

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**

CARRINGTON MORTGAGE SERVICES LLC vs.

**Defendant**

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

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,103.80
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	\$180.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
<b>Total Sheriff Costs</b>	<b>\$2,922.30</b>

## Municipal Costs

Sewer	\$191.94
<b>Total Municipal Costs</b>	<b>\$191.94</b>

## Distribution Costs

Recording Fees	\$73.75
<b>Total Distribution Costs</b>	<b>\$73.75</b>

**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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
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
<b>TOTAL BALANCE:</b>				<b>\$(1,387.30)</b>	

**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. Kreisman (IL)

**Managing Partner:**  
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Lily Calkins (PA)  
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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)

Jeffrey Rappaport (NJ)  
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)

April 17, 2020

Office of the Sheriff of Columbia County  
Columbia County Sheriff

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: 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

**Additional Office Location:**

14000 Commerce Parkway, Suite B, Mount Laurel, New Jersey 08054 | Tel: (856) 793-3080 | Fax: (856) 793-3084

[www.LOGS.com/shapiro\\_denardo](http://www.LOGS.com/shapiro_denardo)

## TX Result Report

P 1

04/24/2020 08:43

Serial No. A6VF011029028

TC:00081839

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

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
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.sheriffcolumbiacounty.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, attached is a cost sheet 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, attached is a cost sheet showing a balance due of \$1,387.30.

# SHERIFF'S SALE COST SHEET

1371-2018

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>423.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>2103.80</u>	
SOLICITOR'S SERVICES	\$100.00	23 53.80
TOTAL *****		\$ <u>2307.80</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>73.75</u>	
TOTAL *****		\$ <u>83.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>191.94</u>	
WATER 20	\$	
TOTAL *****		\$ <u>191.94</u>

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3187.99

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.

Date: APR 14 2020

BY:

SHAPIRO & DeNARDO, LLC

  
Attorneys for Plaintiff

LESLIE J. RASE, ESQUIRE

1043  
1188854



# TX Result Report

P 1  
03/19/2020 14:10  
Serial No. A6VF011029028  
TC:00080304

Addressee	Start Time	Time	Prints	Result	Note
916102789980	03-19 14:09	00:01:07	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
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Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
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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 CC:  
☐ Urgent ☐ 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

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FAX: PAGES: 2

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PHONE: DATE: March 19, 2020

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RE:BERRIOS CC:

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☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

**Shapiro & DeNardo, LLC**

Attorneys at Law

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Elizabeth L. Wassall (NJ, PA)

Charles G. Wohrab (NJ, PA)

March 19, 2020

Office of the Sheriff of Columbia County

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&amp;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 27<sup>th</sup> 2020  
9:00 AM

**Additional Office Location:**

14000 Commerce Parkway, Suite B, Mount Laurel, New Jersey 08054 | Tel: (856) 793-3080 | Fax: (856) 793-3084

[www.LOGS.com/shapiro\\_denardo](http://www.LOGS.com/shapiro_denardo)

# 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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV1371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/25/2020 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 2410 REICHART ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

2/20/2020

Time:

10:11

Deputy:

4

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2018CV1371

2410 REICHART ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV1371

## SHERIFF'S RETURN OF SERVICE

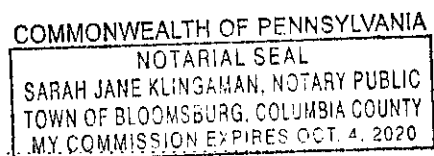
02/20/2020 10:11 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2410 REICHART ROAD, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 21, 2020



NOTARY

Affirmed and subscribed to before me this

21ST day of FEBRUARY, 2020



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV1371

## SHERIFF'S RETURN OF SERVICE

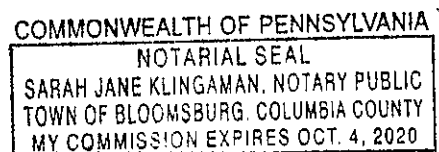
01/21/2020 04:02 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: PETER BERRIOS AT 113 SKYLINE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

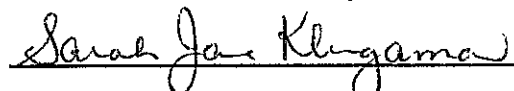
January 22, 2020



NOTARY

Affirmed and subscribed to before me this

22ND day of JANUARY, 2020



Plaintiff Attorney SHAPIRO & DE VITO, PC 8600 FORZANO DRIVE SUITE 150 KING OF PRUSSIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV1371

## SHERIFF'S RETURN OF SERVICE

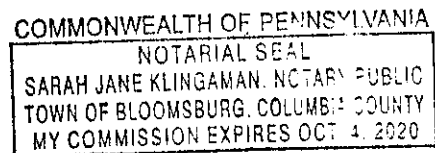
01/16/2020 02:25 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SHELLY L BERRIOS AT 218 CENTRAL ROAD, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 17, 2020



NOTARY

Affirmed and subscribed to before me this

17TH day of JANUARY, 2020



Plaintiff Attorney, SHAPIRO & DEVARIO, 6600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406



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

REAL ESTATE TAX CERTIFICATION

Date: 02/13/2020

Fee: \$5.00

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	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: **COLUMBIA COUNTY SHERIFF**

Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV1371

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:** 141  
**Manner:** < Not Specified > **Expires:** **Warrant:**  
**Notes:** SALE DATE & TIME: 03/25/2020 AT 9:00 AM  
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  
 570.259-7424  
 SHALL Deb WHITE (2 SURETIES)  
 113 SKYLARK OR SKYTOWN / SURETIES DRIVING 570.259.7404  
 W/114

### Serve To:

**Name:** PETER BERRIOS  
**Primary Address:** 15 WASHINGTON AVENUE  
 APT. C  
 BLOOMSBURG, PA 17815  
**Phone:** **DOB:**  
**Alternate Address:** 2410 REICHAUT ROAD  
 BLOOMSBURG, PA 17815  
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** PETER BERRIOS  
**Relation:** DEC  
**Date:** 1/21/2020 **Time:** 11:02  
**Deputy:** 4 **Mileage:**

### Attorney / Originator:

**Name:** SHAPIRO & DENARDO **Phone:**

### Service Attempts:

Date:	1/16/2020	1/16/2020	1/21/20			
Time:	1417	1440	1019			
Mileage:						
Deputy:	4	4	4			

### Service Attempt Notes:

1. DOESN'T LIVE @ 15 WASHINGTON
2. CALLED LANDLORD'S / WIFE
3. TALKED W/ LANDLORD - W BROOKSIDE
- 4.
- 5.
- 6.

BERRIOS, PETER

2018CV1371

15 WASHINGTON AVENUE, APT. C, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV1371

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	141
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	SHELLY L BERRIOS
<b>Primary Address:</b>	218 CENTRAL ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	2410 REICHART ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	SHELLY BERR
<b>Relation:</b>	DEF
<b>Date:</b>	1/16/2020
<b>Time:</b>	1425
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	SHAPIRO & DENARDO
--------------	-------------------

<b>Phone:</b>	
---------------	--

### Service Attempts:

<b>Date:</b>	1/15/20	1/16/20				
<b>Time:</b>	0925	1300				
<b>Mileage:</b>						
<b>Deputy:</b>	4	4				

### Service Attempt Notes:

1. LC
2. CALLED, LEFT MESSAGE
- 3.
- 4.
- 5.
- 6.

BERRIOS, SHELLY L

2018CV1371

218 CENTRAL ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV1371

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	141
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	OCCUPANT
Primary Address:	2410 REICHART ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	VACANT

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> Other		
Adult In Charge:	Frost Dar		
Relation:			
Date:	1/14/20	Time:	1402
Deputy:	4	Mileage:	

### Attorney / Originator:

Name:	SHAPIRO & DENARDO	Phone:	
-------	-------------------	--------	--

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- VACANT
- 
- 
- 
- 
- 

OCCUPANT

2018CV1371

2410 REICHART ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Attorney for the Plaintiff:  
SHAPIRO & DE-NARDO  
KINGS OF PRUSSIA, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV1371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 141

Manner: < Not Specified >

Expires:

Warrant:

### Notes:

SALE DATE & TIME: 03/25/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Melody Bohling

Primary Address: 350 Tenny St.  
Bloomensburg, PA 17815

Phone: 570-594-4560

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lorraine Loreman

Relation: Clerk

Date: 1/10/20

Time: 13:58

Deputy: 6

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BOHLING, MELODY

2018CV1371

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV1371

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes:

SALE DATE & TIME: 03/25/2020 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

141

Warrant:

### 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: Alyssa Wido

Relation: Clerk

Date: 04/01/2020

Time: 10:54

Deputy: #2

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV1371 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2018CV1371

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	141
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
<b>Adult In Charge:</b>	Sherry Evans
<b>Relation:</b>	Clerk
<b>Date:</b>	01/10/2020
<b>Time:</b>	10:19
<b>Deputy:</b>	#2
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> SHAPIRO & DENARDO	<b>Phone:</b>
--------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2018CV1371

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



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



71901140006000170793

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

\$70.08

Interest from February 5, 2019 to

Costs to be Added

Seal of Court

Barbara N. Aluete  
PROTHONOTARY

Date: 12/10/19

Stephen J. Atkey  
Deputy Prothonotary

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2018CV1371

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 03/25/2020 AT 9:00 AM SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	2410 REICHART ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> SHAPIRO & DENARDO	<b>Phone:</b>
--------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

2018CV1371

2410 REICHART ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

NO EXPIRATION

TIMOTHY T. CHAMBERLAIN



**SHERIFF OF COLUMBIA COUNTY**

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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
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:

1<sup>st</sup> Week March 4<sup>th</sup> 2020

2<sup>nd</sup> Week March 11<sup>th</sup> 2020

3<sup>rd</sup> Week March 18<sup>th</sup> 2020

SALE DATE: March 25<sup>th</sup> 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 Route 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 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 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 Aida A. Oberzut, also known as Aida Oberzut, also known as Alda Obrzut, also known as Elda Obrzut, also known as Elda Oberzut, single, by Carolyn L. Yetter, her agent, pursuant to 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.

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 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:  
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

X 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:

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

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:

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

X 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

Date: 12/09/19

BY: Michelle L. McGowan  
MICHELLE L. MCGOWAN, ESQ.

18-060862

Berrios

REAL ESTATE OUTLINE

ED # 2019ED141

DATE RECEIVED 12-10-19  
DOCKET AND INDEX 2018 CV 1371

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# 15028457

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

SALE DATE March 25<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>3-4-2020</u>
2 <sup>ND</sup> WEEK	<u>3-11-2020</u>
3 <sup>RD</sup> WEEK	<u>3-18-2020</u>

2410 Reichart Road. Blommsburg

**UNITED STATES BANKRUPTCY COURT**  
**MIDDLE DISTRICT OF PENNSYLVANIA**

In re:

Shelly Lynn Berrios,

**Debtor 1**

Chapter        13

Case No.        5:19-bk-03856-RNO

**Order**

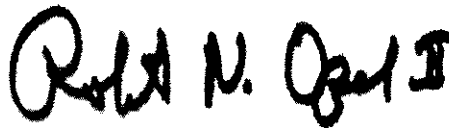
Upon consideration of the Motion to dismiss the case, and having afforded notice and an opportunity for hearing,

**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,

A handwritten signature in black ink, reading "Robert N. Opel, II". The signature is written in a cursive, stylized font.

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. KANELIS (NJ, NY) (Of Counsel)  
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 (NJ)

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 Obrzut, also known as Elda Obrzut, also known as Elda Oberzut, single, by Carolyn L. Yetter, her agent, pursuant to 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.

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 Route 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 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:

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:

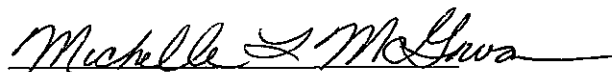
Peter A. Berrios  
15 Washington Avenue  
Apt. C  
Bloomsburg, PA 17815

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:

☒ 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 Mortgage Assistance Act including but not limited to:

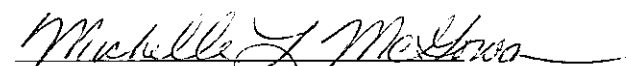
- (a) Service of notice on Defendants
- (b) Expiration of 30 days since the service of notice
- (c) Defendants failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendants failure to file application with Homeowners Emergency Assistance Program.

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:

  
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  
S&D FILE NO. 18-060862

2019 FEB -4 P 12:15

Carrington Mortgage Services, LLC  
1600 South Douglass Road  
Suite 200-A  
Anaheim, California 92806

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2018-CV-0001371-MF

PLAINTIFF

VS.

Peter A. Berrios

and

Shelly L. Berrios

DEFENDANT(S)

STATE OF: Pennsylvania

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.

SHAPIRO & DeNARDO, LLC

Date: 2/1/19

BY:

Katherine M. Wolf  
Attorneys for Plaintiff

KATHERINE M. WOLF, ESQUIRE

Sworn to and subscribed  
before me this 1st day  
of February, 2019.

[Signature]  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Jennifer 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. KANELIS (NJ, NY) (Of Counsel)  
MICHELLE L. MCGOWAN (NJ, PA)  
JEFFREY RAPPAPORT (NJ)

**Law Offices of  
Shapiro & DeNardo, LLC**  
Offices located in New Jersey & Pennsylvania

**MANAGING ATTYS.**  
KRISTEN D. LITTLE (NJ, PA)

**SUPERVISING ATTYS. NJ FCL**  
KATHLEEN M. MAGOON (NJ)

LESLIE J. RASE (PA)  
MORRIS A. SCOTT (NJ, PA)  
DONNA L. SKILTON (NJ, PA)  
ALISON H. TULLO (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

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800 (610) 278-9980 (Facsimile)

## Document Receipt

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

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000170809

Doc Ref #: 2019ED141

Postage 5.6000

PHILADELPHIA PA 19106

## Document Receipt

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

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000170816

Doc Ref #: 2019ED141

Postage 5.6000

KING OF PRUSSIA PA 19406

## Document Receipt

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Trans #	17537	Carrier / service:	USPS Server	First-Class Mail®	1/9/2020 12:00:00 AM
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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  
DEVELOPMENT  
2436 EAST 1ST ST SUITE 700

TULSA OK 74137

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## Document Receipt

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

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000170779

Doc Ref #: 2019ED141

Postage 5.6000

HARRISBURG PA 17105



## Document Receipt

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Trans #	17534	Carrier / service:	USPS Server	First-Class Mail®	1/9/2020 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000170762

Doc Ref #: 2019ED141

Postage 5.6000

HARRISBURG PA 17128

## Document Receipt

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

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000170755

Doc Ref #: 2019ED141

Postage 5.6000

HARRISBURG PA 17105

## Document Receipt

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

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000170755

Doc Ref #: 2019ED141

Postage 5.6000

HARRISBURG PA 17105

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

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

18-060862,BERRIO No. 15028457  
CASE # PET 2018-CV-0001371-MF/2019-ED-51

DATE: 12/05/19

\$ 1,350.00

PAY One Thousand Three Hundred Fifty and 00/100

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815



⑈ 15028457 ⑈ ⑆071006485⑆ 2458373⑈