alternate Address:		Date: 12/2/1	The second of th
Phone:	e de la companya del companya de la companya de la companya del companya de la co	Deputy:	Mileage:
Attorney /	Originator:		Section 1997 Annual Section 1997
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone: 215-563-70	00
Service At	ttempts:		1
Date:			
Time:			
Mileage:			
Deputy:			
Service A	ttempt Notes:	w	
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TING)

2019CV934

103 QUARRY DRIVE, CATAWISSA, PA 17820

NO EXPIRA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

QUICKEN LOAN INC vs. KIMBERLY LEE SCHULTZ (et al.)

Case Number 2019CV934

SHERIFF'S RETURN OF SERVICE

11/14/2019 09:39 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE WILLIAM HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR KIMBERLY LEE SCHULTZ AT 103 QUARRY DRIVE, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

November 18, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

18TH day of

NOVEMBER

2019

Sarah ar Klingama

HALLINAN DIAMGNA & JONES (11 P. TONES PENNICE NY BEYANT SEBERAM & BANDALS (J. TE. 1400 1817 JFK BLVD, PHILA

c) CountySuite Sheriff, Teleosoft, Inc

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr. Chief Deputy

QUICKEN LOAN INC
vs.
KIMBERLY LEE SCHULTZ (et al.)

Case Number 2019CV934

SHERIFF'S RETURN OF SERVICE

11/14/2019 09:39 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: WILLIAM J SCHULTZ, JR AT 103 QUARRY DRIVE, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

November 18, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

18TH (

day of

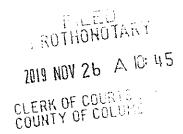
NOVEMBER

2019

Sauf Jack lingama

HALLINAN DIAMONDI&JONES/LEP ONE FENDECEM ER DAY SUBBIRANISTA JON, SUITE 1400-1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleosoft, Inc.



IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

QUICKEN LOANS INC. : Court of Common Pleas

Plaintiff

Civil Division

VS.

COLUMBIA County

WILLIAM J. SCHULTZ, JR KIMBERLY L. SCHULTZ

: No.: 2019-CV-934

Defendants

No.: 2019-ED-126

<u>ORDER</u>

AND NOW, this 26 day of Mouse by, 2019 the Prothonotary is

ORDERED to amend the <u>in rem</u> judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$193,890.30
Interest Through November 13, 2019	\$8,380.69
Late Charges	\$208.70
Legal fees	\$2,115.00
Cost of Suit and Title	\$650.05
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$75.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$124.72
Escrow Deficit	\$4,147.50

TOTAL \$210,941.96

Plus interest at six percent per annum.

BY THE COURT

Andrew J. Marley, Esquire Edward J. McKee, Esquire Brian T. LaManna, Esquire William E. Miller, Esquire Steven P. Kelly, Esquire Jessica N. Manis, Esquire Christopher M. McMonagle, Esquire Daniel Jones, Esquire Stern & Eisenberg, PC 1581 Main Street, Suite 200

The Shops at Valley Square Warrington, PA 18976

Phone: (215) 572-8111 Fax: (215) 572-5025

2019 NCT 22 A 13 48

IN THE COURT OF COMMON PLEAS **COLUMBIA COUNTY**

Ocwen Loan Servicing, LLC	
v.	Docket No.: 2018-CV-0001293- MF
Jennifer A. Shultz	

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for November 20, 2019 at 09:00 AM in the above-captioned matter has been continued to January 29, 2020 at 09:00 AM.

Certificate of Filing

On or about November 18, 2019, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Data: Navendari 19, 2010	STERN & EISENBERG, P.C.
Date: November 18, 2019	By: (Saca (Man
	Steven K. Eisenberg, Esquire
	☐ Brian T. LaManna, Esquire
	Jessica N. Manis, Esquire
	[/] □ Edward J. McKee, Esquire
	Andrew J. Marley, Esquire
	☐ William E. Miller, Esquire

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SCHULTZ JR, WILLIAM J

103 QUARRY DRIVE, CATAWISSA, PA 17820

QUICKEN LOAN INC vs. SCHULTZ, KIMBERLY LEE (et al.)		Case Number 2019CV934			
	SERVICE CO	VER SH	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice	una an madeira e militar e militar e distribu de distribu de distribuir e maniera.		Zone:	124
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 F	RIGHTS	akan sali neela verk e alaan na ka abaa	a grand Angele Angele (1864) and a state of the state of
Serve To:		Final Serv	lce:		
Name:	WILLIAM J SCHULTZ, JR	Served:	Personally Adu	lt In Charge	Posted · Other
Primary Address:	103 QUARRY DRIVE CATAWISSA, PA 17820	Adult In Charge:		and a few selection of the control o	
Phone:	DOB:	Relation:			
Alternate Address:		Date:	11-14-19	Time:	09:39
Phone:		Deputy:	3	Mileage:	
Attorney / i	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	er jak germanne mederalege mile ja mileja ja mileja jam haja germ haja germ haja germ haja germ haja germ haja	The safes is a second with the second
Service Att	tempts:		Access of the Control		
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Service Att	tempt Notes:				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

QUICKEN vs. SCHULTZ,	LOAN INC KIMBERLY LEE (et al.)				Number 9CV934
Service De	SERVICE CO	OVER SH	EET		n symmetry i green i de
emination and seems of the	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:	A ADMININA PORTRA NI AREA (PARENTE METALE (PARENTE A AREA) A AREA (PARENTE A AREA (PARE	Warrant:	124
	An extension of the second contract of the se	Expires.		YYamam,	The state of the s
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		Final Serv	içe:		
Name:	KIMBERLY LEE SCHULTZ	Served:	Personally · Ad	ult In Charge	Posted · Other
Primary Address:	103 QUARRY DRIVE CATAWISSA, PA 17820	Adult In Charge:	William	156hu1t	-2
Phone:	DOB:	Relation:	Husban		: :
Alternate Address:		Date:	11-14-19	Time:	DE309139
Phone:		Deputy:	3	Mileage:	
\ttomev/	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service Aff	ėmpts;				
Date:					
Time:					- 1986 Ann an de de Marien a chairm de la chairm ann ann an de ann ann an de ann an de ann an de ann an de ann
Mileage:					
Deputy:			4.	-3	
ervice Att	empt Notes:				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOAN INC vs. SCHULTZ, KIMBERLY LEE (et al.)			Case Number 2019CV934		
	SERVICE CO	OVER SHI	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice			Zone:	124
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 F	RIGHTS	akad kikul kihada yi kun kida madaamad aki e e anni u d	21 - 1, 11 - 12 - 14 - 14 - 14 - 14 - 14 - 14 -
Serve To:		Final Servi			
Name:	OCCUPANT	Served:	Personally · Adi	ult In Charge	$Posted \cdot Other$
Primary Address:	103 QUARRY DRIVE CATAWISSA, PA 17820	Adult In Charge:	William	Schult	
Phone:	DOB:	Relation:	n: Homediuner		
Alternate Address:		Date:	11-14-19	Time:	09:39
Phone:		Deputy:	3	Mileage:	
Attorney / (Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	Sir Million - A e. S.	and the second s
Service Att	emots:				
Date:	[11-13-19]				
Time:	12:25				
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Deputy:	3 1 3		\$		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SOUTHERN COLUMBIA SC

2019CV934

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

VS.	CKEN LOAN INC s. IULTZ, KIMBERLY LEE (et al.)			Case Number 2019CV934		
	SERVICE CO	OVER SHE	EET			
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Alternate Address:		Date:	11-13-19	Time:	12:36	
Phone:	and the second s	Deputy:	3	Mileage:		
Attorney / (Originator:					
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	Maria Ma	"	
Service Att	amote:					
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NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CLARK, PAULA

QUICKEN I vs. SCHULTZ,	OAN INC KIMBERLY LEE (et al.)				Number CV934
	SERVICE C	OVER SHE	EET		
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Attorney / (Originator:				
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138 SOUTH STREET, CATAWISSA, PA 17820

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

ervice Detal Category: R Manner: < Notes: S Ferve To:	Real Estate Sale - Sale Notice Not Specified > SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND Domestic Relations Office of Columbia County 11 WEST MAIN STREET 2ND FLOOR	Expires:	IGHTS	Zone: Warrant:	Posted · Other	
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DOMESTIC RELATIONS OF

2019CV934

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

COLUMBIA COUNTY TAX C

2019CV934

vs.	LOAN INC , KIMBERLY LEE (et al.)				Number 9CV934	
	SERVICE C	OVER SH	EET			
Service De	ofalls:					
Category:	Real Estate Sale - Sale Notice	ne stelligenteriere i volt silver e spilosomere i proposition i e e emperature piete per general. On the spilosomere i volt silver e emperature i en	a distance of the second distance of the second distance of the second o	Zone:	451	
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Primary Address:	PO Box 380 Bloomsburg, PA 17815	Aduit in Charge:	DEBIN	e Milly	EL	
Phone:	570-389-5649 DOB :	Relation:		CLERK		
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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 11/06/19

1183093 Ad ID:

Description:

WM SCHULTZ SALE

Run Dates: Class: 01/08/20 to 01/22/20

Agate Lines:

228

Blind Box:

Total Ad Cost Amount Paid \$1,484.60 \$0.00

Publication Press Enterprise

Account:

Name:

Address:

Start Stop 01/08/2001/22/20

BLOOMSBURG, PA 17815

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

PO BOX 380

Telephone: (570) 389-5622

Inserts 3

Cost \$1,484.60

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV934

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.

Land situated in the Township of Catawissa in the County of Columbia in the State of PA

Beginning at a point within the right-of-way of Township Route No. 356 (Quarry Drive), said point being at a common comer with Lot No. I (being other lands of Ronald L. and Cathy S. Rohrbach); thence along the line of said Lot No. I and passing through a rebar set 19.96 feet from the last mentioned comer. North S8 degrees 01 minute 49 seconds East, 444.77 feet to a rebar set in line of other lands of Ronald L. and Cathy S. Rohrbach; thence along the size of the said Rohrbach. South 43 degrees 37 minutes 35 seconds East, 200.00 feet to a rebar set thence along the same and passing through a rebar set. Thence along the same and passing through a rebar set. Tis.55 feet from the next mentioned comer. South 58 degrees 01 minute 49 seconds West, 444.77 feet to a point within the right-of-way of the alorementioned Township Route No. 356; thence through said right-of-way, North 43 degrees 37 minutes 35 seconds West, 200.00 feet to the place of beginning. Containing 2.000 acres of land in all.

The above described parcel of land being designated as Lot No. 2 as Inore fully shown on a draft prepared by Drumheller Surveying, dated December 22, 2005, and last revised Febtuary 10, 2006.

ITILE TO SAID PREMISES IS VESTED IN William J. Schultz, Jr. and Kimberly L. Schultz, husband and wife, by Deed from William J. Kreisher, widower, and Scott C. Kreisher and Denise R. Kreisher, husband and wife, Dated 10/19/2009, Recorded 10/27/2009, Instrument No. 200910163.

Premises Being: 103 QUARRY DRIVE, CATAWISSA, PA 17820-8233

PROPERTY ADDRESS: 103 QUARRY DRIVE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 04 00905

Seized and taken into execution to be sold as the property of KIMBERLY LEE SCHULTZ, WILLIAM J. SCHULTZ, JR. in suit of QUICKEN LOAN INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) DERINS OF SALE MINIMANIA PAYMENT AT LINK OF SALE. In greater or test (10.9) 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: 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.

INSERED BY THE DESCRIBED ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED. NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PHESCHIBLE 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 for six and maintain an action against the bidder property, or to resell the property at the bidder for six and maintain an action against the 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 Count. Sheriff, Office receives advance written police otherwise, signed the Columbia County Sheriffs Office receives advance written notice otherwise, signed

> TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & JONES ILP PHILADELPHIA, PA

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) Pa.R.C.P. 3180-3183 and Rule 3257

Quicken Loans Inc.

v.

William J. Schultz, Jr Kimberly L. Schultz

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 103 Quarry Drive, Catawissa, PA 17820-8233 (See Legal Description attached)

Amount Due Interest from 11/04/2019 at \$32.84 per diem Costs to be added

Dated 11-1-2019 (SEAL)

PH # 1045921

\$199,790.78 ¢

\$____

(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2019-CV-934

2019 - ED-126

COLUMBIA COUNTY

Proth & Clerk of Sev. Courts My Com. Ex. 1st Mondav in 2020 Quicken Loans Inc.

COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

vs.

: NO.: 2019-CV-934

2019 - ED-126

William J. Schultz, Jr Kimberly L. Schultz

: COLUMBIA County

Defendant(s):

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: William J. Schultz, Jr 103 QUARRY DRIVE CATAWISSA, PA 17820-8233

> Kimberly L. Schultz 103 QUARRY DRIVE CATAWISSA, PA 17820-8233

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 103 Quarry Drive, Catawissa, PA 17820-8233 is scheduled to be sold at the Sheriff's Sale on Jan. 29, 2020 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$199,790.78 obtained by Quicken Loans Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling <u>215-563-7000</u>.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call <u>215-563-7000</u>.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services 168 East Fifth Street Bloomsburg, PA 17815

Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108

Telephone (800) 692-7375

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-CV-934

Quicken Loans Inc.

ν

William J. Schultz, Jr Kimberly L. Schultz

owner(s) of property situate in the **CATAWISSA TOWNSHIP**, COLUMBIA County, Pennsylvania, being

<u>103 Quarry Drive, Catawissa, PA 17820-8233</u> <u>Parcel No. 09 04 00905</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$199,790.78

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

Land situated in the Township of Catawissa in the County of Columbia in the State of PA

Beginning at a point within the right-of-way of Township Route No. 356 (Quarry Drive), said point being at a common corner with Lot No. 1 (being other lands of Ronald L. and Cathy S. Rohrbach); thence along the line of said Lot No. 1 and passing through a rebar set 19.96 feet from the last mentioned corner, North 58 degrees 01 minute 49 seconds East, 444.77 feet to a rebar set in line of other lands of Ronald L. and Cathy S. Rohrbach; thence along the line of land of said Rohrbach, South 43 degrees 37 minutes 35 seconds East, 200.00 feet to a rebar set; thence along the same and passing through a rebar set 17.55 feet from the next mentioned corner, South 58 degrees 01 minute 49 seconds West, 444.77 feet to a point within the right-of-way of the aforementioned Township Route No. 356; thence through said right-of-way, North 43 degrees 37 minutes 35 seconds West, 200.00 feet to the place of beginning. Containing 2.000 acres of land in all.

The above described parcel of land being designated as Lot No. 2 as more fully shown on a draft prepared by Drumheller Surveying, dated December 22, 2005, and last revised February 10, 2006.

TITLE TO SAID PREMISES IS VESTED IN William J. Schultz, Jr. and Kimberly L. Schultz, husband and wife, by Deed from William J. Kreisher, widower, and Scott C. Kreisher and Denise R. Kreisher, husband and wife, Dated 10/19/2009, Recorded 10/27/2009, Instrument No. 200910163.

Tax Parcel: 09 04 00905

Premises Being: 103 QUARRY DRIVE, CATAWISSA, PA 17820-8233

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: Nov. 5th 2019

Re: Sheriff's Sale Advertising Dates

Quiken Loan Inc. Vs. William J. Schultz Jr. and Kimberly L. Shultz

No.126 of 2019 E.D. and No. 934 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Jan. 8

2nd Week Jan. 15

3rd Week Jan. 22

SALE DATE: Jan. 29, 2020

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County # 09 04 00905 Cat. Twp.

REAL ESTATE OUTLINE

ED# 2019 ED 124

DATE RECEIVED 11-1-20	019
DOCKET AND INDEX えo i	9 CV 934
	,
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	<u> </u>
COPY OF DESCRIPTION	<u>'X</u>
WHEREABOUTS OF LKA	<u> </u>
NON-MILITARY AFFIDAVIT	X
NOTICES OF SHERIFF SALE	
WAIVER OF WATCHMAN	<u> </u>
AFFIDAVIT OF LIENS LIST	X
CHECK FOR \$1,350.00 OR	$\frac{\lambda}{X}$ CK# 001779887
**IF ANY OF ABOVE IS MISSIN	
	T 22 0:0
SALE DATE	Jan 29 TIME 9:00
POSTING DATE	CT.
ADV. DATES FOR NEWSPAPER	1 ST WEEK Jan 8
	2 ND WEEK Tan 15
	3rd WEEK Jan 22

Notice Recipients

District/Off: 0314-5 User: CGambini Date Created: 9/4/2019

Case: 5:19-bk-03283-RNO Form ID: pdf010 Total: 4

Recipients of Notice of Electronic Filing: aty Jill M. Spott jspottesq@sheilslaw.com aty Kevin Tanribilir tanribilirlaw@verizon aty tanribilirlaw@verizon.net pamb@fedphe.com Thomas Song aty

TOTAL: 3

Recipients submitted to the BNC (Bankruptcy Noticing Center):
aty Robert Joseph Davidow Phelan, Hallinan, Diamond & Jones, PC
1400 Philadelphia, PA 19103 1617 JFK Boulevard, Suite

TOTAL: 1

IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

WILLIAM J. SCHULTZ,, JR. BK. No. 5:19-bk-03283-RNO

KIMBERLY L. SCHULTZ

Debtors Chapter No. 7

QUICKEN LOANS INC.

Movant

WILLIAM J. SCHULTZ,, JR. 11 U.S.C. §362

KIMBERLY L. SCHULTZ

ROBERT P. SHEILS, JR (TRUSTEE)

Respondents

ORDER GRANTING RELIEF FROM §362 AUTOMATIC STAY WITH RESPECT TO 103 QUARRY DR, CATAWISSA, PA 17820-8233.

Upon consideration of Motion of QUICKEN LOANS INC. (Movant), it is:

ORDERED AND DECREED: that Movant shall be permitted to reasonably communicate with Debtor(s) and Debtor's counsel to the extent necessary to comply with applicable nonbankruptcy law; and it is further;

ORDERED that Relief from the Automatic stay of all proceedings, as provided under 11 U.S.C. §362 is granted with respect to, 103 QUARRY DR, CATAWISSA, PA 17820-8233 (hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises), as to allow Movant, its successors or assignees, to proceed with its rights under the terms of said Mortgage.

Dated: September 4, 2019

By the Court,

Robert N. Opel, II, Chief Bankruptcy Judge (PAR)

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com

Attorneys for Plaintiff

Quicken Loans Inc.

215-563-7000

Plaintiff

v.

William J. Schultz, Jr Kimberly L. Schultz

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2019-CV-934

2019 -ED-126

COLUMBIA County

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

> (X) the mortgage is an FHA Mortgage

- () the premises is non-owner occupied
- ()the premises is vacant
- () Act 91 procedures have been fulfilled
- Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-119/1, 41 Pa.B. 3943 ()

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

By:

Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

Quicken Loans Inc.

William J. Schultz, Jr Kimberly L. Schultz

COLUMBIA County

CIVIL DIVISION

COURT OF COMMON PLEAS

vs.

NO.: 2019-CV-934

2019-ED-126

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant William J. Schultz, Jr is not in the Military or Naval Service of the United States.
- (b) that the defendant Kimberly L. Schultz is not in the Military or Naval Service of the United States.
- (c) that defendant William J. Schultz, Jr is over 18 years of age and resides at 103 Quarry Drive, Catawissa, PA 17820-8233.
- (d) that defendant Kimberly L. Schultz is over 18 years of age and resides at 103 Quarry Drive, Catawissa, PA 17820-8233.

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

> Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000 ATTORNEY FOR PLAINTIFF

QUICKEN LOANS INC.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

٧.

TERM

WILLIAM J. SCHULTZ, JR KIMBERLY L. SCHULTZ

No.: 2019-CV-934

COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

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

	UCI 31 2019	By:	
Date		Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV934

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.

Land situated in the Township of Catawissa in the County of Columbia in the State of PA

Beginning at a point within the right-of-way of Township Route No. 356 (Quarry Drive), said point being at a common corner with Lot No. I (being other lands of Ronald L. and Cathy S. Rohrbach); thence along the line of said Lot No. 1 and passing through a rebar set 19.96 feet from the last mentioned corner, North 58 degrees 01 minute 49 seconds East, 444.77 feet to a rebar set in line of other lands of Ronald L. and Cathy S. Rohrbach; thence along the line of land of said Rohrbach, South 43 degrees 37 minutes 35 seconds East, 200.00 feet to a rebar set; thence along the same and passing through a rebar set 17.55 feet from the next mentioned corner, South 58 degrees 01 minute 49 seconds West, 444.77 feet to a point within the right-of-way of the aforementioned Township Route No. 356; thence through said right-of-way, North 43 degrees 37 minutes 35 seconds West, 200.00 feet to the place of beginning. Containing 2.000 acres of land in all.

The above described parcel of land being designated as Lot No. 2 as Inore fully shown on a draft prepared by Drumheller Surveying, dated December 22, 2005, and last revised Febluary 10, 2006.

TITLE TO SAID PREMISES IS VESTED IN William J. Schultz, Jr. and Kimberly L. Schultz, husband and wife, by Deed from William J. Kreisher, widower, and Scott C. Kreisher and Denise R. Kreisher, husband and wife, Dated 10/19/2009, Recorded 10/27/2009, Instrument No. 200910163.

Tax Parcel: 09 04 00905

Premises Being: 103 QUARRY DRIVE, CATAWISSA, PA 17820-8233 PROPERTY ADDRESS: 103 QUARRY DRIVE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 09 04 00905

Seized and taken into execution to be sold as the property of KIMBERLY LEE SCHULTZ, WILLIAM J SCHULTZ, JR in suit of QUICKEN LOAN INC.

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 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 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: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA 215-563-7000 Print Your Documents Page 1 of 1

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US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

Tracking #:

71901140006000168837

SUITE 1001

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KING OF PRUSSIA

PA 19406

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PA 17105 HARRISBURG

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COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

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SUITE # 204

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HARRISBURG PA 17105-2675

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

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71901140006000168790

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HARRISBURG PA 17128

QUICKEN LOANS INC. COURT OF COMMON PLEAS :

PLAINTIFF

CIVIL DIVISION V.

CASE NO. 2019-CV-934

WILLIAM J. SCHULTZ, JR 2019 - ED-126

DEFENDANT(S) **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

QUICKEN LOANS INC., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 103 QUARRY DRIVE, CATAWISSA, PA 17820-8233.

1. Name and address of Owner(s) or reputed Owner(s):

KIMBERLY L. SCHULTZ

Name Address (if address cannot be reasonably ascertained,

please so indicate)

WILLIAM J. SCHULTZ, JR 103 OUARRY DRIVE

CATAWISSA, PA 17820-8233

KIMBERLY L. SCHULTZ 103 OUARRY DRIVE

CATAWISSA, PA 17820-8233

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

Name Address (if address cannot be reasonably

ascertained, please so indicate)

WILLIAM J. SCHULTZ, JR 103 QUARRY DRIVE

CATAWISSA, PA 17820-8233

KIMBERLY L. SCHULTZ 103 OUARRY DRIVE

CATAWISSA, PA 17820-8233

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

> Name Address (if address cannot be

> > reasonably ascertained, please indicate)

NONE.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

TENANT/OCCUPANT

103 OUARRY DRIVE

CATAWISSA, PA 17820-8233

COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SO.

DEPT 280601

HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL P.O. BOX 8486 CASUALTY UNIT, ESTATE RECOVERY

PROGRAM

WILLOW OAK BUILDING HARRISBURG, PA 17105

DOMESTIC RELATIONS OF COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675

HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704

PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING

228 WALNUT STREET, SUITE 220

PO BOX 11754

HARRISBURG, PA 17108-1754

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

OCT 3 1 2019

Date:	

Phelan Hallinan Diamond & Jones, LLP Pcter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

SHERIFF'S DEPARTMENT

SHERIFF S DI	CLAKIME	IN I		
SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring			
PROCESS RECEIPT and AFFIDAVIT OF RETURN	J readabilit	of all copies. Do not detach any copies.		
THOOLISS ILBORN I WINTED THAT OF TOO ON		Expiration date		
Plaintiff		No.: 2019-CV-934		
Quicken Loans Inc.				
		T W: 60	1	
Defendant William I. Sahulta II.		Type or Writ of Complaint		
William J. Schultz, Jr		EXECUTION/NOTICE OF SALE		
Kimberly L. Schultz				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE WILLIAM J. SCHULTZ, JR	E OR DESCRIPTION O	F PROPERTY TO BE LEV	TIED, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Cod	le)			
103 Quarry Drive				
Catawissa, PA 17820-8233				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	PEDITING SERVICE	<u> </u>		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,, 20, I, Sheriff of COLUMBIA County, PA d	to hereby deputize the	Sheriff of		
County, to execute the within and make return thereof according to law.				
	Sheriff of COLUMBI	A County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF W				
property under within writ may leave same without a watchman, in custody of whoh attachment without liability on the part of such deputy or sheriff to any plaintiff, here	never is found in poss-	ession, after notifying pe	erson of levy or	
sheriff's sale thereof.	em for any loss, desiru	chon or removar or any	such property octore	
shellit 3 suic mercor.				
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff		ne Number	Date	
Defendant		(217)5(2.700)		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia. PA 19103-1814	iite 1400 (215)51	63-7000		
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SHERIFF'S DEPARTMENT

SHERIFF SERVICE	INSTRUC	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.		
PROCESS RECEIPT and AFFIDAVIT OF RETURI	• •			
Plaintiff	Expiration	Expiration date		
Quicken Loans Inc.			· .	
Defendant William J. Schultz, Jr		Type or Writ of Complaint EXECUTION/NOTICE OF SALE		
Kimberly L. Schultz				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. TO SERVICE KIMBERLY L. SCHULTZ	CE OR DESCRIPTION OF	PROPERTY TO BE LEV	TED, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Fwp., State and Zip Cor 103 Quarry Drive	de)			
Catawissa, PA 17820-8233				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	KPEDITING SERVICE	l.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,, 20, I, Sheriff of COLUMBIA County, PA county, to execute the within and make return thereof according to law.	do hereby deputize the	Sheriff of		
	Sheriff of COLUMBIA	A County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF W property under within writ may leave same without a watchman, in custody of whor attachment without liability on the part of such deputy or sheriff to any plaintiff here sheriff's sale thereof.	mever is found in-posse	ssion, after notifying pe	erson of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff		e Number	Date	
ADDRESS: One Penn Center at Suburban Station. 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814		53-7000		
SPACE BELOW FOR USE OF SHERIFF ON	NLY — DO NO	T WRITE BELC)W THIS LINE	
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RETURNED: AFFIRMED and subscribed to before me this day SO A	ANSWERS		Date	
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of20	fol- m	<u></u> .	Det	
Sign	ature of Sheriff		Date	
Sher	iff of		I	

001779887

TD Bank, NA 3-180/360

Phelan Hallinan Diamond & Jones, LLP One Penn Center Ste 1400 Philadelphia, PA 19103

****\$1,350.00

 $\left\langle J\cdot \right\rangle$

DATE 10/30/2019

ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

PAY

TO THE ORDER

Q.

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

PZW [1045921] 103 QUARRY DRIVE (2019-CV-934)

AUTHORIZED SIGNATURE

#001779887# #036001808# 36150866#