

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 229670	Invoice Date: 05/16/2019 2:34:11 PM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHEROFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201903601	MT. PLEASANT
	Grantor - KREISCHER, KEVIN L		05/16/19 2:34:12 PM	TOWNSHIP
	Grantee - DEUTSCHE BANK NATIONAL TRUST CO			
	Consideration - \$2,372.78			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8577 - SHEROFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

DEUTSCHE BANK NATIONAL TRUST CO VS. KEVIN & VANESSA KREISCHER

NO. 26-2019 ED

NO. 1603-2018 JD

DATE/TIME OF SALE: APRIL 24, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2326.25

POUNDAGE - 2% OF BID \$ 46.53

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2372.78

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Bo D. Kelley

TOTAL DUE: \$ 2372.78

LESS DEPOSIT: \$ 1354.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1022.78

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

Defendant
KEVIN KREISCHER
VANESSA KREISCHER
KEVIN KREISCHER

Attorney for the Plaintiff:
STERN & EISENBERG, PC
1581 MAIN STREET
SUITE 200
WARRINGTON, PA 18976

Sheriff's Sale Date: Wednesday, April 24, 2019
Writ of Execution No. : 2018CV1603
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 40 ROLLING HILLS, 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.	\$1,434.00
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	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,254.50**

Distribution Costs

Recording Fees	\$71.75
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Total Distribution Costs **\$71.75**

Grand Total: **\$2,326.25**

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

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025

May 3, 2019

VIA TELECOPY TO: (570) 389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006 OPT4, Mortgage-Pass-Through Certificates, Series 2006-OPT4 v. Kevin Kreischer

Docket No. 2018-CV-1603
Premises: 40 Rolling Hills, Bloomsburg, PA 17815-7133

Dear Sir or Madam:

In connection with the Sheriff's Sale held in the above-referenced matter on April 24, 2019 kindly assign my bid as attorney on the Writ to

Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006 OPT4,
Mortgage-Pass-Through Certificates,
Series 2006-OPT4,

c/o Ocwen Loan Servicing, LLC,
1661 Worthington Road, Suite 100,
West Palm Beach, FL 33409.

Enclosed please find copies of the Mortgage and any applicable Assignments, as well as original Realty Transfer Tax Statements of Value for your review. Also note check number 73742 iao \$1,022.78 representing funds owed to the Sheriff of Columbia County was previously forwarded to your office. Please prepare the Sheriff's Deed and return it to our office in the enclosed, self-addressed, stamped envelope so that we can have same recorded.

Thank you.

Very truly yours,



Legal Assistant

STERN & EISENBERG PC

Enclosures



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Stern & Eisenberg, PC.		Telephone Number: (215) 572-8111	
Mailing Address 1581 Main Street, Suite 200	City Warrington	State PA	ZIP Code 18976

B. TRANSFER DATA

Date of Acceptance of Document / /		Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006 OPT4, umber: Mortgage-Pass-Through Certificates, Series 2006-OPT4	
Grantor(s)/Lessor(s) Sheriff's Office of Columbia	Telephone Number: (570) 389-5622	Mailing Address c/o Ocwen Loan Servicing, LLC, 1661 Worthington Rd, S100	
Mailing Address 35 West Main Street	City Bloomsburg	State PA	ZIP Code 17815
	City West Palm Beach	State FL	ZIP Code 33409

C. REAL ESTATE LOCATION

Street Address 40 Rolling Hills, Bloomsburg, PA 17815-7133		City, Township, Borough Bloomsburg	
County Columbia	School District CENTRAL COLUMBIA AREA SCHO	Tax Parcel Number 26 05A04700	

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration 2,372.78	2. Other Consideration + 0.00	3. Total Consideration = 2,372.78
4. County Assessed Value 31,021.00	5. Common Level Ratio Factor x 3.88	6. Computed Value = 120,361.48

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 100.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

5/3/14

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

SHERIFF'S SALE COST SHEET

18-1603
26-19

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>16.00</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>425.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1434.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1684.00</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

SURCHARGE FEE (DSTE)	\$ <u>136.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2326.25

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2019 - REAL ESTATE

As of Date: 04/04/2019 09:58:30 AM

Owner: KREISCHER KEVIN L
40 ROLLING HILLS
BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP
Parcel #: 26 -05A-047-00,000
Property Desc:

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
026604	G	\$346.11	04/30/2019	\$353.17	06/30/2019	\$388.49	08/31/2019
		Payment					
026604	S	\$30.40	04/30/2019	\$31.02	06/30/2019	\$34.12	08/31/2019
		Payment					
026604	R	\$35.00	04/30/2019	\$35.71	06/30/2019	\$39.28	08/31/2019
		Payment					
Totals:		\$411.51		\$419.90		\$461.89	

Total Paid To Date:

\$0.00

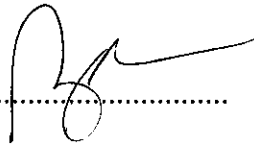
SNE
Signature

4-4-19
Date

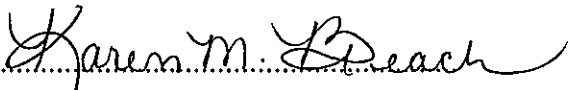
THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

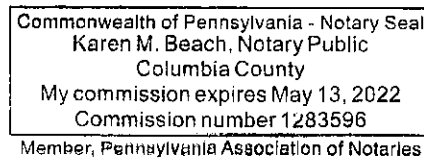
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream 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 April 3, 10, 17, 2019 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.

.....

Sworn and subscribed to before me this17th day of April.....2019.....

.....
(Notary Public)



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

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 04/04/2019

Fee: \$5.00

Cert. NO: 34929

KREISCHER KEVIN L
40 ROLLING HILLS
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20051 -2552
Location: LOT 73 ROLLING HILLS
Parcel Id:26 -05A-047-00,000

Assessment: 31,021
Balances as of 04/04/2019

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: **COLUMBIA COUNTY SHERIFF**

Per: _____



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
March 26, 2019

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

Re: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006 OPT4, Mortgage-Pass-Through Certificates, Series 2006-OPT4 c/o Ocwen Loan Servicing, LLC v. Vanessa Kreischer
Kevin L. Kreischer
Columbia County Court of Common Pleas Docket No. 2018-CV-1603
SALE SCHEDULED FOR April 24, 2019

Dear Madam/Sir:

Enclosed please find a Certificate of Service for filing, the original having been sent to the Columbia County Prothonotary for filing. Kindly file of record and return a time-stamped copy to our office in the enclosed self-addressed, postage-paid envelope.

Thank you for your consideration to this matter. Should you have any questions, please contact our office.

Sincerely,

Stern & Eisenberg, PC

Elaine Greza, Legal Assistant

;EG
Encl.

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
JACQUELINE F. McNALLY, ESQUIRE (201332)
PAUL S. HUNTINGTON, ESQUIRE (312973)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Deutsche Bank National Trust Company, as
Trustee for HSI Asset Securitization Corporation
Trust 2006 OPT4, Mortgage-Pass-Through
Certificates, Series 2006-OPT4 c/o Ocwen Loan
Servicing, LLC

Plaintiff

v.

Kevin L. Kreischer and Vanessa Kreischer
Defendants

Civil Action No.: 2018-CV-1603

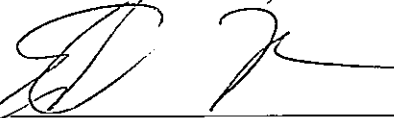
MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Edward J. McKee, Esq., attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Kevin L. Kreischer and Vanessa Kreischer, Defendants, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on March 25, 2019.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on March 25, 2019, as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 

Edward J. McKee, Esq.
Attorney for Plaintiff

Date: March 26, 2019

Name and
Address
of Sender

STERN & EISENBERG
1581 Main Street, Suite 200
Warrington, PA 18976

Line	Article Number	Name of Addressee, Street, and Post Office Address
1		Kevin L. Kreischer 40 Rolling Hills Bloomsburg, PA 17815-7133
2		Kevin L. Kreischer 272 Bissetts Lane, Bloomsburg, PA 17815
3		Vanessa Kreischer 4037 Smith Street, Lot 1 Bloomsburg, PA 17815
4		Vanessa Kreischer 40 Rolling Hills Bloomsburg, PA 17815-7133
5		Option One Mortgage Corporation 3 Ada Road Irvine, CA 92618
6		The Secretary of Housing and Urban Development 451 7th Street, S.W Washington, DC 20410
7		Pennsylvania Housing Finance Agency 211 North Front Street P.O. Box 15530 Harrisburg, PA 17105-5530
8		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance - Lien Section P.O. Box 280948 Harrisburg, PA 17128

Postage:

4	\$6.80	12	\$0.50		\$6.29
	\$27.20	+	\$6.00	+	\$39.49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Vanessa Kreischer
4037 Smith Street, Lot 1
Bloomsburg, PA 17815

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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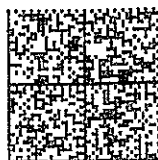
OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Vanessa Kreischer
40 Rolling Hills
Bloomsburg, PA 17815-7133

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Fee



U.S. POSTAGE PITNEY BOWES
ZIP 18976 02 1W
0001371685 MAR 25 2019

MAR 25 2019

MAR 25 2019
Postmark
Here

9	Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815		
10	Tenant(s)/Occupant(s) 40 Rolling Hills Bloomsburg, PA 17815-7133		
11	PA Department of Revenue Bureau of Individual Taxes P.O. Box 280601 Harrisburg, PA 17128-0502		
12	Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815		
	Ocwen - Kreischer - NOS 116.987574		
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

MAR 25 2019

7018 1830 0000 1407 9090

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Date
#

MAR 25 2019

Kevin L. Kreischer
272 Bissets Lane,
Bloomsburg, PA 17815

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Date
#

MAR 25 2019

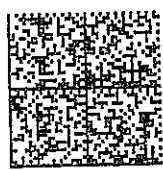
Kevin L. Kreischer
40 Rolling Hills
Bloomsburg, PA 17815-7133

Postage:

4	\$6.80	12	\$0.50		\$6.29
	\$27.20	+	\$6.00	+	\$6.29
					\$39.49

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. POSTAGE >> PITNEY BOWES

ZIP 18976 \$ 002.27⁰

02 1W

0001371685 MAR 25 2019

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KEVIN KREISCHER (et al.)

Case Number
2018CV1603

SHERIFF'S RETURN OF SERVICE

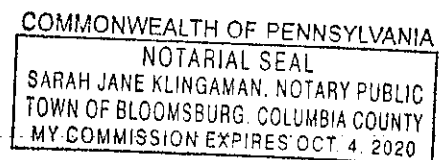
02/27/2019 01:30 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KEVIN KREISCHER AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


JONATHAN BROADT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

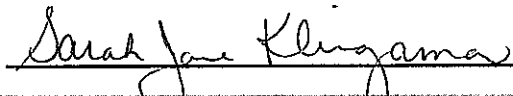
February 28, 2019



NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2019



Plaintiff Attorney: STERN & EISENBERG, P.C., 681 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

(c) CountySuite Sheriff Telesoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KEVIN KREISCHER (et al.)

Case Number
2018CV1603

SHERIFF'S RETURN OF SERVICE

02/28/2019 10:14 AM - DEPUTY JONATHAN BROADT, 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, T. WIT: VANESSA KREISCHER AT 4037 SMITH STREET, LOT 1, BLOOMSBURG, PA 17815.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2019

NOTARY

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

28TH day of FEBRUARY, 2019

Plaintiff Attorney: STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KEVIN KREISCHER (et al.)

Case Number
2018CV1603

SHERIFF'S RETURN OF SERVICE

03/19/2019 03:20 PM - SHERIFF TIMOTHY CHAMBERLAIN, 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 40 ROLLING HILLS, BLOOMSBURG, PA 17815.

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

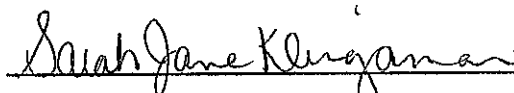
March 19, 2019

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

NOTARY

Affirmed and subscribed to before me this:

19TH day of MARCH, 2019



Plaintiff Attorney: STERN & EISENBERG, P.C., 100 N. MARKET STREET, SUITE 200, HARRISBURG, PA 17101

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KREISCHER, KEVIN (et al.)

Case Number
2018CV1603

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	40 ROLLING HILLS BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	3-19-19
Time:	1526
Deputy:	K
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV1603

40 ROLLING HILLS, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KREISCHER, KEVIN (et al.)

Case Number
2018CV1603

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 26

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/24/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served CC50

Serve To:

Name: KEVIN KREISCHER

Primary Address: 272 BISSETTS LANE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 407 EAST HILLCREST DRIVE
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 2-27-14

Time: 13:30

Deputy: 7

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date: 2-27-14

Time: 11:34

Mileage:

Deputy: 7

Service Attempt Notes:

1. Made Attempt at Bissetts Lane, Individual Advised bad Address

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

KREISCHER, KEVIN

2018CV1603

272 BISSETTS LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KREISCHER, KEVIN (et al.)

Case Number
2018CV1603

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	40 ROLLING HILLS BLOOMSBURG, PA 17815
Phone:	570-317-4113
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other
Adult In Charge:	Jordana Karns - Kreischer
Relation:	Ex-wife
Date:	2/28/19
Time:	09:20
Deputy:	7
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:	2/27/19					
Time:	11:17					
Mileage:						
Deputy:	7					

Service Attempt Notes:

1. L/C
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2018CV1603

40 ROLLING HILLS, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KREISCHER, KEVIN (et al.)

Case Number
2018CV1603

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Phone # 570-451-5144		
	Warrant: Jordana Karhs - Kreischer stated she doesn't live here		

Serve To:

Name:	VANESSA KREISCHER
Primary Address:	4037 SMITH STREET LOT 1 BLOOMSBURG, PA 17815
Phone:	
DOB:	
Alternate Address:	40 ROLLING HILLS BLOOMSBURG, PA 17815
Phone:	570-317-4113

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	2/25/19
Time:	10:19
Deputy:	7
Mileage:	

Attorney / Originator:

Name:	STERN & EISENBERG, PC
Phone:	

Service Attempts:

Date:	2/25/19	2/26/19	2/26/19			
Time:	8:15p	10:43	11:17			
Mileage:						
Deputy:	593	7	7			

Service Attempt Notes:

1. Nobody home
2. Appears vacant at 4037 Smith
3. L/C At Rolling Hills address
- 4.
- 5.
- 6.

KREISCHER, VANESSA

2018CV1603 4037 SMITH STREET, LOT 1, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KREISCHER, KEVIN (et al.)

Case Number
2018CV1603

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	24
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Terri Mumaw
Relation:	secretary
Date:	2-25-19
Time:	11:30
Deputy:	7
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD 2018CV1603 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KREISCHER, KEVIN (et al.)

Case Number
2018CV1603

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Claudia Roper
Relation:	SIC
Date:	2-20-19
Time:	1355
Deputy:	11
Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV1603 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



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KREISCHER, KEVIN (et al.)

Case Number
2018CV1603

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	26
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/24/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	RENAE NEW HART		
Relation:	Clerk		
Date:	2-20-19	Time:	1350
Deputy:	11	Mileage:	

Attorney / Originator:

Name: STERN & EISENBERG, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV1603

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 02/19/19

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1160594
Description: **KEVIN AND VANESSA**
KREISCHER SALE
Run Dates: **04/03/19 to 04/17/19**
Class: **2**
Agate Lines: **237**
Blind Box:

Total Ad Cost \$1,434.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/03/19	04/17/19	3	\$1,434.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1603

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, APRIL 24, 2019 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows to wit: BEGINNING at a point located along the western right-of-way line of Millertown Road (SR 4011), and being the southwestern corner of Lot No. 72; THENCE continuing along the western right-of-way line of Millertown Road (SR 4011), south 12 degrees 06 minutes 50 seconds West, 100 feet to a point; THENCE along the northern property line of Lot No. 74, north 77 degrees 38 minutes 00 seconds West, 195.14 feet to a found iron pin 0.23 feet from corner located along the eastern right-of-way line of Lank Lane, THENCE continuing along the eastern right-of-way line of Lank Lane, north 13 degrees 22 minutes 10 seconds East, 89.16 feet to a point; THENCE along the southern property line of Lot No. 72, south 77 degrees 53 minutes 10 seconds East, 192.97 feet to a point, the place of BEGINNING, BEING DESIGNATED AS LOT NO. 73 AND containing 19,322.6 square feet (0.44 acres), as shown on a survey prepared by Construction Engineering, Inc., dated January 26, 2000. The above tract of land is taken UNDER AND SUBJECT to the building restrictions and covenants of Rolling Hills Subdivision of Mount Pleasant Township, Columbia County, Pennsylvania, dated May 15, 1969, and recorded on May 20, 1969, in Miscellaneous Book 43, Page 1037. The aforesaid tract of land is subject to an easement for water and sewer lines as set forth in Deed Book Volume 2419, Page 970.

PARCEL #26-05A-047

BEING KNOWN AS 40 Rolling Hills, Bloomsburg, PA 17815-7133

BEING the same premises which George B. Crawford and Marjorie E. Crawford, husband and wife, by Deed dated November 15, 2005 and recorded November 17, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument #200512552, granted and conveyed unto Kevin L. Kreischer, his heirs and assigns.

PROPERTY ADDRESS: 40 ROLLING HILLS, BLOOMSBURG, PA 17815

UPI/TAX PARCEL NUMBER: 26-051-047

Seized and taken into execution to be sold as the property of KEVIN KREISCHER, VANESSA KREISCHER, KEVIN KREISCHER in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
STERN & EISENBERG, PC
WARRINGTON, PA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1603

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, APRIL 24, 2019
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania bounded and described as follows to wit: BEGINNING at a point located along the western right-of-way line of Millertown Road (SR 4011), and being the southwestern corner of Lot No. 72, THENCE continuing along the western right-of-way line of Millertown Road (SR 4011), south 12 degrees 06 minutes 50 seconds West, 100 feet to a point; THENCE along the northern property line of Lot No. 74, north 77 degrees 38 minutes 00 seconds West, 195.14 feet to a found iron pin 0.23 feet from corner located along the eastern right-of-way line of Lank Lane, THENCE continuing along the eastern right-of-way line of Lank Lane, north 13 degrees 22 minutes 10 seconds East, 99.16 feet to a point; THENCE along the southern property line of Lot No. 72, south 77 degrees 53 minutes 10 seconds East, 192.97 feet to a point, the place of BEGINNING. BEING DESIGNATED AS LOT NO. 73 AND containing 19,322.6 square feet (0.44 acres), as shown on a survey prepared by Construction Engineering, Inc., dated January 26, 2000. The above tract of land is taken UNDER AND SUBJECT to the building restrictions and covenants of Rolling Hills Subdivision of Mount Pleasant Township, Columbia County, Pennsylvania, dated May 15, 1969, and recorded on May 20, 1969, in Miscellaneous Book 43, Page 1097. The aforesaid tract of land is subject to an easement for water and sewer lines as set forth in Deed Book Volume 2419, Page 970.

PARCEL # 26-05A-047

BEING KNOWN AS 40 Rolling Hills, Bloomsburg, PA 17815-7133

BEING the same premises which George B. Crawford and Marjorie E. Crawford, husband and wife, by Deed dated November 15, 2005 and recorded November 17, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200512552, granted and conveyed unto Kevin L. Kreischer, his heirs and assigns.

PROPERTY ADDRESS: 40 ROLLING HILLS, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-05A-047

Seized and taken into execution to be sold as the property of KEVIN KREISCHER, VANESSA KREISCHER, KEVIN KREISCHER in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
JACQUELINE F. McNALLY, ESQUIRE (201332)
PAUL S. HUNTINGTON, ESQUIRE (312973)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Deutsche Bank National Trust Company, as Trustee
for HSI Asset Securitization Corporation Trust 2006
OPT4, Mortgage-Pass-Through Certificates, Series
2006-OPT4 c/o Ocwen Loan Servicing, LLC

Plaintiff

v.

Kevin L. Kreischer

and

Vanessa Kreischer

Defendants

Civil Action No. : 2018-CV-1603

2019-ED-26

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **40 Rolling Hills, Bloomsburg, PA 17815-7133:**

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

Kevin L. Kreischer
Vanessa Kreischer
40 Rolling Hills
Bloomsburg, PA 17815-7133

Kevin L. Kreischer
272 Bissetts Lane,
Bloomsburg, PA 17815

Vanessa Kreischer
4037 Smith Street, Lot 1
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Kevin L. Kreischer
Vanessa Kreischer
40 Rolling Hills
Bloomsburg, PA 17815-7133

A

~~Kevin L. Kreischer
272 Bissets Lane,
Bloomsburg, PA 17815~~

~~A~~

~~Vanessa Kreischer
4037 Smith Street, Lot 1
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:

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

✓

Option One Mortgage Corporation
3 Ada Road
Irvine, CA 92618

✓

The Secretary of Housing and Urban Development
451 7th Street S.W
Washington, DC 20410

✓

Pennsylvania Housing Finance Agency
211 North Front Street
P.O Box 15530
Harrisburg, PA 17105-5530

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

N/A

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Deutsche Bank National Trust Company, as Trustee
for HSI Asset Securitization Corporation Trust 2006
OPT4, Mortgage-Pass-Through Certificates, Series
2006-OPT4 c/o Ocwen Loan Servicing, LLC

Plaintiff

v.

Kevin L. Kreischer

and

Vanessa Kreischer

Defendant(s)

Civil Action No. :

2018-CV-1603

2019-ED-26

FILE AGAINST VANESSA KREISCHER
KEVIN L. KREISCHER ONLY

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

40 Rolling Hills, Bloomsburg, PA 17815-7133 (see full legal description attached)

Judgment Amount..... \$128,924.41

Interest from February 9, 2019 at the Per
Diem rate of \$6.98 until Judgment is paid
in full..... \$

Total \$ plus costs

Dated: 2/14/2019
(SEAL)

Barbara N. DiStefano
Prothonotary, Common Pleas Court of
Columbia County, PA

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2020

By: [Signature]
Deputy

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania bounded and described as follows to wit: BEGINNING at a point located along the western right-of-way line of Millertown Road (SR 4011), and being the southwestern corner of Lot No. 72, THENCE continuing along the western right-of-way line of Millertown Road (SR 4011), south 12 degrees 06 minutes 50 seconds West, 100 feet to a point; THENCE along the northern property line of Lot No. 74, north 77 degrees 38 minutes 00 seconds West, 195.14 feet to a found iron pin 0.23 feet from corner located along the eastern right-of-way line of Lank Lane, THENCE continuing along the eastern right-of-way line of Lank Lane, north 13 degrees 22 minutes 10 seconds East, 99.16 feet to a point; THENCE along the southern property line of Lot No. 72, south 77 degrees 53 minutes 10 seconds East, 192.97 feet to a point, the place of BEGINNING. BEING DESIGNATED AS LOT NO. 73 AND containing 19,322.6 square feet (0.44 acres), as shown on a survey prepared by Construction Engineering, Inc., dated January 26, 2000. The above tract of land is taken UNDER AND SUBJECT to the building restrictions and covenants of Rolling Hills Subdivision of Mount Pleasant Township, Columbia County, Pennsylvania, dated May 15, 1969, and recorded on May 20, 1969, in Miscellaneous Book 43, Page 1097. The aforesaid tract of land is subject to an easement for water and sewer lines as set forth in Deed Book Volume 2419, Page 970.

PARCEL # 26-05A-047

BEING KNOWN AS 40 Rolling Hills, Bloomsburg, PA 17815-7133

BEING the same premises which George B. Crawford and Marjorie E. Crawford, husband and wife, by Deed dated November 15, 2005 and recorded November 17, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200512552, granted and conveyed unto Kevin L. Kreischer, his heirs and assigns.

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:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance - Lien Section
P.O. Box 280948
Harrisburg, PA 17128

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:

~~Columbia County
Domestic Relations
11 West Main Street
Bloomsburg, PA 17815~~

PA Department of Revenue
Bureau of Individual Taxes
P.O. Box 280601
Harrisburg, PA 17128-0502

~~Tenant(s)/Occupant(s)
40 Rolling Hills
Bloomsburg, PA 17815-7133~~

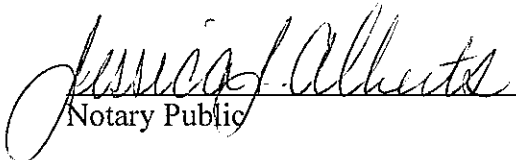
~~Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815~~

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.

Date: February 8, 2019

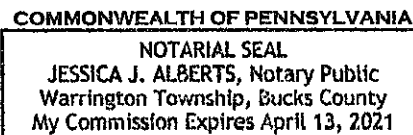
STERN & EISENBERG, PC

Sworn to and subscribed before me
this 18th Day of February, 2019.


Notary Public

By: 

Andrew J. Marley, Esq.
Attorney for Plaintiff



M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
JESSICA N. MANIS, ESQUIRE (318705)
BRANDON P. ACCARDI, ESQUIRE (320169)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (316043)
DANIEL JONES, ESQUIRE (321876)
JACQUELINE F. McNALLY, ESQUIRE (201332)
PAUL S. HUNTINGTON, ESQUIRE (312973)
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Deutsche Bank National Trust Company, as Trustee
for HSI Asset Securitization Corporation Trust 2006
OPT4, Mortgage-Pass-Through Certificates, Series
2006-OPT4 c/o Ocwen Loan Servicing, LLC
Plaintiff

Civil Action No. : 2018-CV-1603

MORTGAGE FORECLOSURE

v.
Kevin L. Kreischer
and
Vanessa Kreischer
Defendants

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

:
: S.S. :

COUNTY OF BUCKS

:

I, the undersigned, being duly sworn according to law, deposes and says, to the best of his knowledge, information and belief, Defendants':

1. Last-known address is; 40 Rolling Hills, Bloomsburg, PA 17815-7133 and 272 Bissetts Lane, Bloomsburg, PA 17815 and 4037 Smith Street, Lot 1, Bloomsburg, PA 17815.
2. Is over the age of twenty-one; and
3. Is not now nor has been within the last three hundred sixty-six days in the Armed Services of the United States as defined in the Soldiers' Civil Relief Act of 1940, as amended.

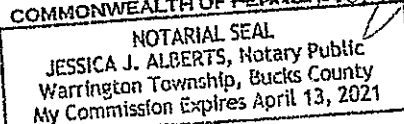
STERN & EISENBERG, PC

Sworn to and subscribed before me
this 14th Day of February, 2019.

By: [Signature]
Andrew J. Marley, Esq.

Attorney for Plaintiff

[Signature]
Notary Public





Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-0006
Birth Date:
Last Name: KREISCHER
First Name: KEVIN
Middle Name:
Status As Of: Feb-08-2019
Certificate ID: B868K7S16F0WZGV

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-4438
Birth Date:
Last Name: KREISCHER
First Name: VANESSA
Middle Name:
Status As Of: Feb-08-2019
Certificate ID: KW7LCFYWWBJ7FX5

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

REAL ESTATE OUTLINE

ED # 2019 ED26

DATE RECEIVED 2-14-2019
DOCKET AND INDEX 2018 CV 1603

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# <u>71817</u>

*call 2/15/19
will email*

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

SALE DATE April 24th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____



LAW OFFICES
Stern & Eisenberg, PC
www.sterneisenberg.com

1581 Main Street
Suite 200
Warrington, Pennsylvania 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

February 8, 2019

RE: Deutsche Bank National Trust Company et.al
VS. Kevin L. Kreischer and Vanessa Kreischer

C.C.P. COLUMBIA CO. NO. 2018-CV-1603

Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Kevin L. Kreischer
40 Rolling Hills
Bloomsburg, PA 17815-7133

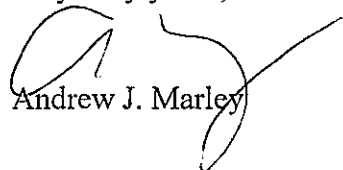
Vanessa Kreischer
40 Rolling Hills
Bloomsburg, PA 17815-7133

Kevin L. Kreischer
272 Bissets Lane,
Bloomsburg, PA 17815

Vanessa Kreischer
4037 Smith Street, Lot 1
Bloomsburg, PA 17815

Please forward an affidavit of service once completed.

Very truly yours,


Andrew J. Marley

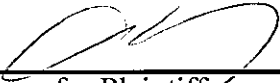
AJM/ip
Enclosures

WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of 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.



Attorney for Plaintiff

Now February 12 20 14, the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania bounded and described as follows to wit: BEGINNING at a point located along the western right-of-way line of Millertown Road (SR 4011), and being the southwestern corner of Lot No. 72, THENCE continuing along the western right-of-way line of Millertown Road (SR 4011), south 12 degrees 06 minutes 50 seconds West, 100 feet to a point; THENCE along the northern property line of Lot No. 74, north 77 degrees 38 minutes 00 seconds West, 195.14 feet to a found iron pin 0.23 feet from corner located along the eastern right-of-way line of Lank Lane, THENCE continuing along the eastern right-of-way line of Lank Lane, north 13 degrees 22 minutes 10 seconds East, 99.16 feet to a point; THENCE along the southern property line of Lot No. 72, south 77 degrees 53 minutes 10 seconds East, 192.97 feet to a point, the place of BEGINNING. BEING DESIGNATED AS LOT NO. 73 AND containing 19,322.6 square feet (0.44 acres), as shown on a survey prepared by Construction Engineering, Inc., dated January 26, 2000. The above tract of land is taken UNDER AND SUBJECT to the building restrictions and covenants of Rolling Hills Subdivision of Mount Pleasant Township, Columbia County, Pennsylvania, dated May 15, 1969, and recorded on May 20, 1969, in Miscellaneous Book 43, Page 1097. The aforesaid tract of land is subject to an easement for water and sewer lines as set forth in Deed Book Volume 2419, Page 970.

PARCEL # 26-05A-047

BEING KNOWN AS 40 Rolling Hills, Bloomsburg, PA 17815-7133

BEING the same premises which George B. Crawford and Marjorie E. Crawford, husband and wife, by Deed dated November 15, 2005 and recorded November 17, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200512552, granted and conveyed unto Kevin L. Kreischer, his heirs and assigns.

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



OPTION ONE MORTGAGE CORP
3 IDA ROAD

IRVINE CA 92618

Document Receipt

Trans #	15410	Carrier / service:	USPS Server	First-Class Mail®	2/15/2019 12:00:00 AM
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Ship to:

PENNSYLVANIA HOUSING FINANCE
AGENCY211 NORTH FRONT STREET
P.O. BOX 15530

HARRISBURG PA 17105

Tracking #:	71901140006000150887
Doc Ref #:	2019ED26
Postage	5.4200

Document Receipt

Trans #	15409	Carrier / service:	USPS Server	First-Class Mail®	2/15/2019 12:00:00 AM
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Ship to:

THE SECRETARY OF HOUSING AND
URBAN DEVELOPEMENT

451 7TH STREET

Tracking #: 71901140006000150870

Doc Ref #: 2019ED26

Postage 5.4200

WASHINGTON DC 20410

Document Receipt

Trans #	15408	Carrier / service:	USPS Server	First-Class Mail®	2/15/2019 12:00:00 AM
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Ship to:

OPTION ONE MORTGAGE CORP

3 IDA ROAD

Tracking #: 71901140006000150863

Doc Ref #: 2019ED26

Postage 5.4200

IRVINE CA 92618

Document Receipt

Trans #	15408	Carrier / service:	USPS Server	First-Class Mail®	2/15/2019 12:00:00 AM
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Ship to:

OPTION ONE MORTGAGE CORP

3 IDA ROAD

Tracking #: 71901140006000150863

Doc Ref #: 2019ED26

Postage 5.4200

IRVINE CA 92618

Document Receipt

Trans #	15407	Carrier / service:	USPS Server	First-Class Mail®	2/15/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000150856

Doc Ref #: 2019ED26

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15405	Carrier / service:	USPS Server	First-Class Mail®	2/15/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000150832

Doc Ref #: 2019CV26

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15406	Carrier / service:	USPS Server	First-Class Mail®	2/15/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000150849

Doc Ref #: 2019ED26

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	15404	Carrier / service:	USPS Server	First-Class Mail®	2/15/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000150825

Doc Ref #: 2019ED26

Postage 5.4200

HARRISBURG PA 17128

STERN & EISENBERG PC

ATTORNEYS AT LAW

1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

KEYBANK

50-7044/2228

71817

DATE

02/13/19

CHECK

\$1,350.00

AMOUNT

PAY

One Thousand Three Hundred Fifty and 00/100*****

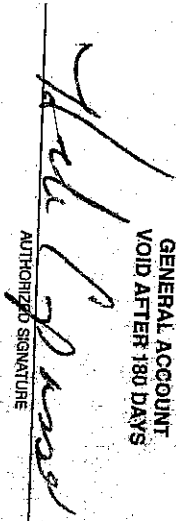
TO THE
ORDER
OF

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

GENERAL ACCOUNT
VOID AFTER 180 DAYS

Memo: XXXXXX5742, Kreischer, Vanessa

AUTHORIZED SIGNATURE



⑈071817⑈ ⑆222370440⑆007901126255⑈



Security features. Details on back.