

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
RYAN KEITH HALL (et al.)

Case Number
2018CV1597

PROPERTY ADDRESS
15 DANVILLE 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>
04/01/2019	Advance Fee	Advance Fee	135290	\$0.00	\$1,350.00
04/01/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/01/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/01/2019	Crying Sale			\$10.00	\$0.00
04/01/2019	Docketing			\$15.00	\$0.00
04/01/2019	Levy			\$15.00	\$0.00
04/01/2019	Mailing Costs			\$30.00	\$0.00
04/01/2019	Posting Handbill			\$15.00	\$0.00
04/01/2019	Press Enterprise Inc.			\$1,398.00	\$0.00
04/01/2019	Sheriff Automation Fund			\$50.00	\$0.00
04/01/2019	Web Posting			\$100.00	\$0.00
05/21/2019	Continued or Cancelled Sale	Postponed to: 7/24/2019		\$10.00	\$0.00
07/08/2019	Continued or Cancelled Sale	Cancelled on: 07/08/2019		\$10.00	\$0.00
07/08/2019	Service			\$210.00	\$0.00
07/08/2019	Service Mileage			\$16.00	\$0.00
07/08/2019	Copies			\$7.00	\$0.00
07/08/2019	Notary Fee			\$15.00	\$0.00
07/08/2019	Surcharge			\$150.00	\$0.00
07/08/2019	Tax Claim Search			\$5.00	\$0.00
				\$2,088.50	\$1,350.00

TOTAL BALANCE:	\$(738.50)
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TX Result Report

P 1
07/08/2019 10:08
Serial No. A6VF011029028
TC:00055607

Addressee	Start Time	Time	Prints	Result	Note
916142205613	07-08 10:06	00:01:50	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.sheriffofcolumbiacounty.com

fax

TO: Manley Deas Kochalski FROM: Sheriff Timothy Chamberlain
FAX: PAGES: 2
PHONE: DATE: July 8, 2019
RE: Suzanne Rishel 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 \$738.50.

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

fax

TO: Manley Deas Kochalski

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: July 8, 2019

RE: Suzanne Rishel 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 \$738.50.



MANLEYDEAS.CO,LLC

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

July 3, 2019

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.
Suzanne K. Rishel, AKA Suzanne K. Hall, et al.
Property Address: 15 Danville Road, Bloomsburg, PA 17815
Docket No. 2018 CV 1597
Our File Number: 18-032946

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for July 24, 2019.

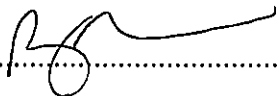
Thank you for your assistance.

Very truly yours,

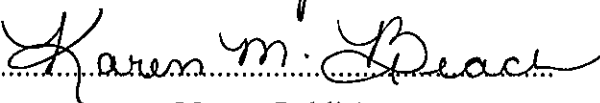
Manley Deas Kochalski LLC
Enclosures

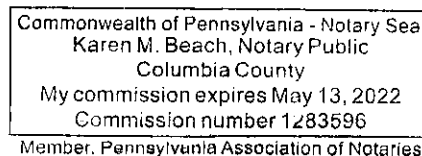
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 May 22, 29 and June 5, 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 this 5th day of June 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.

.....

**MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028**

Columbia County Sheriff's Office
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Columbia County Sheriff's Office
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

May 28, 2019

Columbia County Sheriff
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.
Suzanne K. Rishel, AKA Suzanne K. Hall, et al.
Property Address: 15 Danville Road, Bloomsburg, PA 17815
Docket No. 2018 CV 1597
Our File Number: 18-032946

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC
Enclosure

18-032946_AMR

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

The undersigned affiant does hereby certify the following regarding the service of
Plaintiff's Notice of Sheriff's Sale:

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an Attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.

3. The information in this affidavit is taken from MDK's business records. I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. Defendants Suzanne K. Rishel, AKA Suzanne K. Hall and Ryan K. Hall are the record owners of the real property.

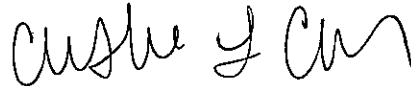
5. On or about May 13, 2019, Defendant Suzanne K. Rishel, AKA Suzanne K. Hall was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of 59 Danville Road, Bloomsburg, PA 17815. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.

6. On or about May 6, 2019, Defendant Ryan K. Hall was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Firefly Legal Inc. at the address of 88 Savage Hill Road, Orangeville, PA 17859. A true and correct copy of said Proof of Service is marked Exhibit "B", attached hereto and made a part hereof.

7. On or about May 21, 2019, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriffs Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

CERTIFICATION

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



Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff

EXHIBIT A

IN THE CIRCUIT COURT OF COLUMBIA COUNTY, PENNSYLVANIA

Nationstar Mortgage LLC D/B/A Mr. Cooper

Plaintiff(s)

Court No.: 2018 CV 1597

VS.

Suzanne K. Rishel, AKA Suzanne K. Hall; Ryan K. Hall

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Denise Hinkle, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Suzanne K. Rishel aka Suzanne K. Hall

SERVED/NON-SERVED the within named defendant on: 5/13/19 @ 8:46 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 59 Danville Road
Bloomsburg, PA, 17815

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 40 Gender M Race White Height 5'4" Weight 145 Hair brown Glasses Y

X INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: _____
(Relationship): _____, a family member or person residing therein who is the age of 18 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with _____, (Title) _____, a person authorized to accept service and informed that person of the contents thereof.

POSTED

NON-SERVICE for the reason that after diligent investigation found

MILITARY NO

Additional Comments

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 5/15/19

Denise Hinkle
Signature of Process Server

Notary Public

Denise Hinkle
Printed Name of Process Server

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eric M. Afflerbach, Notary Public
Washington Twp. Berks County
My commission expires November 18, 2021



761804_3780321_0_26_V3

Page 1 of 1
File Number: MDK18-032946
Reference Number: 3780321
Case Number: 2018 CV 1597
Client: Manley Deas Kochalski LLC -
FORECLOSURE
Doc Generated: 05/08/2019 01:14:23:841 PM

EXHIBIT B

IN THE CIRCUIT COURT OF COLUMBIA COUNTY, PENNSYLVANIA

Nationstar Mortgage LLC D/B/A Mr. Cooper

Plaintiff(s)

Court No.: 2018 CV 1597

VS.

Suzanne K. Rishel, AKA Suzanne K. Hall; Ryan K. Hall

Defendant(s)

AFFIDAVIT OF SPECIAL PROCESS SERVER

I, Denise Hinkle, being first duly sworn on oath depose and state as follows:

I am over the age of 18, not a party to this action, and an employee or agent of Firefly Legal, Inc., a licensed private detective agency, license number 117.001465.

Type of Process: Notice of Sheriff's Sale of Real Property Pursuant to Pennsylvania Rule of Civil Procedure 3129

Defendant to be served: Ryan K. Hall

☒ SERVED ☐ NON-SERVED the within named defendant on: 5/6/19 @ 6:28 AM/PM

ADDRESS WHERE ATTEMPTED OR SERVED: 88 Savage Hill Road
Orangeville, PA, 17859

THE DESCRIPTION OF THE PERSON WITH WHOM THE COPY OF THIS PROCESS WAS LEFT IS AS FOLLOWS:

Age 36 Gender M Race W Height 6'3" Weight 215 Hair Brn Glasses Y N

☒ INDIVIDUAL SERVICE by delivering to the within named defendant a copy of this process personally. The defendant confirmed that she/he resides at the above address.

☐ SUBSTITUTE SERVICE by leaving a copy of this process at his/her usual place of abode with: _____
(Relationship): _____, a family member or person residing therein who is the age of 18 years or upwards confirmed the defendant resides at the above address and informed that person of the contents thereof.

☐ CORPORATE OR GOVERNMENT SERVICE by leaving a copy of this process with _____, (Title) _____, a person authorized to accept service and informed that person of the contents thereof.

☐ POSTED

☐ NON-SERVICE for the reason that after diligent investigation found

MILITARY NO

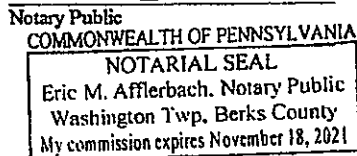
Additional Comments

I certify that I am a United States citizen, over the age of 18 and not a party to, nor otherwise interested in the above action.

Subscribed and sworn before me on 5/17/19

Denise Hinkle
Signature of Process Server

Denise Hinkle
Printed Name of Process Server



761804_3762670_0_26_V3

Page 1 of 1
File Number: MDK18-032946
Reference Number: 3762670
Case Number: 2018 CV 1597
Client: Manley Deas Kochalski LLC -
FORECLOSURE
Doc Generated: 04/24/2019 08:22:37:971 AM

EXHIBIT C

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

DEC 1 2018
0111 12345
USPS® 9001.45

0111 12345
0111 12345

To: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

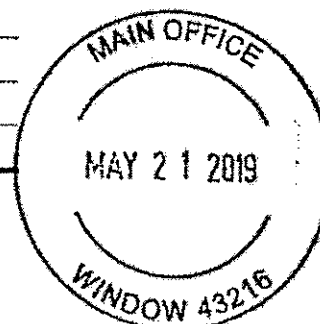
P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

DEC 1 2018
0111 12345
USPS® 9001.45

0111 12345
0111 12345

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

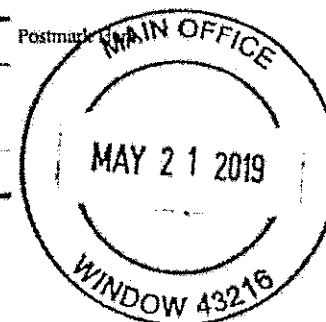
11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of
Mailing

To pay fee, affix stamps or
meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

05/21/2019
\$001.45

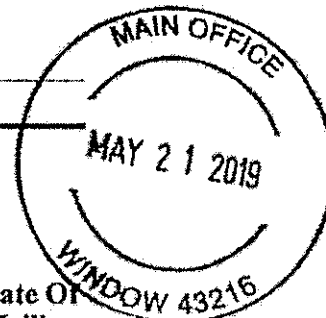
ZIP 43216
05/21/2019

To : PA DEPT. OF REVENUE – INHERITANCE TAX
DIVISION

Postmark Here

6th Floor, Strawberry Square
Dept. 280601
Harrisburg, PA 17128-0601
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of
Mailing

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meter postage here.

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From: Cristina L. Connor, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

05/21/2019
\$001.45

ZIP 43216
05/21/2019

To : UNKNOWN TENANT OR TENANTS

Postmark Here

15 Danville Road
Bloomsburg, PA 17815
County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

0001.450

ZIP 43216
05/21/2019 12:50

To: JOHN DOE, NAME UNKNOWN, THE UNKNOWN
SPOUSE OF SUZANNE K. RISHL, AKA SUZANNE K.
HALL (IF ANY)

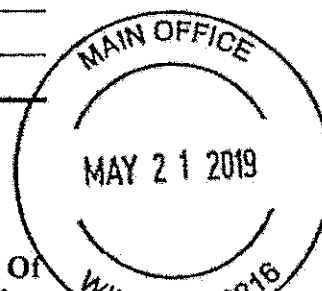
Postmark Here

15 Danville Road

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

0001.450

ZIP 43216
05/21/2019 12:50

To: JANE DOE, NAME UNKNOWN, THE UNKNOWN
SPOUSE OF RYAN K. HALL (IF ANY)

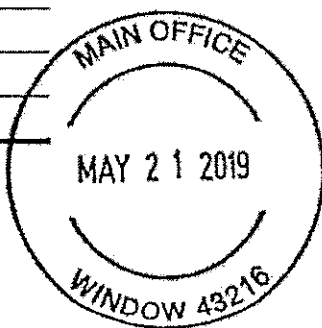
Postmark Here

15 Danville Road

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



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Certificate Of Mailing

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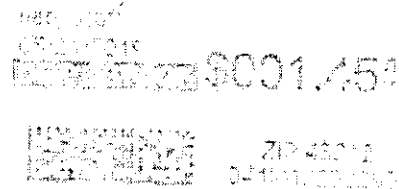
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028



To : JANE DOE, NAME UNKNOWN, THE UNKNOWN
SPOUSE OF RYAN K. HALL (IF ANY)

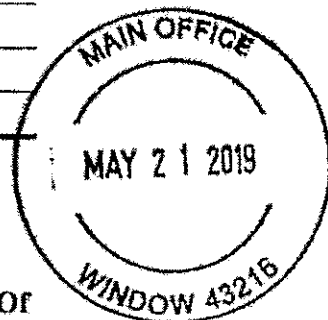
3505 Hallman Lane

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

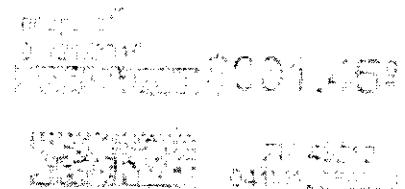
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Cristina L. Connor, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028



To : JANE DOE, NAME UNKNOWN, THE UNKNOWN
SPOUSE OF RYAN K. HALL (IF ANY)

88 Savage Hill Road

Orangeville, PA 17859

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: Cristina L. Connor, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

05/01/2019
04:00 PM
0001.450
05/01/2019
04:00 PM
0001.450

To: COLUMBIA COUNTY CHILD SUPPORT
ENFORCEMENT

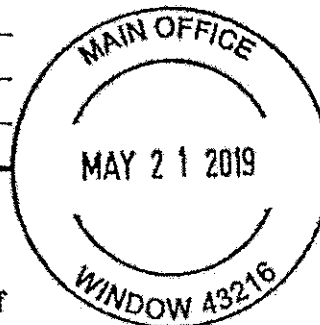
Postmark Here

11 West Main Street

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: Cristina L. Connor, Esquire
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028

05/01/2019
04:00 PM
0001.450
05/01/2019
04:00 PM
0001.450

To: COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark Here

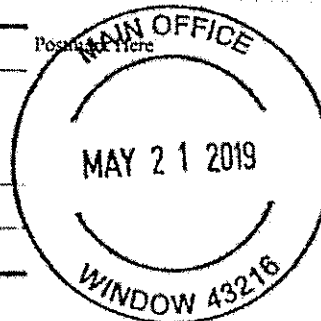
11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

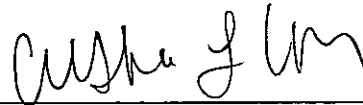
Docket No.: 2018 CV 1597

CERTIFICATE OF FILING

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for June 12, 2019 at 09:00 AM in the above captioned matter has been continued until July 24, 2019 at 9:00AM.

Dated: May 20, 2019

By: _____



Cristina L. Connor, Esquire (318389)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Holly N. Wolf, Esquire (322153)

Karina Velter, Esquire (94781)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: clconnor@manleydeas.com

Attorney for Plaintiff

MANLEY DEAS KOCHALSKI LLC
P.O. BOX 165028
COLUMBUS OH 43216-5028

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

May 20, 2019

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.
Suzanne K. Rishel, AKA Suzanne K. Hall, et al.
Property Address: 15 Danville Road, Bloomsburg, PA 17815
Docket No. 2018 CV 1597
Our File Number: 18-032946

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

18-032946_ANR

FILED
PROTHONOTARY

2019 MAY 22 A 11:56

CLERK OF COURTS OF
COUNTY OF COLUMBIA, PA

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

CIVIL DIVISION

Plaintiff,

Docket No.: 2018 CV 1597

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

NOTICE OF THE DATE OF CONTINUED SHERIFF SALE

The Sheriff Sale scheduled for June 12, 2019 at 09:00 AM in the above captioned matter
has been continued until July 24, 2019 at 9:00AM.

Dated: May 20, 2019

By: 

Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff

F68



MANLEYDEAS.CO,LLC

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

May 20, 2019

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
35 West Main Street
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.
Suzanne K. Rishel, AKA Suzanne K. Hall, et al.
Property Address: 15 Danville Road, Bloomsburg, PA 17815
Docket No. 2018 CV 1597
Our File Number: 18-032946

Dear Sir/Madam:

Please continue the sheriff sale set for June 12, 2019 to July 24, 2019. Please announce this continuance at the June 12, 2019 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC
Enclosures

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 15 DANVILLE ROAD
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time: 1725

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. 6/12 1957 house on Rt.

2.

3.

4.

5.

6.

(POSTING)

2018CV1597

15 DANVILLE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



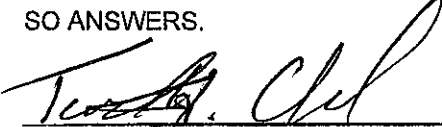
NATIONSTAR MORTGAGE LLC
vs.
RYAN KEITH HALL (et al.)

Case Number
2018CV1597

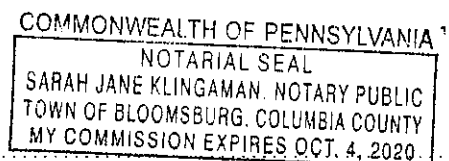
SHERIFF'S RETURN OF SERVICE

05/10/2019 SHERIFF TIMOTHY T. 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 15 DANVILLE ROAD, BLOOMSBURG, PA 17815.

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 16, 2019



NOTARY

Affirmed and subscribed to before me this

16TH day of MAY, 2019



Plaintiff Attorney: MANLEY DEAS KOCHALSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) CountySulte Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

No Spouse

Serve To:

Name: JANE DOE / SPOUSE OF RYAN

Primary Address: 3505 HALLMAN LANE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4/1/19

Time: 2:31

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

JANE DOE / SPOUSE OF R

2018CV1597

3505 HALLMAN LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

CIVIL DIVISION

Plaintiff,
vs.

Docket No.: 2018 CV 1597

2019 - ED - 48

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Suzanne K. Rishel, AKA Suzanne K. Hall
15 Danville Road
Bloomsburg, PA 17815

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on June 12, 2019 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

15 Danville Road, Bloomsburg, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

88 SAVAGE Hill @
CHALGEMVILLE PA 17859
Served ↑
451-2777

*NOT THE CORRECT RYAN HALL

Serve To:

Final Service:

Name: RYAN KEITH HALL

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 3505 HALLMAN LANE-
BLOOMSBURG, PA 17815

WRONG
RYAN HALL @

Adult In Charge:

Ashely Dube

Phone: DOB: 02/12/1969

Relation:

GF

Alternate Address: 15 DANVILLE ROAD
BLOOMSBURG, PA 17815

Date:

4/22

Time:

3:27

Phone: 570-437-2777

765-0150
387-1783

Deputy:

8

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:	4/5/19	4/9/19	4/11/19			
Time:	1:27	1:53	11:42			
Mileage:						
Deputy:	4	4	8			

Service Attempt Notes:

1. L/C
2. Spoke w/ Dan Groshek who owns 88 Savage hill & say he lives w/ him
-
-
-

HALL, RYAN KEITH

2018CV1597

3505 HALLMAN LANE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SUZANNE K RISHEL/ HALL

Primary Address: 15 DANVILLE ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Suzanne Hall

Relation: occupant

Date: 4/8/19 **Time:** 12:45

Deputy: #2 **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:	4/5/19					
Time:	1332					
Mileage:						
Deputy:	4					

Service Attempt Notes:

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

RISHEL/ HALL, SUZANNE K

2018CV1597

15 DANVILLE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 15 DANVILLE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Suzanne Hall

Relation: occupant

Date: 4/8/19 Time: 12:45

Deputy: #2 Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:	4/5/19					
Time:	1332					
Mileage:						
Deputy:	4					

Service Attempt Notes:

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

OCCUPANT

2018CV1597

15 DANVILLE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOHN DOE / SPOUSE OF SUZANNE

Primary Address: 15 DANVILLE ROAD
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:	4/5/19					
Time:	1332					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. L/C no other adult
- 2.
- 3.
- 4.
- 5.
- 6.

JOHN DOE / SPOUSE OF S

2018CV1597

15 DANVILLE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

2019 - ED - 48

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Suzanne K. Rishel, AKA Suzanne K. Hall
15 Danville Road
Bloomsburg, PA 17815

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on June 12, 2019 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

15 Danville Road, Bloomsburg, PA 17815

48

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

REAL ESTATE TAX CERTIFICATION

Date: 04/05/2019

Fee: \$5.00

Cert. NO: 34949

RISHEL SUZANNE K
HALL RYAN K
15 DANVILLE RD
BLOOMSBURG PA 17815

District: MADISON TWP
Deed: 20050 -8889
Location: 15 DANVILLE RD
Parcel Id:21 -01 -006-01,000

Assessment: 32,462
Balances as of 04/05/2019

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

2019 - ED - 48

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Suzanne K. Rishel, AKA Suzanne K. Hall
15 Danville Road
Bloomsburg, PA 17815

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on June 12, 2019 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

15 Danville Road, Bloomsburg, PA 17815

Tax Notice 2019 County & Municipality

MADISON TWP

MAKE CHECKS PAYABLE TO:

MADISON TOWNSHIP
TAX COLLECTOR
2227 VALLEY RD
BLOOMSBURG, PA 17815

HOURS: TUES & THURS : 4 PM TO 8 PM

DURING DISCOUNT PERIOD

NO SATURDAY HOURS

PHONE: 570-437-2153

DATE
03/01/2019
FOR: COLUMBIA County

BILL NO.
22889

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	32,462	11.385	362.19	369.58	406.54
SINKING		1	31.81	32.46	35.71
TWP RE		2.2	69.99	71.42	78.56
The discount & penalty have been calculated for your convenience			463.99	473.46	520.81
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

RISHEL SUZANNE K
HALL RYAN K
15 DANVILLE RD
BLOOMSBURG PA 17815

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 21 -01 -006-01,000		
15 DANVILLE RD		
11.84 Acres	Land	14,885
	Buildings	17,577
Total Assessment		32,462

This tax returned
to courthouse on:
January 1, 2020

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 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: SHERRY EVANS

Relation: CREW

Date: 4/5/19 **Time:** 1102

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV1597

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 48

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA CO CHILDREN & YOUTH

Primary Address: 11 WEST MAIN STREET

ANNEX
BLOOMSBURG, PA 17815

Phone: 5703895700

DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In
Charge:

Phillip Beck

Relation:

Clear

Date:

4/5/19

Time:

1114

Deputy:

4

Mileage:

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

COLUMBIA CO CHILDREN

2018CV1597

1 WEST MAIN STREET, ANNEX, BLOOMSBURG, PA 1781 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 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: MYSSA WIDB

Relation: CLERK

Date: 4/5/19 **Time:** 1107

Deputy: 4 **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV1597 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
HALL, RYAN KEITH (et al.)

Case Number
2018CV1597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 48

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/12/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie Crawford
Primary Address: 2227 Valley Road
Bloomsburg, PA 17815

Phone: 570-437-2153 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Manley*

Relation: *TAX*

Date: *4/5/19* **Time:** *1320*

Deputy: *4* **Mileage:**

Attorney / Originator:

Name: MANLEY DEAS KOCHALSKI LLC

Phone: 1-614-220-5611

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CRAWFORD, CONNIE

2018CV1597

2227 VALLEY ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 04/01/19

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380
BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Ad ID:	1164139
Description:	SHERIFF'S SALE By Virtue
of a Writ o	
Run Dates:	05/22/19 to 06/05/19
Class:	2
Agate Lines:	231
Blind Box:	

Total Ad Cost	\$1,398.00			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	05/22/19	06/05/19	3	\$1,398.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1597

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, JUNE 12, 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 then (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. All that certain piece or parcel of land situate partly in the Township of Madison County of Columbia and the Township of West Hemplock, County of Monroe and State of Pennsylvania bounded and described as follows, to wit: Beginning at a mag nail in the center of Pennsylvania State Route No. 66-42 (Danville Road) marking the most easterly corner of lands now or formerly of L. Larry and Sally Ann Allbeck, thence from said corner and along the land now or formerly of Allbeck North 69 degrees 38 minutes 52 seconds West a distance of 388.45 feet to an iron pin corner; thence along lands now or formerly of Bradley D. and Sandra K. Rishel North 18 degrees 30 minutes 10 seconds East a distance of 767.73 feet to an iron pin corner; thence along the same North 46 degrees 46 minutes 10 seconds East a distance of 91.13 feet to an iron pin corner; thence along the same South 61 degrees 3 minutes 4 seconds East a distance of 125.64 feet to an iron pin corner; thence along the same North 74 degrees 17 minutes 45 seconds East a distance of 80.94 feet to an iron pin corner; thence along the same North 60 degrees 41 minutes 28 seconds East a distance of 189.75 feet to an iron pin corner; thence along the same South 45 degrees 27 minutes 00 seconds East a distance of 192.88 feet to a mag nail corner; the center of S.R. 66-42 (Danville Road); thence along the Centerline of S.R. 66-42 (Danville Road) the following fee (15) courses and distances: (1) South 44 degrees 27 minutes 01 second West a distance of 88.23 feet to a point; (2) South 45 degrees 27 minutes 05 seconds East a distance of 152.90 feet to a point; (3) South 46 degrees 23 minutes 08 seconds West a distance of 189.84 feet to a point; (4) South 47 degrees 30 minutes 12 seconds West a distance of 157.71 feet to a point; (5) South 48 degrees 14 minutes 33 seconds West a distance of 320.94 feet to a point, the place of Beginning. 19-032946 ANR Long Form Legal Containing an area of 11.843 acres of land in all and shown in detail on a subdivision plan prepared for Bradley D. and Sandra K. Rishel by Wayne G. Hakebrand, P.E., dated 07/21/2004. Parcel(s) No. 71-01-00001 Being the same property conveyed to Suzanne K. Rishel and Ryan K. Hakebrand, who acquired title with rights of survivorship, by virtue of a deed from Bradley D. Rishel and Sandra K. Rishel, husband and wife dated August 19, 2005, recorded August 22, 2005, instrument Number 200508889, Office of the Recorder of Deeds, Columbia County, Pennsylvania, Property known as 15 Danville Road, Bloomsburg, PA 17815.

PROPERTY ADDRESS: 15 DANVILLE ROAD, BLOOMSBURG, PA 17815 UP / TAX PARCEL NUMBER: 21-01-00001

Sold and taken into execution to be sold as the property of RYAN KRITH HALL, SUZANNE K RISHEL / HALL, RYAN KRITH HALL in suit of NATIONAL MORTGAGE LLC, COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2018CV1597. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid or sale). Minimum payments to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. EMPLOYMENT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SEVERE FINANCIAL CONSEQUENCES TO THE BIDDER. DOWN PAYMENT: NO DOWN PAYMENT IS REQUIRED FOR PAYMENT WITHIN THE PRE-SCHEDULED 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 office receives advance written notice otherwise signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MANLEY DUBAS KOCHALSKI LLC
BLOOMSBURG, PA 17815-2205-6111

ATTENTION: TIM CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Sarah Klingaman

From: PE Classifieds <classifieds@pressenterprise.net>
Sent: Monday, April 1, 2019 12:11 PM
To: Sarah Klingaman
Subject: Re: NEW SALE - RISHEL

Hi Sarah,

I will take care of this for you. Thank you for your submission. Also, could you please let me know if the following sales are good to run and I will release them:

Keck sale- starting 5/8

Unger- starting 5/8

Albertson- starting 5/8

Thank you!

Tammie Belles

Press Enterprise Classifieds

570.387.1234 Ext. 1219

From: Sarah Klingaman
Sent: Monday, April 01, 2019 11:31 AM
To: 'Press Enterprise Classifieds'
Subject: NEW SALE - RISHEL

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: April 1st, 2019

Re: Sheriff's Sale Advertising Dates

Nationstar Mortgage LLC
VS.

Suzanne K. Rishel and Ryan K. Hall

No 48 of 2019 E.D. and No1597 of 2018 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week May 22nd 2019

2nd Week May 29th 2019

3rd Week June 5th 2019

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

Execution No.: _____

2019 ED 48

AFFIDAVIT PURSUANT TO RULE 3129.1

Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 15 Danville Road, Bloomsburg, PA 17815:

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

SUZANNE K. RISHEL, AKA SUZANNE K. HALL
15 Danville Road
Bloomsburg, PA 17815

RYAN K. HALL
3505 Hallman Lane
Bloomsburg, PA 17815
AND
88 Savage Hill Road
Orangeville, PA 17859

2. Name and Address of Defendant(s) in the Judgment:

SUZANNE K. RISHEL, AKA SUZANNE K. HALL
15 Danville Road
Bloomsburg, PA 17815

RYAN K. HALL
3505 Hallman Lane
Bloomsburg, PA 17815
AND
88 Savage Hill Road
Orangeville, PA 17859

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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Plaintiff

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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
P.O. Box 2026, Flint, MI 48501
Plaintiff

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

/ COLUMBIA COUNTY TAX CLAIM BUREAU
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

/ COLUMBIA COUNTY CHILD SUPPORT ENFORCEMENT
11 West Main Street
Bloomsburg, PA 17815

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 WELFARE
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:

/ COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
11 West Main Street, 2nd Floor
Bloomsburg, PA 17815

/ JOHN DOE, NAME UNKNOWN, THE UNKNOWN SPOUSE OF SUZANNE K.
RISHEL, AKA SUZANNE K. HALL (IF ANY)
15 Danville Road
Bloomsburg, PA 17815

3505 Hallman Lane
Bloomsburg, PA 17815

AND

88 Savage Hill Road
Orangeville, PA 17859

UNKNOWN TENANT OR TENANTS

15 Danville Road
Bloomsburg, PA 17815

PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION
6th Floor, Strawberry Square
Department 280601
Harrisburg, PA 17128

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF PHILADELPHIA)

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

Dated: 3/28/19

Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

2019 - ED - 48

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

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

SEE EXHIBIT "A" ATTACHED

Amount due	\$	<u>143,910.84</u>
Interest from December 11, 2018 to date of sale	\$	<u>5,301.54</u>
Total	\$	<u>149,212.38</u>
(Costs to be added)		

Dated: 03-29-19

Barbara N. Salvetta
Prothonotary

(SEAL)

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

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: April 1st, 2019

Re: Sheriff's Sale Advertising Dates

Nationstar Mortgage LLC
VS.

Suzanne K. Rishel and Ryan K. Hall

No 48 of 2019 E.D. and No1597 of 2018 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week May 22nd 2019

2nd Week May 29th 2019

3rd Week June 5th 2019

SALE DATE: June 12th 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

FILED
PROTHONOTARY
2019 MAR -8 A 11:53
CLERK OF COURTS
COUNTY OF COLUMBIA

AFFIDAVIT REGARDING MILITARY STATUS

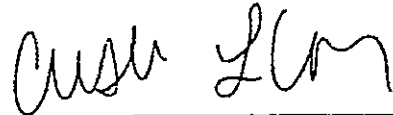
Now comes the undersigned affiant, pursuant to the Servicemembers Civil Relief Act, 50 USCS 3901 *et seq.*, and hereby states as follows:

1. Manley Deas Kochalski, LLC ("MDK") is counsel for Plaintiff in these proceedings.
2. I am employed by MDK as an attorney. I am over the age of eighteen (18) years and am competent to testify to the matters stated in this affidavit.
3. The information in this affidavit is taken from MDK's business records, including search results conducted utilizing the Department of Defense Manpower Data Center ("DMDC"). I have personal knowledge of MDK's procedures for creating and maintaining these records. They were: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; (b) kept in the course of MDK's regularly conducted business activities; and (c) created by MDK as a regular practice.

4. Suzanne K. Rishel, AKA Suzanne K. Hall is not in the military service based upon the DMDC search results that indicate Suzanne K. Rishel, AKA Suzanne K. Hall was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.
5. Ryan K. Hall is not in the military service based upon the DMDC search results that indicate Ryan K. Hall was not on active duty and had not been on active duty for the past 367 days on the date indicated on the attached DMDC search result.

VERIFICATION

I verify that the statements made in this Affidavit Regarding Military Status are true and correct to the best of my knowledge, information, and belief. I understand that false statements made herein are subject to the penalties of 18 PA C.S. § 4094, relating to unsworn falsification to authorities.



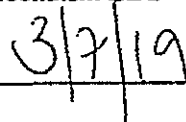
Signature

Cristina L. Connor, Esquire (318389)

Printed Name

Attorney

Manley Deas Kochalski LLC



Date

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX
Birth Date:
Last Name: RISHEL
First Name: SUZANNE
Middle Name: K
Status As Of: Mar-07-2019
Certificate ID: WL9YK90290B81X3

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 individual's 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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <http://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX
Birth Date:
Last Name: HALL
First Name: SUZANNE
Middle Name: K
Status As Of: Mar-07-2019
Certificate ID: RNN80N1622XMQGH

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 individual's 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 in 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

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The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. 7 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. 7 521(c).

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Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

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**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-XXXX
Birth Date:
Last Name: HALL
First Name: RYAN
Middle Name: K
Status As Of: Mar-07-2019
Certificate ID: ZSM13VF044QHTJP

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 individual's 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
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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Nationstar Mortgage LLC d/b/a Mr. Cooper

CIVIL DIVISION

Plaintiff,

Docket No.: 2018 CV 1597

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

NOTICE OF ORDER, DECREE OR JUDGMENT

TO: Ryan K. Hall
3505 Hallman Lane
Bloomsburg, PA 17815

- ☐ Plaintiff
☒ Defendant
☐ Additional Defendant

You are hereby notified that an Order, Decree or Judgment was entered in the above captioned proceeding on March 8, 2019.

- ☐ A copy of the Order or Decree is enclosed,
or
☒ The judgment against Suzanne K. Rishel, AKA Suzanne
K. Hall and Ryan K. Hall is as follows: \$143,910.84 plus
costs.

Barbara N. Silvestri
Prothonotary

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Nationstar Mortgage LLC d/b/a Mr. Cooper

CIVIL DIVISION

Plaintiff,

Docket No.: 2018 CV 1597

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

NOTICE OF ORDER, DECREE OR JUDGMENT

TO: Suzanne K. Rishel, AKA Suzanne K. Hall
15 Danville Road
Bloomsburg, PA 17815

- ☐ Plaintiff
☒ Defendant
☐ Additional Defendant

You are hereby notified that an Order, Decree or Judgment was entered in the above captioned proceeding on March 8, 2019.

- ☐ A copy of the Order or Decree is enclosed,
or
☒ The judgment against Suzanne K. Rishel, AKA Suzanne K. Hall and Ryan K. Hall is as follows: \$143,910.84 plus costs.

Barbara N. Schutte MT
Prothonotary

Madison Twp.
Scott
Press

21 01 00601

REAL ESTATE OUTLINE

ED # 2019 ED 48

DATE RECEIVED 3-29-2018
DOCKET AND INDEX 2018 CV 1597

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>✓</u>	- email
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>135290</u>

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

SALE DATE June 12, 2019 TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>May 22</u>
2 ND WEEK	<u>May 29</u>
3 RD WEEK	<u>June 5th</u>

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

All that certain piece or parcel of land situate partly in the Township of Madison, County of Columbia and the Township of West Hemlock, County of Montour and State of Pennsylvania bounded and described as follows, to wit:

Beginning at a mag nail in the center of Pennsylvania State Route No. 0642 (Danville Road) marking the most easterly corner of lands now or formerly of F. Larry and Sally Ann Allbeck; thence from said corner and along the land now or formerly of Allbeck North 69 degrees 36 minutes 52 seconds West a distance of 339.45 feet to an iron pin corner; thence along lands now or formerly of Bradley D. and Sandra K. Rishel North 18 degrees 30 minutes 16 seconds East a distance of 762.79 feet to an iron pin corner; thence along the same North 46 degrees 46 minutes 16 seconds East a distance of 91.13 feet to an iron pin corner; thence along the same South 51 degrees 3 minutes 4 seconds East a distance of 125.64 feet to an iron pin corner; thence along the same North 74 degrees 17 minutes 45 seconds East a distance of 80.94 feet to an iron pin corner; thence along the same North 50 degrees 41 minutes 28 seconds East a distance of 189.75 feet to an iron pin corner; thence along the same South 45 degrees 27 minutes 00 seconds East a distance of 492.88 feet to a mag nail corner in the center of S.R. 0642 (Danville Road); thence along the Centerline of S.R. 0642 (Danville Road) the following five (5) courses and distances:

- (1) South 44 degrees 33 minutes 01 second West a distance of 88.23 feet to a point;
- (2) South 45 degrees 27 minutes 05 seconds a distance of 152.90 feet to a point;
- (3) South 46 degrees 23 minutes 08 seconds West a distance of 189.84 feet to a point;
- (4) South 47 degrees 30 minutes 12 seconds West a distance of 157.71 feet to a point;
- (5) South 48 degrees 14 minutes 33 seconds West a distance of 320.94 feet to a point, the place of Beginning.

Containing an area of 11.843 acres of land in all and shown in detail on a subdivision plan prepared for Bradley D. and Sandra K. Rishel by Wayne G. Hildebrand, PLS, dated 07/21/2004.

Parcel No.: 21 01 00601

Being the same property conveyed to Suzanne K. Rishel and Ryan K. Hall who acquired title, with rights of survivorship, by virtue of a deed from Bradley D. Rishel and Sandra K. Rishel, husband and wife, dated August 19, 2005, recorded August 22, 2005, at Instrument Number 200508889, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 15 Danville Road, Bloomsburg, PA 17815

Exhibit "A"

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1597

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, JUNE 12, 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.

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Beginning at a mag nail in the center of Pennsylvania State Route No. 0642 (Danville Road) marking the most easterly corner of lands now or formerly of F. Larry and Sally Ann Allbeck; thence from said corner and along the land now or formerly of Allbeck North 69 degrees 36 minutes 52 seconds West a distance of 339.45 feet to an iron pin corner; thence along lands now or formerly of Bradley D. and Sandra K. Rishel North 18 degrees 30 minutes 16 seconds East a distance of 762.79 feet to an iron pin corner; thence along the same North 46 degrees 46 minutes 16 seconds East a distance of 91.13 feet to an iron pin corner; thence along the same South 51 degrees 3 minutes 4 seconds East a distance of 125.64 feet to an iron pin corner; thence along the same North 74 degrees 17 minutes 45 seconds East a distance of 80.94 feet to an iron pin corner; thence along the same North 50 degrees 41 minutes 28 seconds East a distance of 189.75 feet to an iron pin corner; thence along the same South 45 degrees 27 minutes 00 seconds East a distance of 492.88 feet to a mag nail corner in the center of S.R. 0642 (Danville Road); thence along the Centerline of S.R. 0642 (Danville Road) the following five (5) courses and distances:

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- (4) South 47 degrees 30 minutes 12 seconds West a distance of 157.71 feet to a point;
- (5) South 48 degrees 14 minutes 33 seconds West a distance of 320.94 feet to a point, the place

of Beginning.

18-032946 ANR Long Form Legal Containing an area of 11.843 acres of land in all and shown in detail on a subdivision plan prepared for Bradley D. and Sandra K. Rishel by Wayne G. Hildebrand, PLS, dated 07/21/2004.

Parcel No.: 21 01 00601

Being the same property conveyed to Suzanne K. Rishel and Ryan K. Hall who acquired title, with rights of survivorship, by virtue of a deed from Bradley D. Rishel and Sandra K. Rishel, husband and wife, dated August 19, 2005, recorded August 22, 2005, at Instrument Number 200508889, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 15 Danville Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 15 DANVILLE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 21 01 00601

Seized and taken into execution to be sold as the property of RYAN KEITH HALL, SUZANNE K RISHEL/ HALL, RYAN KEITH HALL, RYAN KEITH HALL in suit of NATIONSTAR MORTGAGE 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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 1-614-220-5611

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

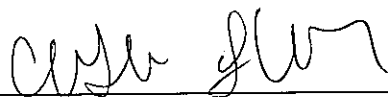
Docket No.: 2018 CV 1597

2019 - E D - 48

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 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; 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.

Dated: 3/28/19



Cristina L. Connor, Esquire (318389)
Scott A. Dietterick, Esquire (55650)
Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Justin F. Kobeski, Esquire (200392)
Matthew P. Curry, Esquire (322229)
Holly N. Wolf, Esquire (322153)
Karina Velter, Esquire (94781)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: clconnor@manleydeas.com
Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

March 26, 2019

Office of the Sheriff of Columbia County
35 WEST MAIN STREET
P.O. Box 380
Bloomsburg, Pennsylvania 17815

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.
Suzanne K. Rishel, AKA Suzanne K. Hall, et al.
Property Address: 15 Danville Road, Bloomsburg, PA 17815
Docket No. 2018 CV 1597
Our File Number: 18-032946

Dear Sir or Madam,

Please find the enclosed file-stamped Writ of Execution documents executed by the Prothonotary along with the below listed documents in advance of the Sale.

1. an original Writ of Execution (with Legal Description attached);
2. an original Notice of Sheriff's Sale for Suzanne K. Rishel, AKA Suzanne K. Hall (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
3. an original Notice of Sheriff's Sale for Ryan K. Hall (with Legal Description attached) for your files (**PLEASE NOTE: Plaintiff's counsel will serve defendants Notice of Sheriff Sales personally and also serve via certified mail, return receipt requested**);
4. One (1) copy of an Affidavit Pursuant to Rule 3129.1;
5. Five (5) copies of a Long Legal Description;
6. One (1) original Affidavit of Last Known Address;
7. One (1) copy of a Waiver of Watchman;
8. One (1) copy of an Affidavit of Non-Military Service;
9. One (1) original Sheriff Service Form for posting the property with the Handbill;
10. One (1) self-addressed stamped envelope for return of the Sheriff Service Form to our office;
11. **Check in the amount of \$1,350.00, made payable to the Sheriff of Columbia County, for advanced sale costs.**

Please be advised that Plaintiff's counsel will serve the Notices of Sheriff's Sale personally and/or via certified mail with return receipt requested.

Should you have any questions or need further documentation, please feel free to contact me at 614-220-5611 or at PennsylvaniaSale@manleydeas.com.

Very truly yours,

Manley Deas Kochalski LLC



MANLEYDEAS.COM

P.O. BOX 165028
COLUMBUS, OH 43216
P 614-220-5611 | F 614-220-5613

March 26, 2019

Columbia County Court of Common Pleas
Office of the Prothonotary
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Re: Nationstar Mortgage LLC d/b/a Mr. Cooper v.
Suzanne K. Rishel, AKA Suzanne K. Hall, et al.
Property Address: 15 Danville Road, Bloomsburg, PA 17815
Docket No. 2018 CV 1597
Our File Number: 18-032946

2019 MAR 29 P 2:21
COLUMBIA COUNTY
PROTHONOTARY

Enclosed please find:

1. An original and one (1) copy of the Praecipe for Writ of Execution in the above-referenced case;
2. An original and one (1) copy of an unexecuted Writ of Execution;
3. An original and one (1) copy of an Affidavit Pursuant to Rule 3129.1;
4. **Check in the amount of \$25.00, payable to the Columbia County Prothonotary, for the filing fee;**
5. A self-addressed, stamped envelope;
6. A Sheriff's Sale Writ Packet.

Please file the above referenced documents upon receipt and prepare the Writ of Execution. I have enclosed an extra copy of the documents to be time-stamped and returned to me in the enclosed self-addressed, stamped envelope.

Please include the executed Writ of Execution and Affidavit Pursuant to Rule 3129.1 in the enclosed Sale Writ Packet to be sent to the Sheriff.

Very truly yours,

Manley Deas Kochalski LLC

Document Receipt

Trans #	15792	Carrier / service:	USPS Server	First-Class Mail®	4/2/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000154663

Doc Ref #: 2019ED48

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15792	Carrier / service:	USPS Server	First-Class Mail®	4/2/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000154663

Doc Ref #: 2019ED48

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	15791	Carrier / service:	USPS Server	First-Class Mail®	4/2/2019 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000154656

Doc Ref #: 2019ED48

Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	15790	Carrier / service:	USPS Server	First-Class Mail®	4/2/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000154649

Doc Ref #: 2019ED48

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	15789	Carrier / service:	USPS Server	First-Class Mail®	4/2/2019 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000154632

Doc Ref #: 2019ED48

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	15788	Carrier / service:	USPS Server	First-Class Mail®	4/2/2019 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000154625

Doc Ref #: 2019ED48

Postage 5.4200

HARRISBURG PA 17105-2675

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

2019 - ED - 48

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

TO: Suzanne K. Rishel, AKA Suzanne K. Hall
15 Danville Road
Bloomsburg, PA 17815

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, at the Columbia County Sheriff's Office, 35 West Main Street, P.O. Box 380, Bloomsburg, PA 17815 on June 12, 2019 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

15 Danville Road, Bloomsburg, PA 17815

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,

vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

2019 - ED - 48

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,
vs.

Suzanne K. Rishel, AKA Suzanne K. Hall;
Ryan K. Hall

Defendants.

CIVIL DIVISION

Docket No.: 2018 CV 1597

2019 - ED - 48

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OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

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(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

15 Danville Road, Bloomsburg, PA 17815

Manley Deas Kochalski LLC

Pennsylvania Operations, PO Box 165028
Columbus, OH 43216-5028
614-220-5611

FIRST MERCHANTS BANK

Columbus, OH 43214
25-280/440

135290

DATE

3/27/2019

AMOUNT

\$1350.00

Pay **One Thousand Three hundred Fifty dollars and 00 cents*******

to the Order of :

Columbia County Sheriff
35 W. Main Street
PO Box 380
Bloomsburg, PA, 17815

18-032946, 2018 CV 1597, Rishel



⑈135290⑈ ⑆074900657⑆ 9001045366⑈