

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

QUICKEN LOAN INC

VS. KIMBERLY & WILLIAM SCHULTZ

NO. 126-2019 ED

NO. 934-2019 JD

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

BID PRICE (INCLUDES COST) \$ 2327,85

POUNDAGE - 2% OF BID \$ 46,56

TRANSFER TAX - 2% OF FAIR MKT \$ _____

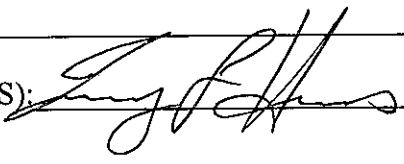
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2374,41

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2374,41

LESS DEPOSIT: \$ 1356,60

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1024,41

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Plaintiff
QUICKEN LOAN INC

vs.

Defendant
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

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,484.60
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$18.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$110.00

Total Sheriff Costs \$2,256.10

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

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: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

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

A handwritten signature in cursive script, appearing to read "Sierra Gray".

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1045921

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

RECORDER'S USE ONLY

State Tax Part: _____

Book: _____ Page: _____

Instrument Number: _____

Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document 1/30/2020

Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) QUICKEN LOANS INC.	Telephone Number
Mailing Address PO Box 380, W. Main Street		Mailing Address 635 WOODWARD AVE.	
City Bloomsburg	State PA	ZIP Code 17815	City DETROIT
			State MI
			ZIP Code 48226

SECTION II REAL ESTATE LOCATION

Street Address 103 QUARRY DRIVE, CATAWISSA, PA 17820-8233	City, Township, Borough CATAWISSA TOWNSHIP
County COLUMBIA	School District SOUTHERN COLUMBIA AREA SCHOOL DISTRICT
	Tax Parcel Number 09 04 00905

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration \$ 2,327.85 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,327.85
4. County Assessed Value \$ 44002.00	5. Common Level Ratio Factor X 4.41	6. Computed Value = \$194,048.82

SECTION IV EXEMPTION DATA – Refer to instructions for exemption status

1a. Amount of Exemption Claimed = \$194,048.82	1b. Percentage of Grantor's Interest in 100% + -0-	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---


2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or interstate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
 (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

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

Name Phelan Hallinan Diamond & Jones, LLP	Telephone Number 215-563-7000
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 information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date <u>1/30/2020</u>
--	--------------------------

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

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 objections 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. 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 19.88 feet from the last mentioned corner North 88 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 07 minutes 36 seconds East 200.00 feet to a rebar set thence along the same and passing through a rebar set 17.66 feet from the next mentioned corner, South 88 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 07 minutes 36 seconds West, 200.00 feet to the place of beginning. Containing 2.00 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, 2006, and last revised February 10, 2008.

TITLE TO SAID PREMISES IS VESTED IN William J. Schultz, Jr. and Kimberly L. Schultz, husband and wife, by Deed from William J. Krasner, widower, and Scott C. Krasner and Denise R. Krasner, husband and wife, Dated 10/16/2009, Recorded 10/27/2009, Instrument No. 2009-10163.

Tax Parcel: 09 04 00906

Premises Being: 103 QUARRY DRIVE, CATAWISSA, PA 17820-6233

PROPERTY ADDRESS: 103 QUARRY DRIVE, CATAWISSA, PA 17820

UP / TAX PARCEL NUMBER: 09 04 00906

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Ad Text: WM SCHULTZ SALE

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

James T Micklow

Sworn and subscribed to before me
this 23 day of January 20 20.

Albert Lee Jensen
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ALBERT LEE JENSEN, Notary Public
Scott Township, Columbia County
My Commission Expires April 21, 2020

And now, 20, I
hereby certify that the advertising and publication charges
amounting to \$ _____ for publishing the foregoing
notice and the fee for this affidavit have been paid in full.

SHERIFF'S SALE COST SHEET

19- 934

NO. _____ ED NO. _____ vs. Schultz
JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>18.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>396.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1484.60</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1734.60</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.-</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2327.85

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

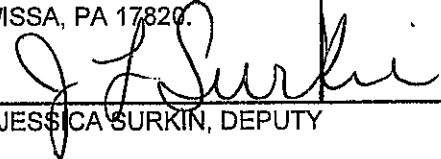


QUICKEN LOAN INC
vs.
KIMBERLY LEE SCHULTZ (et al.)

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 17820.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

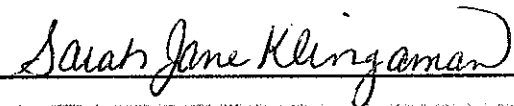
December 02, 2019

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

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

(c) CountySuite Sheriff, Teleasoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV934

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

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

Expires:

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 103 QUARRY DRIVE
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

12/2/19

Time:

11:47

Deputy:

8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2019CV934

103 QUARRY DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,


TIMOTHY T. CHAMBERLAIN, SHERIFF


November 18, 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

18TH day of NOVEMBER, 2019



HALLINAN DIAMOND & JONES LLP ONE PENN CENTER AT SULLY STATION SUITE 1400 1817 JFK BLVD PHILA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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,


TIMOTHY T. CHAMBERLAIN, SHERIFF

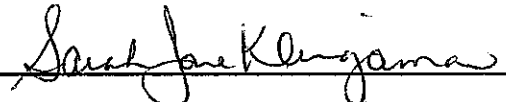
November 18, 2019

NOTARY

Affirmed and subscribed to before me this

18TH day of NOVEMBER, 2019

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



HALLINAN DIAMOND & JONES LLP, ONE PENNY CENTER AT SUBURBAN STATION, SUITE 1400, 1617 JFK BLVD, PHILA

FILED
PROTHONOTARY
2019 NOV 26 A 10:45
CLERK OF COURTS
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

QUICKEN LOANS INC.
Plaintiff

vs.

WILLIAM J. SCHULTZ, JR
KIMBERLY L. SCHULTZ
Defendants

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2019-CV-934
: No.: 2019-ED-126

ORDER

AND NOW, this 26 day of November, 2019 the Prothonotary is

ORDERED to amend the in rem 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

PROTHONOTARY
2019 NOV 22 A 10:48
CLERK OF COURT
COUNTY OF COLOMBIA

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

Ocwen Loan Servicing, LLC

v.

Jennifer A. Shultz

Docket No.: 2018-CV-0001293-
MF

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.

Date: November 18, 2019

STERN & EISENBERG, P.C.

By: 

- ☐ Steven K. Eisenberg, Esquire
- ☐ Brian T. LaManna, Esquire
- ☒ Jessica N. Manis, Esquire
- ☐ Edward J. McKee, Esquire
- ☐ Andrew J. Marley, Esquire
- ☐ William E. Miller, Esquire

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV934

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	124
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	KIMBERLY LEE SCHULTZ
Primary Address:	103 QUARRY DRIVE CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	William Schultz
Relation:	Husband
Date:	11-14-19
Time:	09:39
Deputy:	3
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

SCHULTZ, KIMBERLY LEE

2019CV934

103 QUARRY DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV934

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	124
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	103 QUARRY DRIVE CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	William Schultz
Relation:	Homeowner
Date:	11-14-19
Time:	09:39
Deputy:	3
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:	11-13-19					
Time:	12:25					
Mileage:						
Deputy:	3	2	5	4	7	

Service Attempt Notes:

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

OCCUPANT

2019CV934

103 QUARRY DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV934

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	126
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	SOUTHERN COLUMBIA SCHOOL DISTRICT	
Primary Address:	800 SOUTHERN DRIVE CATAWISSA, PA 17820	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Cheryl Gipple		
Relation:	Access Secretary		
Date:	11-13-19	Time:	12:36
Deputy:	3	Mileage:	

Attorney / Originator:

Name:	PHELAN HALLINAN DIAMOND & JONES LLP	Phone:	215-563-7000
-------	-------------------------------------	--------	--------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

SOUTHERN COLUMBIA SC

2019CV934

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV934

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	126
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Paula Clark
Primary Address:	138 South Street Catawissa, PA 17820
Phone:	570-356-2189 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	11-13-19
Time:	12:14
Deputy:	3
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CLARK, PAULA

2019CV934

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2019CV934

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	124
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	SHELLEY FEITNER		
Relation:	CLERK		
Date:	11/7/19	Time:	1615
Deputy:	4	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV934 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2019CV934

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	124
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	DEBBIE MILLER
Relation:	CLERK
Date:	11/1/19
Time:	1410
Deputy:	4
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV934

PO BOX 380, BLOOMSBURG, PA 17815

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 11/06/19

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Telephone: **(570) 389-5622**

Ad ID: **1183093**
Description: **WM SCHULTZ SALE**
Run Dates: **01/08/20 to 01/22/20**
Class: **2**
Agate Lines: **228**
Blind Box:

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

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/08/20	01/22/20	3	\$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 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. 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 Drummheller 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

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND & JONES LLP
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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2019-CV-934

2019 - ED - 126

COLUMBIA COUNTY

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

\$199,790.78

\$

\$

Barbara J. Willett /SS
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 11-1-2019
(SEAL)

PH # 1045921

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

PH # 1045921

Quicken Loans Inc.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2019-CV-934

William J. Schultz, Jr

Kimberly L. Schultz

: 2019 - E D - 126

: 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 215-563-7000.
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 215-563-7000.
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.

v.

William J. Schultz, Jr

Kimberly L. Schultz

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

103 Quarry Drive, Catawissa, PA 17820-8233

Parcel No. 09 04 00905

(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 126

DATE RECEIVED 11-1-2019
DOCKET AND INDEX 2019 CV 934

CHECK FOR PROPER INFO.

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

CK# 001779887

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

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

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

Notice Recipients

District/Off: 0314-5
Case: 5:19-bk-03283-RNO

User: CGambini
Form ID: pdf010

Date Created: 9/4/2019
Total: 4

Recipients of Notice of Electronic Filing:

aty	Jill M. Spott	jspottesq@sheilslaw.com
aty	Kevin Tanribilir	tanribilirlaw@verizon.net
aty	Thomas Song	pamb@fcdphe.com

TOTAL: 3

Recipients submitted to the BNC (Bankruptcy Noticing Center):

aty	Robert Joseph Davidow	Phelan, Hallinan, Diamond & Jones, PC	1617 JFK Boulevard, Suite
	1400	Philadelphia, PA 19103	

TOTAL: 1

IN RE:	:	
WILLIAM J. SCHULTZ,, JR.	:	BK. No. 5:19-bk-03283-RNO
KIMBERLY L. SCHULTZ	:	
Debtors	:	Chapter No. 7
	:	
QUICKEN LOANS INC.	:	
Movant	:	
v.	:	
WILLIAM J. SCHULTZ,, JR.	:	11 U.S.C. §362
KIMBERLY L. SCHULTZ	:	
and	:	
ROBERT P. SHEILS, JR (TRUSTEE)	:	
Respondents	:	
	:	

Case 5:19-bk-03283-RNO Doc 20 Filed 09/04/19 Entered 09/04/19 12:57:48 Desc
Main Document Page 1 of 1

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

Attorneys for Plaintiff

Quicken Loans Inc.
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 11-1197, 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.

vs.

William J. Schultz, Jr
Kimberly L. Schultz

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **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.

Plaintiff

v.

WILLIAM J. SCHULTZ, JR
KIMBERLY L. SCHULTZ

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

No.: 2019-CV-934

COLUMBIA COUNTY

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.

OCT 31 2019

Date

By:

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. 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 Inore 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

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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Document Receipt

Trans #	17339	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000168851

P.O. BOX 8486

Doc Ref #: 2019ED126

ESTATE RECOVERY PROGRAM

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17339	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TPL CASUALTY UNIT

DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING

Tracking #: 71901140006000168851

P.O. BOX 8486

Doc Ref #: 2019ED126

ESTATE RECOVERY PROGRAM

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17338	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000168844

Doc Ref #: 2019ED126

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17338	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000168844

Doc Ref #: 2019ED126

Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

Trans #	17337	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #:	71901140006000168837
Doc Ref #:	2019ED126
Postage	5.6000

KING OF
PRUSSIA PA 19406

Document Receipt

Trans #	17336	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000168820

Doc Ref #: 2019ED126

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans #	17335	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
ROOM 701A

Tracking #:	71901140006000168813
Doc Ref #:	2019ED126
Postage	5.6000

PITTSBURGH PA 15222

Document Receipt

Trans #	17334	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

INHERITANCE TAX OFFICE

COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

Tracking #: 71901140006000168806

SUITE # 204

Doc Ref #: 2019ED126

Postage 5.6000

PHILADELPHIA PA 19107

Document Receipt

Trans #	17332	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000168783

Doc Ref #: 2019ED126

Postage 5.6000

HARRISBURG PA 17105-2675

Document Receipt

Trans #	17333	Carrier / service:	USPS Server	First-Class Mail®	11/5/2019 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000168790

Doc Ref #: 2019ED126

Postage 5.6000

HARRISBURG PA 17128

QUICKEN LOANS INC.
PLAINTIFF

V.

WILLIAM J. SCHULTZ, JR
KIMBERLY L. SCHULTZ
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2019-CV-934
: 2019 - ED - 126
: 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):

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 QUARRY 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 QUARRY 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.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

TENANT/OCCUPANT

103 QUARRY DRIVE
CATAWISSA, PA 17820-8233

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM

P.O. BOX 8486
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 31 2019

Date: _____

By: _____

Phelan Hallinan Diamond & Jones, LLP
Peter 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 SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Quicken Loans Inc.		Expiration date No.: 2019-CV-934	
Defendant William J. Schultz, Jr Kimberly L. Schultz		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> AT </div> <div style="border-left: 1px solid black; padding-left: 10px;"> NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>WILLIAM J. SCHULTZ, JR</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>103 Quarry Drive</u> <u>Catawissa, PA 17820-8233</u> </div> </div>			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave 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 sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Quicken Loans Inc.		Expiration date No.: 2019-CV-934	
Defendant William J. Schultz, Jr Kimberly L. Schultz		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>KIMBERLY L. SCHULTZ</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>103 Quarry Drive</u> <u>Catawissa, PA 17820-8233</u>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave 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 sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station. 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

PH # 1045921

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

TD Bank, NA
3-180/360

001779887

DATE
10/30/2019

AMOUNT
*****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE
ORDER
OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

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

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001779887⑈ ⑆036001808⑆ 361508666⑈