Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

<u>Plaintiff</u>		<u>Defendant</u>
CARRINGTON MORTGAGE SERVICES LLC	vs.	PETER BERRIOS SHELLY L BERRIOS

Attorney for the Plaintiff:

SHAPIRO & DENARDO 3600 HORIZON DRIVE SUITE 150

KING OF PRUSSIA, PA 19406

Sheriff's Sale Date: Wednesday, March 25, 2020

Writ of Execution No.: 2018CV1371 Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2410 REICHART ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

	Cuand Tatal:	£2 407 00
	Total Distribution Costs	\$73.75
Recording Fees		\$73.75
Distribution Costs		
	Total Municipal Costs	\$191.94
Sewei		·
Sewer		\$191.94
Municipal Costs		
	Total Sheriff Costs	\$2,922.30
Surcharge		\$130.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$6.00
Distribution Form		\$25.00
Service Mileage		\$8.00
Service		\$180.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$35.00 \$100.00
Sheriff's Deed		\$35.00
Prothonotary, Acknowledge Deed Sheriff Automation Fund		\$10.00 \$50.00
Press Enterprise Inc.		\$2,103.80
Posting Handbill		\$15.00
Mailing Costs		\$42.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

Grand Total:

\$3,187.99

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC vs.
PETER BERRIOS (et al.)

Case Number 2018CV1371

PROPERTY ADDRESS

2410 REICHART ROAD, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	МЕМО	СНК #	DEBIT	CREDIT
01/07/2020	Advance Fee	Advance Fee	15028457	\$0.00	\$1,350.00
01/07/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/07/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/07/2020	Crying Sale			\$10.00	\$0.00
01/07/2020	Docketing			\$15.00	\$0.00
01/07/2020	Levy			\$15.00	\$0.00
01/07/2020	Mailing Costs			\$42.00	\$0.00
01/07/2020	Posting Handbill			\$15.00	\$0.00
01/07/2020	Press Enterprise Inc.			\$2,103.80	\$0.00
01/07/2020	Sheriff Automation Fund			\$50.00	\$0.00
01/07/2020	Web Posting			\$100.00	\$0.00
03/18/2020	Service			\$180.00	\$0.00
03/18/2020	Service Mileage			\$8.00	\$0.00
03/18/2020	Copies			\$6.00	\$0.00
03/18/2020	Notary Fee			\$15.00	\$0.00
03/18/2020	Tax Claim Search			\$5.00	\$0.00
03/18/2020	Surcharge			\$130.00	\$0.00
03/19/2020	Continued or Cancelled Sale	Postponed to: 5/27/2020		\$10.00	\$0.00

\$2,737.30 \$1,350.00

TOTAL BALANCE: \$(1,387.30)

Printed: 4/24/2020 8:33:34AM (c) CountySuite Sheriff, Teleosoft, Inc. Page 1 of 1

Shapiro & DeNardo, LLC

Attorneys at Law

3600 Harizon Drive, Suite 150 King of Prussia, Pennsylvania 19406 Tel: (610) 278-6800 • Fax: (610) 278-9980

Serving New Jersey and Pennsylvania

Gerald M. Shapiro (FL, IL) David S. Kreisman (IL)

Managing Partner: Christopher A. DeNardo (NJ, PA)

Lily Calkins (PA) Michael J. Clark (NJ, PA) Samantha Gable (NJ, PA) Krystin M. Kane (NJ, NY, RI) Michelle L. McGowan (NJ, PA)

Of Counsel: Gary M. Kanellis (NJ, NY) Managing Atty. Kristen D. Little (NJ, PA)

Supervising Atty. NJ FCL Kathleen M. Magoon (NJ)

leffrey Rappaport (NJ) Leslie J. Rase (PA) Morris A.Scott (NJ, PA) Donna L. Skilton (NJ, PA)
Allson H. Tulio (NJ, PA)
Elizabeth L. Wassall (NJ, PA)
Charles G. Wohlrab (NJ, PA)

April 17, 2020

Office of the Sheriff of Columbia County Columbia County Sheriff

Carrington Mortgage Services, LLC vs. Peter A. Berrios and Shelly L. Berrios RE:

Docket No.: 2018-CV-0001371-MF/2019-ED-51

Property Address: 2410 Reichart Road, Bloomsburg, PA 17815

S&D File No.: 18-060862 Sale Date: May 27, 2020

Dear Real Estate Deputy:

Kindly stay Sheriff's sale currently scheduled for May 27, 2020 in the above-referenced matter. No monies reported to have been received.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Ryan Edleman Foreclosure Department

cc: Peter A. Berrios 15 Washington Avenue Apt. C Bloomsburg, PA 17815

> Shelly L. Berrios 218 Central Road Bloomsburg, PA 17815

Addressee	Start Time	Time	Prints	Result	Note
916102789980	04-24 08:41	00:01:20	002/002	ОК	ORG

OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused Result

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX

FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

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



TO: Rya	n Edleman	FROM:	Sheriff Timothy Ch	namberlain
FAX:		PAGES:	2	
PHONE:		DATE:	April 24, 2020	
RE: Ber	rios Execution	CC:		
Urgent	For Review	Please Comment	Please Reply	Please Recycle
l received	d your stay, at	tached is a cost s	heet showing	a balance

due of \$1,387.30.

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

fax

TO: Ryan Edleman	FROM: Sheriff Timothy Chamberlain
FAX:	PAGES: 2
PHONE:	DATE: April 24, 2020
RE: Berrios Execution	CC:
Urgent For Review	Please Comment Please Reply Please Recycle
I received your stay, att	tached is a cost sheet showing a balance

SHERIFF'S SALE COST SHEET

1371-20)8

	VS.
NOED NO	
	44.5.00
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180,60</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 42.00
ADVERTISING SALE BILLS & COP	·
ADVERTISING SALE (NEWSPAPER	x) \$15.00
MILEAGE	\$ 8,00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 6.00
NOTARY	\$ 15,00
TOTAL ******	***** \$ <u>4</u> 23,50
	.
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>2/03,80</u> \$100,00
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	********
PROTIONOTARY GIOTARY	#10.00
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS TOTAL ******	\$ <u> </u>
IOIAL ******	5 6 2, 15
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	¢
SCHOOL DIST. 20	
DELINOUENT 20	\$_5,00
	- ************* \$ 5,60
TOTAL	<u> </u>
MUNICIPAL FEES DUE:	
SEWER 20	¢ 191,94
WATER 20	_
TOTAL *****	_ \$ <u>/9/,94</u> _ \$_ ************ \$ <u>/91,94</u>
101711	* *
SURCHARGE FEE (DSTE)	\$ 130,00
MISC.	\$
	\$
TOTAL *****	\$
TOTAL COSTS	(OPENING BID) \$3/87,99

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
LILY CALKINS, PA I.D. NO. 327356
MICHAEL J. CLARK, PA I.D. NO. 202929
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
ALISON H. TULIO, PA I.D. NO. 87075
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 18-060862

Carrington Mortgage Services, LLC
Carrington Mortgage Services
1610 South Douglass Road
Suite 200-A
Anaheim, CA 92806
PLAINTIFF

VS.

Peter A. Berrios and Shelly L. Berrios DEFENDANT(S) COURT OF COMMON PLEAS COLUMBIA COUNTY

2018-CV-0001371-MF/2019-ED-51

Certificate of Filing

On this date, I sent for filing with the Prothonotary of Columbia County, in reference to the above captioned matter, a copy of the Notice of the Date of Continued Sheriff's sale from March 25, 2020 to May 27, 2020.

Б.,	APR 1 4 2020	BY:
Date:		Attorneys for Plaintiff

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.

SHERETS SALE	
By Yelue of a Writ of Execution (Mostgage Foredocure) No. 2018CV1371	Ad Text: BERRIOS SALE
listed but of the Court of Common Plant of Education Executy, Pennsylvenia and to me directed I will expose the listouring described property at participate air the Columbia County Country country in Town : I Dicomburg, County of Columbia, Commonwealth of Pennsylvenia on	Date(s) Published: 3/4/2020, 3/11/2020, 3/18/2020
WEDESDAY, MARCH 2 E 2020 AT 9:00 O'CLOCK A.M.	
All purios in interest and claimants are justice and collect that a processor leverable of the distribution will be suffered to the collect and one of the distribution will be suffered to the offered to the collect of the claim of the collect of the processor will be accordant to the collect of the processor will be accordant to the Collect of the processor will be accordant to the Collect of the processor will be accordant to the Collect of the collect of the collection and final with the Shouth's Office procedure to the collection and final with the Shouth's Office procedure.	Dames Miche
PARCE, 1 ALL THAT ist of last about in the Townshood Soute County of Columbia, and State of Parmiyerna bounced and described as:	
below: BUTCH and memory in process and of Suck Hydronic population Place? PSCII and the SURGEMENT and Surgicial Stock Hydronic States from the resident and subjectives and surgicial Stock Hydronic States from the resident and subjectives all surgicial Stock Hydronic States and suck Hydronic States and suck Hydronic States and suck Hydronic States and suck Hydronic States from the States and suck Hydronic States from the States and suck Hydronic States from the States and suck Hydronic States and suck Hydronic States from the States and suck Hydronic States from the States and suck Hydronic States from the States and Sta	Sworn and subscribed to before me
ALL That is of that in what is given in a fine tout and on a solution inglishing, there we will be made with open of large to the Williage of large to the Williage of large to the Williage of large to the William and Socie of Remembers, humand and date that indicate the William and Socie of Remembers, have been all that or and an indicate and the growing when the William and William and the control of the William and the will be solved to the whole the whole the will be solved to the whole the will be solved to the whole the whole the will be solved to the whole the will be solved to the whole the w	this <u>19</u> day of <u>March</u> 20 <u>20</u> .
abit and lately could be depended in a distance of the Client seems along other lately, the acid distance of the Client of the C	Albert Lee Gensey
in Clear decrease at Deed Rock. 162 and Prope 814. DOCEP TWO AND RESCRIMED the elevin and 4 revious a parcel of larto as more fully set. Carthin Courted Courty, Dead Book 174 Pops 126 granted and conveyed unto Ray H. Locky and Banche Leiby Inswite RAPICS, 3.	(Notary Public)
APPAID. At 19 May the property of the property	COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL ALBERT LEE JENSEN, Notary Public Scott Township, Columbia County My Commission Expires April 21, 2020
700/01854, puried and consequence below A Berror and Shally Li Barros, in lea PROPERTY ADDRESS 2410 REIOHART HOME SCOOKSBERG, PA. 17616	And now, .20 .1
JF / TAX INVICES NUMBER 3104-068-00-000	· — · · · · · · · · · · · · · · · · · ·
Baired and taken into passation to be sold as the property of PETER BERRIOS, CHELLY L BERRIOS in soir of CAPSINISTON MORTISAGE SERVICES ILC.	l .
EIROS OF SALE IMMAM NAVISTA IZ TIME OF SALE. The gaster of the IMMA present of the IMMA control field before costs (Spering) for the IMMA control	amounting to \$ for publishing the foregoing notice and the fee for this affidavit have been paid in full.
COLUMBIA COUNTY in majors a SHAPPO IN DRUMBIO WAS OF PRUSSIA, PA	······································

TX Result Report

03/19/2020 14:10 Serial No. A6VF011029028

Addressee	Start Time	Time	Prints	Result	Note
916102789980		00:01:07	002/002	ок	ORG

OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused Result

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX Note

FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

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



TO:	Paul Boccuti	FROM:	Sheriff Timothy Chamberlain
FAX:		PAGES:	2
PHONE:	The state of the s	DATE:	March 19, 2020
RE:BERR	RIOS	CC:	
Urge	nt For Review	Please Comment	Please Reply Please Recycle

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

fax

TO:	Paul Boccuti	FROM: Sheriff Timothy Chamberlain
FAX:		PAGES: 2
PHONE:		DATE: March 19, 2020
RE:BERRIOS	5	CC:
Urgent	For Review	Please Comment Please Reply Please Recyc



Shapiro & DeNardo, LLC

Attorneys at Law

3600 Horizon Drive, Suite 150 King of Prussia, Pennsylvania 19406 Tel: (610) 278-6800 • Fax: (610) 278-9980

Serving New Jersey and Pennsylvania

Partners:

Gerald M. Shapiro (FL, IL) David S. Krelsman (IL)

Managing Partner: Christopher A. DeNardo (NJ, PA)

Lily Calkins (PA) Michael J. Clark (NJ, PA) Samantha Gable (NJ, PA) Krystin M. Kane (N3, NY, R1) Michelle L. McGowan (N3, PA)

Of Counsel: Gary M. Kanellis (NJ, NY) Managing Atty. Kristen D. Little (NJ, PA)

Supervising Atty. NJ FCL Kathleen M. Magoon (NJ)

Jeffrey Rappaport (NJ) Leslie J. Rase (PA) Morris A.Scott (NJ, PA) Donna L. Skilton (NJ, PA) Alison H. Tulio (NJ, PA) Elizabeth L. Wassali (NJ, PA) Charles G. Wohlrab (NJ, PA)

March 19, 2020

Office of the Sheriff of Columbia County

Real Estate Deputy

RE: Carrington Mortgage Services, LLC vs. Peter A. Berrios and Shelly L. Berrios

->

Docket No.: 2018-CV-0001371-MF/2019-ED-51

Property Address: 2410 Reichart Road, Bloomsburg, PA 17815

S&D File No.: 18-060862 Sale Date: March 25, 2020

Dear Sir or Madam:

Kindly continue the above-referenced sale until the May 2020 sale date.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Paul Boccuti Legal Assistant

cc: Peter A. Berrios 15 Washington Avenue Apt. C Bloomsburg, PA 17815

> Shelly L. Berrios 218 Central Road Bloomsburg, PA 17815

May 27th 2020

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~~ Fax ~ 570-784-6553

March 12, 2020

Columbia County Sheriff's Office Attn: Tim Chamberlin PO Box # 380 35 West Main Street Bloomsburg, PA 17815

> Reference Docket # 2018CV-0001371 2410 Reichart Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

Scott Township Sewer Authority has an outstanding balance for the home owners Peter Berrios & Shelly Berrios for the property located at 2410 Reichard Road, Bloomsburg, PA 17815, Columbia County in the amount of \$191.94. The total amount due - takes it up to the date of the Sheriff Sale on March 25, 2020.

If this sale has been cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,

Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire Scott Township Authority Board Members File

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	ON MORTGAGE SERVICES LLC				Number CV1371
BERRIOS,	PETER (et al.)				
	SERVICE C	OVER SHE	EET	which are a surjective or the surjective of the	
Service De	alls:				
Category:	Real Estate Sale - Posting - Sale Bill	The state of the s		Zone:	
Manner:	< Not Specified >	Expires:	addining the specific of the specific s	Warrant:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · Ad	ult In Charge	Rosted Other
Primary Address:	2410 REICHART ROAD BLOOMSBURG, PA 17815	Adult In Charge:			
Phone:	DOB:	Relation:	Security College of Building Adv. Advance 1 No. 50 (1974) College College		
Alternate Address:		Date:	9/20/2006	Time:	1011.
Phone:		Deputy:	[4	Mileage:	
Attorney /	Originator:				
Name:	SHAPIRO & DENARDO	Phone:	44.7		
Sanice Af	empts:				
Date:			San and the san		
Time:					
Mileage:					
Deputy:					. :
	tempt Notes:				
	tempt Notes:			<u> The state of the</u>	<u>trials</u> Basis y Karwatay
1.					
2.					
3.			****	· <u>·</u>	
5.				· · · · · · · · · · · · · · · · · · ·	
<u>J.</u>	·				

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC
VS.
DETER REPRIOS (et al.)

Case Number 2018CV1371

SHERIFF'S RETURN OF SERVICE

02/20/2020 10:11 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 2410 REICHART ROAD, BLOOMSBURG, PA 17815.

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 21, 2020

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

21ST day of

FEBRUARY

2020

Sarah Jane Klingamen

Plaintiff Attorney: SHAPIRO & DENARDO 8600 HORIZON DRIVE: SUITE 450, KING OF PRUSSIA, PA 19406

(c) CountySuite Sheriff, Teleasoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC **Case Number** 2018CV1371 PETER BERRIOS (et al.)

SHERIFF'S RETURN OF SERVICE

01/21/2020 04:02 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: PETER BERRIOS AT 113 SKYLINE, BLOOMSBURG, PA 17845.

KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS.

January 22, 2020

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

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

Affirmed and subscribed to before me this

22ND day of **JANUARY**

2020

Plaintit Attomey, STAPITG 8:850ARD9:860AG(9P)ADAUT; SSU JE9/50 MINS

NOTARY

(c) CountySuite Sheriff, Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC PETER BERRIOS (et al.)

Case Number 2018CV1371

SHERIFF'S RETURN OF SERVICE

01/16/2020 02:25 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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: SHELLY L BERRIOS AT 218 CENTRAL ROAD, BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN,

KRISTIĖ ROSPENDOWSKI

SO ANSWERS.

January 17, 2020

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

17TH day of **JANUARY**

2020

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 02/13/2020

Cert. NO: 36499

BERRIOS PETER A & SHELLY L 2410 REICHART ROAD BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20070 -1183
Location: 2410 REICHART RD
Parcel Id:31 -04 -068-00,000

Assessment: 57,454
Balances as of 02/13/2020

YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT

PAID BALANCE

COLLINATION	
By: COLUMBIA COUNTY SHERIFF	Per:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	FON MORTGAGE SERVICES LLC PETER (et al.)				Number CV1371
Service De	SERVICE C	OVER SHE	ET		g en om en
Category:	Real Estate Sale - Sale Notice	ali e Palaigie i eragit fan it Van i jarre i Tarias i jarren. Hennen Mangel Mangellen after i Mangel Halle meine in de in de	er filler i senger er segte der er e	Zone:	141
Manner:	< Not Specified >	Expires:	meg untergen in in ye dan in gerindagan an in in in in apartus mengala mengala mengala mengala mengala mengala gerindagan in in gerindagan in in in intermedia an in	Warrant:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			· -570.	259 - 742Y
	SHALL DOUB WHITE (2) T 113 SKY ITHE ON SX		1 SHARESPRIC	line 570	0 0-59.7404 174
Serve To:	Santa and the Santa Santa and the Santa	Final Servi		7 hd/,	14
Name:	PETER BERRIOS	Served: (Personally Ad	uit In Charge	Posted · Other
Primary Address:	15 WASHINGTON AVENUE APT. C	Adult in Charge:	PERES	BERR	105
Phone:	BLOÖMSBURG, PA 17815 DOB:	Relation:		E.C.	
Alternate Address:	2410 REICHART ROAD BLOOMSBURG, PA 17815	Date:	1/21/2020	Time:	1602
Phone:		Deputy:	L L	Mileage:	
Attorney / (Originator:				A STATE OF THE STA
Name:	SHAPIRO & DENARDO	Phone:			
Service Att	empts:				**
Date:	1/16/2020 1/16/2020 1/21/	20			
Time:	1417 1440 1019		***************************************		and the form of th
Mileage:					
Deputy:	4 43				
Service Att	empt Notes:				
1. DOES					
2. (AU	FI) LAUTURIS PHECKUS				
3. Tal	LED WILPAKELY-W BROOKSIP	Đ			
4.	/ / /				
5.					
6.					

BERRIOS, PETER

2018CV1371

15 WASHINGTON AVENUE, APT. C, BLOOMSBURG, PA 1 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CARRINGTON MORTGAGE SERVICES LLC vs. BERRIOS, PETER (et al.)					Number CV1371	
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BERRIOS, SHELLY L

2018CV1371

218 CENTRAL ROAD, BLOOMSBURG, PA 17815

NO EXPIR

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	FON MORTGAGE SERVICES LL PETER (et al.)	_C				Number CV1371	
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018CV1371

2410 REICHART ROAD, 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 01/14/20

1188854

Description: Run Dates:

BERRIOS SALE 03/04/20 to 03/18/20

Class:

Ad ID:

Agate Lines: Blind Box:

324

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company: Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid** \$2,103.80

\$0.00

Publication Press Enterprise

Start Stop 03/04/2003/18/20 Inserts

Cost \$2,103.80

By Virtue of a Writ of Execution (Mortgage Forek No. 2018CV1371

mon Pleas of Columbia Count

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PROPERTY ADDRESS: 2410 REICHART ROAD, PLOOMSBURG PA 17815

IPL/TAX PARCEL NUMBER 31-04-068-00-000

Seized and taken into execution to be sold as the property of PETER BEPRIOS SHELLY I, BERRIOS in suit of CARRINGTON MORTGAGE SERVICES LLC.

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TIMOTHY T. CHAMBERLAIN, Shere! COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	TON MORTGAGE SERVICES LLC , PETER (et al.)		Case Number 2018CV1371		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	ON MORTGAGE SERVICES LLC PETER (et al.)				Number CV1371
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2018CV1371

PO BOX 380, BLOOMSBURG, PA 17815

VS.	TON MORTGAGE SERV	VICES LLC)	Number CV1371
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Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



SECRETARY OF HOUSING AND URBAN 2488 EAST 81ST ST SUITE 700

TULSA

OK 74137

COMMONWEALTH OF PENNSYLVANIA COUNTY OF COLUMBIA

SS

Carrington Mortgage Services, LLC PLAINTIFF

No: 2018-CV-0001371-MF/2019-ED-51

2019 - ED-141

VS.

Peter A. Berrios and Shelly L. Berrios DEFENDANTS

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

2410 Reichart Road, Bloomsburg, PA 17815

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$190,371.84

Interest from February 2, 2019 to February 4, 2019

Interest from February 5, 2019 to

\$70.08

Costs to be Added

Seal of Court

PROTHONOTARY

Date: 10/10/19

Deputy Prothonotary

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	RRINGTON MORTGAGE SERVICES LLC vs. RRIOS, PETER (et al.)				Case Number 2018CV1371		
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TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE (570) 389-5622

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

24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: 1-7-2020

Re: Sheriff's Sale Advertising Dates

Carrington Mort Services, LLC vs. Peter A. and Shelly L. Berrios No. 141 of 2019 E.D. and No. 1371 of 2018 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week March 4th 2020

2nd Week March 11th 2020

3rd Week March 18th 2020

SALE DATE: March 25th 2020 @ 9:00am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1371

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, MARCH 25, 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.

PARCEL 1:

ALL THAT lot of land situate in the Township of Scott, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, the center of State Highway Legislative Route 19036 and land of Leo E. Obrzut and Alda Obrzut, his wife; thence from the center of said highway along land of the said Leo E. Obrzut and Alda Obrzut, his wife, North 82 degrees 00 minutes East, 352 feet to an iron pin, land now or formerly of farm of Glenn F. Shaffer and wife; thence from said iron pin, South 8 degrees 00 minutes East, along said Shaffer farm, 60.3 feet to an iron pin and land scheduled for sale to Raymond Hauck; thence along said land scheduled for sale to Raymond Hauck, South 83 degrees 05 minutes West, 352 feet to center of State Highway Legislative Rout No. 19036; thence along center of said State Highway, North 8 degrees 00 minutes West, a distance of 53.1 feet to first mentioned iron pin, the exact place of beginning.

Area — 0.458 acres of land pursuant to draft prepared September 22, 1964, by A. Carl Wolfe, P.E. PARCEL NO. 2:

ALL THAT lot of land situate adjacent to the East side of a public highway that extends from the Village of Espy to the Village of Light Street in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at an iron pin on the east side of the said public road and the property line of Ray Leiby; thence along and beyond said Ray Leiby property line a distance of 352 feet to an iron pin comer and additional lands of the Grantors herein; thence along said additional lands south 8 degrees East a distance of 100 feet; thence along other lands of the said Grantors South 82 degrees West a distance of 352 feet to the East side of said public road: thence along East side of said public road North 8 degrees West a distance of 100 feet to the property line of land of said Ray Leiby, the exact place of beginning. Containing an area of 32,500 square feet. It being a tract of land 100 feet adjacent to said public road and of same width a total distance in depth of 352 feet. The above described land is sold and conveyed subject to the conditions and restrictions as set forth in Deed recorded at Deed Book 169 and Page 614.

EXCEPTING AND RESERVING therefrom and thereout a parcel of land as more fully set forth in Columbia County Deed Book 171 Page 126 granted and conveyed unto Ray H. Leiby and Blanche Leiby, his wife. PARCEL 3:

ALL THAT lot of land situate adjacent to the East side of a public highway that extends form the Village of Espy to the Village of Light Street in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at an iron pin on the East side of said public highway and the southwest comer of a lot of land of record in Deed Book 169, Page 614, titled in the name of the Grantees herein; thence along the southern line of said lot of the Grantees herein, in an Easterly direction, a distance of 352 feet to an iron pin comer and additional lands of the gantors herein; thence along said additional lands South 8 degrees East a distance of 100 feet to an iron pin corner; thence along other lands of the grantors herein, South 82 degrees West a distance of 352 feet to the East side of said public highway or road; thence along the East side of said public road North 8 degrees West, a distance of 100 feet to the Southwest comer of said recorded lot of land of the Grantees herein, the exact place of beginning. Containing an area of 32,500 square feet. It being a tract of land 100 feet adjacent to the East side of said public road, and of the same uniform width, a total distance in depth in an easterly direction of 352 feet.

A.P.N. 31-04-068-00-000

BEING THE SAME PREMISES which Aida A. Oberzut, also known as Aida Oberzut, also known as Alda Obrzut, also known as Elda Oberzut, single, by Carolyn L. Yetter, her agent, pursuantto Power of Attorney to be recorded herewith, by Deed dated January 26, 2007 and recorded January 31, 2007 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Instrument Number 200701183, ganted and conveyed unto Peter A. Berrios and Shelly L. Berrios, in fee.

PROPERTY ADDRESS: 2410 REICHART ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04-068-00-000

Seized and taken into execution to be sold as the property of PETER BERRIOS, SHELLY L BERRIOS in suit of CARRINGTON MORTGAGE SERVICES LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: SHAPIRO & DENARDO KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992

KEVIN S. FRANKEL, PA I.D. NO. 318323

MICHELLE L. McGOWAN, PA I.D. NO. 62414

LESLIE J. RASE, PA I.D. NO. 58365

MORRIS A. SCOTT, PA I.D. NO. 83587

ALISON H. TULIO, PA I.D. NO. 87075

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

S&D FILE NO. 18-060862

Carrington Mortgage Services, LLC PLAINTIFF

VS.

Peter A. Berrios and Shelly L. Berrios DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION COLUMBIA COUNTY

CASE NO. 2018-CV-0001371-MF/2019-ED-51

AFFIDAVIT PURSUANT TO RULE 3129.1

Carrington Mortgage Services, LLC, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 2410 Reichart Road, Bloomsburg, PA 17815.

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

Peter A. Berrios 15 Washington Avenue Apt. C Bloomsburg, PA 17815

Shelly L. Berrios 218 Central Road Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Peter A. Berrios 15 Washington Avenue Apt. C Bloomsburg, PA 17815

Shelly L. Berrios 218 Central Road Bloomsburg, PA 17815 3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Carrington Mortgage Services, LLC c/o Carrington Mortgage Services
1610 South Douglass Road
Suite 200-A
Anaheim, CA 92806

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

Carrington Mortgage Services, LLC, Plaintiff c/o Carrington Mortgage Services
1610 South Douglass Road
Suite 200-A
Anaheim, CA 92806

Secretary of Housing and Urban Development 2488 E. 81st Street Suite 700 Tulsa, OK 74137

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

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

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

Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815

PA Dept. of Public Welfare- Bureau of Child Support Health & Welfare Building P.O. Box 2675 Harrisburg, PA 17105 7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT 2410 Reichart Road Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

SHAPIRO & DeNARDO, LLC

BY: Makelle & Mollowan

MICHELLE L. McGOWAN, ESQ.

18-060862

REAL ESTATE OUTLINE

ED# 2019 ED 141

DATE RECEIVED DOCKET AND INDEX 12-10-1	19 8 CV 1371
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	<u>X</u> _
WHEREABOUTS OF LKA	<u> </u>
NON-MILITARY AFFIDAVIT	<u>X</u>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>X</u>
AFFIDAVIT OF LIENS LIST	X CK# 15 0 28 457
CHECK FOR \$1,350.00 OR **IF ANY OF ABOVE IS MISSIN	
""IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED.
SALE DATE	March 25m TIME 9:00
POSTING DATE	10.01
ADV. DATES FOR NEWSPAPER	1 ST WEEK 3-4-2020
	2 ND WEEK 3-11-2020
	3 RD WEEK <u>3-18-2020</u>
2410 Reichart	Road Blomsburg

UNITED STATES BANKRUPTCY COURT

MIDDLE DISTRICT OF PENNSYLVANIA

In re:

Shelly Lynn Berrios, Chapter 13

Debtor 1

Case No. 5:19-bk-03856-RNO

<u>Order</u>

Upon consideration of the Motion to dismiss the case, and having afforded notice and an opportunity for hearing, **ORDERED** that the case is hereby dismissed as to Debtor 1.

Notwithstanding the dismissal of this case, the court retains jurisdiction over timely requests for payment of compensation.

Dated: October 10, 2019 By the Court,

Honorable Robert N. Opel, II

United States Bankruptcy Judge By: JGoodling, Deputy Clerk

ordsmiss (05/18)

PARTNERS GERALD M. SHAPIRO (FL, IL) DAVID S. KREISMAN (IL)

MANAGING PARTNER CHRISTOPHER A. DENARDO (NJ, PA)

KEVIN S. FRANKEL (NJ, PA)
SAMANTHA GABLE (NJ, PA)
KRYSTIN M. KANE (NJ, NY. RI)
GARY M. KANELLIS (NJ, NY) (OFCOURSE!)
MICHELLE L. MCGOWAN (NJ, PA)
JEFFREY RAPPAPORT (NJ)

Law Offices of Shapiro & DeNardo, LLC

Offices located in New Jersey & Pennsylvania

MANAGING ATTY. KRISTEN D. LITTLE (NJ, PA)

SUPERVISING ATTY. NJ FCL KATHLEEN M. MAGOON (N))

LESLIE J. RASE (PA)
MORRIS A. SCOTT (NJ. PA)
DONNA L. SKILTON (NJ. PA)
ALISON H. TULIO (NJ. PA)
ELIZABETH L. WASSALL (NJ. PA)
CHARLES G. WOHLRAB (NJ. PA)

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815

RE: Carrington Mortgage Services, LLC vs. Peter A. Berrios and Shelly L. Berrios

Docket No.: 2018-CV-0001371-MF/2019-ED-51

Property Address: 2410 Reichart Road, Bloomsburg, PA 17815

S&D File No.: 18-060862

Sir/Madam:

Please POST the Handbill upon the following address provided:

2410 Reichart Road, Bloomsburg, PA 17815

Please be advised, we will be using a third-party provider to serve the Notice of Sale for the following Defendants at the following addresses. Our office will file an Affidavit of Service.

Peter A. Berrios, 15 Washington Avenue, Apt. C, Bloomsburg, PA 17815 Shelly L. Berrios, 218 Central Road, Bloomsburg, PA 17815

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Heather Eisenhower Legal Assistant

Enclosures

BEGINNING at an iron pin on the East side of said public highway and the southwest corner of a lot of land of record in Deed Book 169, Page 614, titled in the name of the Grantees herein; thence along the southern line of said lot of the Grantees herein, in an Easterly direction, a distance of 352 feet to an iron pin corner and additional lands of the grantors herein; thence along said additional lands South 8 degrees East a distance of 100 feet to an iron pin corner; thence along other lands of the grantors herein, South 82 degrees West a distance of 352 feet to the East side of said public highway or road; thence along the East side of said public road North 8 degrees West, a distance of 100 feet to the Southwest corner of said recorded lot of land of the Grantees herein, the exact place of beginning. Containing an area of 32,500 square feet. It being a tract of land 100 feet adjacent to the East side of said public road, and of the same uniform width, a total distance in depth in an easterly direction of 352 feet.

A.P.N. 31-04-068-00-000

BEING THE SAME PREMISES which Alda A. Oberzut, also known as Alda Oberzut, also known as Alda Oberzut, also known as Elda Oberzut, single, by Carolyn L. Yetter, her agent, pursuantto Power of Attorney to be recorded herewith, by Deed dated January 26, 2007 and recorded January 31, 2007 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Instrument Number 200701183, granted and conveyed unto Peter A. Berrios and Shelly L. Berrios, in fee.

Berrios

PARCEL 1:

ALL THAT lot of land situate in the Township of Scott, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, the center of State Highway Legislative Route 19036 and land of Leo E. Obrzut and Alda Obrzut, his wife; thence from the center of said highway along land of the said Leo E. Obrzut and Alda Obrzut, his wife, North 82 degrees 00 minutes East, 352 feet to an iron pin, land now or formerly of farm of Glenn F. Shaffer and wife; thence from said iron pin, South 8 degrees 00 minutes East, along said Shaffer farm, 60.3 feet to an iron pin and land scheduled for sale to Raymond Hauck; thence along said land scheduled for sale to Raymond Hauck, South 83 degrees 05 minutes West, 352 feet to center of State Highway Legislative Rout No. 19036; thence along center of said State Highway, North 8 degrees 00 minutes West, a distance of 53.1 feet to first mentioned iron pin, the exact place of beginning.

Area – 0.458 acres of land pursuant to draft prepared September 22, 1964, by A. Carl Wolfe, P.E.

PARCEL NO. 2:

ALL THAT lot of land situate adjacent to the East side of a public highway that extends from the Village of Espy to the Village of Light Street in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the east side of the said public road and the property line of Ray Leiby; thence along and beyond said Ray Leiby property line a distance of 352 feet to an iron pin corner and additional lands of the Grantors herein; thence along said additional lands south 8 degrees East a distance of 100 feet; thence along other lands of the said Grantors South 82 degrees West a distance of 352 feet to the East side of said public road: thence along East side of said public road North 8 degrees West a distance of 100 feet to the property line of land of said Ray Leiby, the exact place of beginning. Containing an area of 32,500 square feet. It being a tract of land 100 feet adjacent to said public road and of same width a total distance in depth of 352 feet.

The above described land is sold and conveyed subject to the conditions and restrictions as set forth in Deed recorded at Deed Book 169 and Page 614.

EXCEPTING AND RESERVING therefrom and thereout a parcel of land as more fully set forth in Columbia County Deed Book 171 Page 126 granted and conveyed unto Ray H. Leiby and Blanche Leiby, his wife.

PARCEL 3:

ALL THAT lot of land situate adjacent to the East side of a public highway that extends form the Village of Espy to the Village of Light Street in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992

KEVIN S. FRANKEL, PA I.D. NO. 318323

MICHELLE L. McGOWAN, PA I.D. NO. 62414

LESLIE J. RASE, PA I.D. NO. 58365

MORRIS A. SCOTT, PA I.D. NO. 83587

ALISON H. TULIO, PA I.D. NO. 87075

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

S&D FILE NO. 18-060862

Carrington Mortgage Services, LLC

PLAINTIFF

VS.

Peter A. Berrios and Shelly L. Berrios

DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

COLUMBIA COUNTY

NO:2018-CV-0001371-MF/2019-ED-51

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Carrington Mortgage Services, LLC c/o Carrington Mortgage Services 1610 South Douglass Road Suite 200-A Anaheim, CA 92806

and that the last known addresses of the judgment debtors (Defendants) are:

Peter A. Berrios 15 Washington Avenue Apt. C Bloomsburg, PA 17815

Shelly L. Berrios 218 Central Road Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC

Date: 12/09/19

BY:

MICHELLE L. McGOWAN, ESQ. Attorneys for Plaintiff

18-060862

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
MICHELLE L. McGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
ALISON H. TULIO, PA I.D. NO. 87075
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 18-060862

Carrington Mortgage Services, LLC

PLAINTIFF

VS.

Peter A. Berrios and Shelly L. Berrios DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION

COLUMBIA COUNTY

NO:2018-CV-0001371-MF/2019-ED-51

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

X_FHA - Tenant Occupied or Vacant	
Commercial	
As a result of a Complaint in Assumpsit	
That the Plaintiff has complied in all respects with Section 403 of the M	/lortgage
Assistance Act including but not limited to:	

- (a) Service of notice on Defendants
- (b) Expiration of 30 days since the service of notice
- (c) Defendants failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendants failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DeNARDO, LLC

Date: 12/09/19
BY: Multille J Mc Street
Attorneys for Plaintiff

MICHELLE L. McGOWAN ESQ.

SHAPIRO & DeNARDO, LLC BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447 KRISTEN D. LITTLE, PA I.D. NO. 79992 KEVIN S. FRANKEL, PA I.D. NO. 318323 SAMANTHA GABLE, PA I.D. NO. 320695 NICOLE B. LaBLETTA, PA I.D. NO. 202194 LESLIE J. RASE, PA I.D. NO. 58365 ALISON H. TULIO, PA I.D. NO. 87075 KATHERINE M. WOLF, PA I.D. NO. 314307 3600 HORIZON DRIVE, SUITE 150 KING OF PRUSSIA, PA 19406 TELEPHONE: (610)278-6800

2019 FEB - 4 P 12: 15

S&D FILE NO. 18-060862 Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, California 92806

PLAINTIFF

VS. Peter A. Berrios and Shelly L. Berrios DEFENDANT(S) STATE OF: Pennsylvania COURT OF COMMON PLEAS **COLUMBIA COUNTY**

2018-CV-0001371-MF

COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendants Peter A. Berrios and Shelly L. Berrios are not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

BY:

SHAPIRO & DeNARDO, LLC

KATHERINE M. WOLF, ESOURF

Sworn to and subscribed

before me this day

Commonwealth of Pennsylvania - Notary Seal Jenniler M. Sharkey, Notary Public Montgomery County

My commission expires October 19, 2022 Commission number 1149959

Member, Pennsylvania Association of Notaries

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

Michelle L. McGOWAN, ESQ., Attorney for Plaintiff

PARTNERS GERALD M. SHAPIRO (FL, IL) DAVID S. KREISMAN (IL)

MANAGING PARTNER CHRISTOPHER A. DENARDO (NJ. PA)

KEVIN S. FRANKEL (NJ. PA)
SAMANTHA GABLE (NJ. PA)
KRYSTIN M. KANE (NJ. NY. RI)
GARY M. KANELLIS (NJ. NY) (Of Counsel)
MICHELLE L. MCGOWAN (NJ. PA)
JEFFREY RAPPAPORT (NJ)

Law Offices of Shapiro & DeNardo, LLC

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DONNA L. SKILTON (NJ, PA)
ALISON H. TULIO (NJ, PA)
ELIZABETH L. WASSALL (NJ, PA)
CHARLES G. WOHLRAB (NJ, PA)

Columbia County Sheriff 35 West Main Street Bloomsburg, PA 17815 Attn: Real Estate Deputy

RE: Carrington Mortgage Services, LLC vs. Peter A. Berrios and Shelly L. Berrios

Docket No.: 2018-CV-0001371-MF/2019-ED-51

Property Address: 2410 Reichart Road, Bloomsburg, PA 17815

S&D File No.: 18-060862

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the ______ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit of \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale;
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,

Heather Eisenhower Legal Assistant

Enclosures

Document Receipt

Trans# 17538 USPS Server First-Class Mail® 1/9/2020 12:00:00 AM Carrier / service:

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000170809 600 ARCH STREET ROOM 3259 Tracking #:

Doc Ref#: 2019ED141 Postage 5.6000

PHILADELPHIA PA 19106

Document Receipt

First-Class Mail® 1/9/2020 12:00:00 AM Trans# 17539 Carrier / service: USPS Server

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

71901140006000170816 1150 FIRST AVENUE Tracking #:

SUITE 1001 Doc Ref#: 2019ED141 Postage 5.6000

KING OF PRUSSIA PA 19406

Document Receipt

1/9/2020 12:00:00 AM Carrier / service: USPS Server First-Class Mail® Trans# 17537

Ship to:

SECRETARY OF HOUSING AND URBAN

2488 EAST 81ST ST SUITE 700

Tracking #:

71901140006000170793

Doc Ref#: 2019ED141

Postage

5.6000

TULSA

OK 74137

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



SECRETARY OF HOUSING AND URBAN PROFESS ST SUITE 700

TULSA

OK 74137

Document Receipt

Trans# 17535 Carrier / service: USPS Server First-Class Mail® 1/9/2020 12:00:00 AM

Ship to:

DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 71901140006000170779 Tracking #:

2019ED141 Doc Ref#:

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans # 17534

Carrier / service: USPS Server

First-Class Mail®

1/9/2020 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: Doc Ref #:

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71901140006000170762 2019ED141

Postage

5.6000

HARRISBURG PA 17128

Document Receipt

Trans # 17533 Carrier / service: USPS Server First-Class Mail® 1/9/2020 12:00:00 AM

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000170755

Doc Ref #: 2019ED141

Postage 5.6000

HARRISBURG PA 17105

Document Receipt

Trans # 17533 Carrier / service: USPS Server First-Class Mail® 1/9/2020 12:00:00 AM

Ship to:

COMMONWEALT OF PA DEPT OF WELFARE

PO BOX 2675 Tracking #: 71901140006000170755

Doc Ref #: 2019ED141

Postage 5,6000

HARRISBURG PA 17105

3600 Horizon Drive, Suite 150 King Of Prussia, PA 19406 (610) 278-6800 General Business Account Shapiro & DeNardo, LLC

THE PRIVATE BANK CHICAGO, IL 60603 2-648/710

18-060862,BERRIO No. 150 CASE #5018-CV-0001371-MF/2019-ED-51 15028457

DATE: 12/05/19

\$ 1,350.00

VOID AFTER 90 DAYS

24583731

A contract contract of the con

ORDER

P.O. BOX 380 BLOOMSBURG, PA17815

SHERIFF OF COLUMBIA COUNTY

TO THE

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One Thousand Three Hundred Fifty and 00/100