

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

REVERSE MORTGAGE FUNDING LLC VS. NANCY SETZER

NO. 54-2019 ED

NO. 204-2019 JD

DATE/TIME OF SALE: Aug. 28, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3168.75

POUNDAGE - 2% OF BID \$ 62.18

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3170.93

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): [Signature]  
FOR MLC CASE 15-17-2019

TOTAL DUE: \$ 3170.93

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1820.93

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u><b>Plaintiff</b></u>	<b>vs.</b>	<u><b>Defendant</b></u>
REVERSE MORTGAGE FUNDING LLC		NANCY L SETZER

**Attorney for the Plaintiff:**  
MCCABE, WEISBERG & CONWAY PC  
123 S. BROAD STREET  
SUITE 2080  
PHILADELPHIA, PA 19109

**Sheriff's Sale Date:** Wednesday, August 28, 2019

**Writ of Execution No. :** 2019CV204

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 633 KNOB MTN ROAD, BERWICK, PA 18603

## 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	\$90.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,920.00
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	\$315.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$10.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$220.00
Continued or Cancelled Sale	\$10.00

Postponed to: 8/28/2019

**Total Sheriff Costs** **\$3,037.00**

## Distribution Costs

Recording Fees \$71.75

**Total Distribution Costs** **\$71.75**

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**Grand Total:** **\$3,108.75**

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

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 235335  
Customer:  
SHERIFF OFFICE

Invoice Date: 01/13/2020 4:23:18 PM  
Last Change:

RECEIPT  
Receipt By: MAIL

Reg/Drw ID: 0101  
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202000294	BRIARCREEK
	Grantor - SETZER, NANCY L		01/13/20 4:23:35 PM	TOWNSHIP
	Grantee - WILMINGTON SAVINGS FUND SOCIETY			
	Consideration - \$3,170.93			
	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 DEED			
	<b>TOTAL CHARGES</b>	<u>\$71.75</u>		
	<b>PAYMENTS</b>			
	CHECK: 8764 - SHERIFF OFFICE	<u>\$71.75</u>		
	<b>TOTAL PAYMENTS</b>	<u>\$71.75</u>		
	<b>AMOUNT DUE</b>	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

McCabe Weisberg & Conway, LLC  
Suite 1400  
123 South Broad Street  
Philadelphia, PA 19109

Record and Return To:  
McCabe Weisberg & Conway, LLC  
Suite 1400  
123 South Broad Street  
Philadelphia, PA 19109  
Attn: Brenda Council

**Assignment of Mortgage**

For good and valuable consideration received, the undersigned holder of a mortgage, **LIVE WELL FINANCIAL, INC.**, whose address is 1011 Boulder Springs Drive, Suite 420, Richmond, Virginia 23225, hereby grants, sells, assigns, transfers and conveys without warranties and without recourse, **unto Reverse Mortgage Funding, LLC**, whose address is 1455 Broad Street, Bloomfield, NJ 07003, the mortgage dated May 13, 2013, executed by **FRANKLIN D. SETZER AND NANCY L. SETZER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY AND NOT AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** securing the principal of \$199,500.00, recorded on August 29, 2013, as Instrument Number: 201308314 in the Office of the Recorder of Deeds for Columbia County, Commonwealth of Pennsylvania, along with all rights accrued or to accrue under said Mortgage. \*Prior Recorded AOMS

The property encumbered by the Mortgage is located in Columbia County, Commonwealth of Pennsylvania, known as and located at 633 Knob Mountain Road, Berwick, PA 18603, as described in the following legal description:

**SEE ATTACHED LEGAL DESCRIPTION**

Parcel No. 07-10-028-12,000

BORROWER: FRANKLIN D. SETZER AND NANCY L. SETZER, HUSBAND AND WIFE, AS  
TENANTS BY THE ENTIRETY AND NOT AS JOINT TENANTS WITH THE  
RIGHT OF SURVIVORSHIP

LENDER: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE  
FOR ONE REVERSE MORTGAGE, LLC

DATED: 5/13/13 RECORDED: 8/29/13 INSTRUMENT # 201308314

AMOUNT: \$199,500.00

ASSIGNMENT OF MORTGAGE

ASSIGNOR: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS

SUCCESSORS AND ASSIGNS

ASSIGNEE: LIVE WELL FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS

DATED: 11/5/18 RECORDED: 12/3/18 INSTRUMENT # 201809223

Land Situated in the Township of Briar Creek in the County of Columbia in the State of PA

All that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the center of Legislative Route No. 19041, leading from Orangeville to Summerhill at the southeast corner of land now or late of Charles Koser, Jr., et al, and designated as the southeast corner of Lot No. 5; thence along the easterly line of said Koser North 7 degrees West, a distance of 335.70 feet to a point in the center of Legislative Route No. 19040 leading from Jonestown to Summerhill; thence along the center line of Legislative Route No. 19040, South 80 degrees 28 minutes East a distance of 93.89 feet to the northwest corner of Lot No. 7, being other land of the Grantors (Delmar O. Wolfinger, et al); thence along the westerly line of Lot No. 7, South 7 degrees East, a distance of 320.89 feet to a point in the center of Legislative Route No. 19041; thence along the center of Legislative Route No. 19041, South 86 degrees 32 minutes West, a distance of 26.83 feet to a point; thence continuing in the center of said road, North 87 degrees 47 minutes West, a distance of 64.8 feet to the place of beginning.

CONTAINING 0.58 acres in accordance to a survey prepared by Lawrence G. Lebo dated April 17, 1973, of the Wolfinger Plot, Briar Creek Township, Columbia County, Pennsylvania, BEING designated as Lot No. 6

A copy of said survey is attached hereto and made a part hereof.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, a 16 foot right of way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly line of Lot No. 5 to the westerly line of Lot No. 7.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Assignee certifies that the precise address of Reverse Mortgage Funding, LLC, is 1455 Broad Street, Bloomfield, NJ 07003.

Attested by: Robin Rice  
Name/Position: V. PRESIDENT ROBIN RICE

TO HAVE AND TO HOLD, Assignee, its successors and assigns, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on December 28, 2018

CELINK, ATTORNEY IN FACT FOR LIVE WELL FINANCIAL, INC.

Signature: [Signature]

Name: Kevin Papcard

Title: Vice President

Date: 12/20/18

#### FORM OF CORPORATE ACKNOWLEDGMENT

State of MICHIGAN )

) SS:

County of CLINTON )

On this 28 day of December, 2018, before me the undersigned officer, personally appeared Kevin Papcard who acknowledged himself or herself to be the Vice President of CELINK, ATTORNEY IN FACT FOR LIVE WELL FINANCIAL, INC., and that he or she as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself or herself as Vice President.

In witness whereof, I here unto set my hand and official seal.

Sharon Wiseman  
NOTARY PUBLIC

SHARON WISEMAN  
NOTARY PUBLIC-STATE OF MICHIGAN  
COUNTY OF MICHIGAN  
My Commission Expires July 31, 2022  
Acting in the County of Clinton

**COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Brenda S. Lupini, Recorder  
35 West Main Street  
Bloomsburg, PA 17815**

Instrument Number - 201900482

Recorded On 1/22/2019 At 8:50:36 AM

\* Total Pages - 4

\* Instrument Type - ASSIGNMENT OF MORTGAGE

Invoice Number - 227028

\* Grantor - SETZER, FRANKLIN D

\* Grantee - REVERSE MORTGAGE FUNDING LLC

User - DAG

**\* FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES -	\$13.50
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$59.25

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:  
MCCABE, WEISBERG & CONWAY, P.C.  
123 SOUTH BROAD STREET, SUITE  
PHILADELPHIA, PA 19109**

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.



Brenda S. Lupini  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

McCabe Weisberg & Conway, LLC  
Suite 1400  
123 South Broad Street  
Philadelphia, PA 19109

Record and Return To:  
McCabe Weisberg & Conway, LLC  
Suite 1400  
123 South Broad Street  
Philadelphia, PA 19109  
Attn: James Gairo

**Assignment of Mortgage**

For good and valuable consideration received, the undersigned holder of a mortgage, **Reverse Mortgage Funding, LLC**, whose address is 1455 Broad Street, 2nd Floor, Bloomfield, New Jersey 07003 , hereby grants, sells, assigns, transfers and conveys without warranties and without recourse, unto **Wilmington Savings Fund Society, FSB, not individually but solely as trustee for RMF Buyout Acquisition Trust 2019-1**, whose address is 500 Delaware Avenue, Wilmington, DE 19801, the mortgage dated May 13, 2013, executed by Franklin D. Setzer and Nancy L. Setzer, husband and wife securing the principal of \$199,500.00, recorded on August 29, 2013, as Instrument Number: 201308314 in the Office of the Recorder of Deeds for Columbia County, Commonwealth of Pennsylvania, along with all rights accrued or to accrue under said Mortgage.

The property encumbered by the Mortgage is located in Columbia County, Commonwealth of Pennsylvania, known as and located at 633 Knob Mountain Road, Berwick, PA 18603, as described in the following legal description:

SEE ATTACHED LEGAL DESCRIPTION  
Parcel No. 07.10-028-12.000



Assignee certifies that the precise address of Wilmington Savings Fund Society, FSB, not individually but solely as trustee for RMF Buyout Acquisition Trust 2019-1, is 500 Delaware Avenue, Wilmington, DE 19801.

Attested by: [Signature]  
Name/Position: Kevin Papad - Vice President

TO HAVE AND TO HOLD, Assignee, its successors and assigns, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on  
July 23, 2019

Reverse Mortgage Funding, LLC, by Celink, Attorney in Fact

Signature: [Signature]

Name: Bianca Blackweider

Title: Assistant Secretary

Date: July 23, 2019

FORM OF CORPORATE ACKNOWLEDGMENT

State of Michigan )

) SS:

County of Clinton )

On this 23 day of July, 2019, before me the undersigned officer, personally appeared Bianca Blackweider who acknowledged himself or herself to be the Asst. Secretary of Celink, Attorney in Fact for Reverse Mortgage Funding, LLC, and that he or she as such Asst. Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself or herself as Asst. Secretary.

In witness whereof, I here unto set my hand and official seal.

[Signature]  
NOTARY PUBLIC

SHANAI WISEMAN  
NOTARY PUBLIC-STATE OF MICHIGAN  
COUNTY OF INGHAM  
My Commission Expires June 25, 2022  
Acting in the County of Clinton

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 07.10-028-12.000

Land Situated in the Township of Briar Creek in the County of Columbia in the State of PA

All that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the center of Legislative Route No. 19041, leading from Orangeville to Summerhill at the southeast corner of land now or late of Charles Koser, Jr., et al, and designated as the southeast corner of Lot No. 5; thence along the easterly line of said Koser North 7 degrees West, a distance of 335.70 feet to a point in the center of Legislative Route No. 19040 leading from Jonestown to Summerhill; thence along the center line of Legislative Route No. 19040, South 80 degrees 28 minutes East a distance of 93.89 feet to the northwest corner of Lot No. 7, being other land of the Grantors (Delmar O. Wolfinger, et ux); thence along the westerly line of Lot No. 7, South 7 degrees East, a distance of 320.89 feet to a point in the center of Legislative Route No. 19041; thence along the center of Legislative Route No. 19041, South 86 degrees 32 minutes West, a distance of 26.83 feet to a point; thence continuing in the center of said road, North 87 degrees 47 minutes West, a distance of 64.8 feet to the place of beginning.

CONTAINING 0.68 acres in accordance to a survey prepared by Lawrence G. Lebo dated April 17, 1973, of the Wolfinger Plot, Briar Creek Township, Columbia County, Pennsylvania. BEING designated as Lot No. 6

A copy of said survey is attached hereto and made a part hereof.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, a 16 foot right of way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly line of Lot No. 5 to the westerly line of Lot No. 7.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 633 Knob Mountain Rd, Berwick, PA 18603-5270

**COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Brenda S. Lupini, Recorder  
35 West Main Street  
Bloomsburg, PA 17815**

Instrument Number - 201905606

Recorded On 7/24/2019 At 2:38:19 PM

\* Total Pages - 4

\* Instrument Type - ASSIGNMENT OF MORTGAGE

Invoice Number - 231285

\* Grantor - SETZER, FRANKLIN D

\* Grantee - WILMINGTON SAVINGS FUND SOCIETY

User - DAG

**\* FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES -	\$13.50
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$59.25

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:**

**MCCABE, WEISBERG & CONWAY, P.C.  
123 SOUTH BROAD STREET, SUITE  
PHILADELPHIA, PA 19109**

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.



Brenda S. Lupini  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, LLC**  
SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

Timothy T. Chamberlain  
Sheriff of Columbia  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: Wilmington Savings Fund Society, FSB, not individually but solely as trustee for RMF Buyout  
Acquisition Trust 2019-1 vs. Nancy L. Setzer  
Columbia County, Court of Common Pleas, No. 2019-CV-204  
Action in Mortgage Foreclosure  
Premises: 633 Knob Mountain Road, Berwick, Pennsylvania 18603  
Date of Sheriff's Sale: August 28, 2019

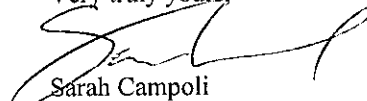
Dear Sheriff:

Enclosed please find two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Wilmington Savings Fund Society, FSB, not individually but solely as trustee for RMF Buyout Acquisition Trust 2019-1, 500 Delaware Avenue, Wilmington, DE 19801** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,



Sarah Campoli  
Legal Assistant

/sc  
Enclosures



**pennsylvania**  
DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO Box 280603  
Harrisburg, PA 17128-0603

# 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 McCabe, Weisberg and Conway, LLC	Telephone Number 215-790-1010
Mailing Address 123 S. Broad Street, Suite 1400	City Philadelphia
State PA	ZIP Code 19109

### B. TRANSFER DATA

Date of Acceptance of Document / /		
Grantor(s)/Lessor(s) Sheriff of Columbia	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) Wilmington Savings Fund Society, FSB, not individually but solely as trustee for RMF Buyout Acquisition Trust 2019-1
Mailing Address Columbia County Courthouse, 35 West Main Street	Mailing Address 500 Delaware Avenue	Telephone Number: 215-790-1010
City Bloomsburg	State PA	ZIP Code 17815
City Wilmington	State DE	ZIP Code 19801

### C. REAL ESTATE LOCATION

Street Address 633 Knob Mountain Road	City, Township, Borough Township of Briar Creek
County Columbia	School District Berwick Area School District
Tax Parcel Number 07-10-028-12,000	

### D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$3,108.75	2. Other consideration + 0.00	3. Total Consideration = \$3,108.75
4. County Assessed Value \$36,457.00	5. Common Level Ratio Factor x 4.41	6. Fair Market Value = \$160,775.37

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

1a. Amount of Exemption Claimed \$160,775.37 / 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	---	---

### 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 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 a 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 article.)
- ☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on August 28, 2019 to Wilmington Savings Fund Society, FSB, not individually but solely as trustee for RMF Buyout Acquisition Trust 2019-1 as holder of a mortgage in default, and, thus, tax exempt.

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 10/7/19
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, LLC**  
SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

July 24, 2019

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Reverse Mortgage Funding, LLC vs. Nancy L. Setzer  
Columbia County; C.C.P; No. 2019-CV-204  
Premises: 633 Knob Mountain Road, Berwick, PA 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **July 24, 2019** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **August 28, 2019** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Lucy Smith, Legal Assistant

/LSMITH  
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
LAUREN M. MOYER, ESQUIRE - ID # 320589  
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff.

v.

Nancy L. Setzer,

Defendant.

Columbia County  
Court of Common Pleas

Number: 2019-CV-204

**Notice of the Date of Continued Sheriff's Sale**

The Sheriff's Sale scheduled for **July 24, 2019** at 9:00AM in the above-captioned matter has been continued until **August 28, 2019** at 9:00AM.

**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

**Certification of Service**

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Nancy L. Setzer  
183 Daisy Drive  
Berwick, PA 18603

Date: 7/25/19**McCABE, WEISBERG & CONWAY, LLC**BY: 

<input type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input checked="" type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	<input type="checkbox"/> Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, LLC**  
SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

July 24, 2019

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Reverse Mortgage Funding, LLC vs. Nancy L. Setzer  
Columbia County; C.C.P; No. 2019-CV-204  
Premises: 633 Knob Mountain Road, Berwick, PA 18603

Dear Sheriff:

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As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Lucy Smith, Legal Assistant

/LSMITH  
SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE



# SHERIFF'S SALE COST SHEET

19-204

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>315.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>90.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>10.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>622.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1920.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>2170.00</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>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>220.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 3048.75

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

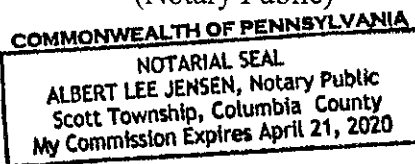
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice July 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.

.....  
*James T. Micklow*

Sworn and subscribed to before me this ..... 17 ..... day of July ..... 2019 .....

.....  
*Albert Lee Jensen*

(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.

.....

# 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 04/30/19

Account:

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

Ad ID: **1166497**  
Description: **NANCY SETZER SALE**  
Run Dates: **07/03/19 to 07/17/19**  
Class: **2**  
Agate Lines: **318**  
Blind Box:

**Total Ad Cost \$1,920.00**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/03/19	07/17/19	3	\$1,920.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV204

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

All parties in interest and debtors 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 and parcel of land situate in the Township of Bear Creek County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the center of Legislative Route No. 19041, leading from Orangeville to Summerhill at the southeast corner of land now or late of Charles Koser, et al., thence and designated as the southeast corner of Lot No. 5, thence along the westerly line of said Koser North 7 degrees West, a distance of 335.70 feet to point in the center of Legislative Route No. 19040 leading from Jonesstown to Summerhill thence along the center line of Legislative Route No. 19040, South 80 degrees 28 minutes East a distance of 80.85 feet to the northeast corner of Lot No. 7, being other end of the Granton (Delmar G. Wallinger, et al.), thence along the westerly line of Lot No. 7, South 7 degrees East, a distance of 320.89 feet to a point in the center point of Legislative Route No. 19041, thence along the center of Legislative Route No. 19041, South 88 degrees 22 minutes West a distance of 26.03 feet to a point, thence continuing in the center of said road, North 87 degrees 47 minutes West, a distance of 648 feet to the place of beginning.

CONTAINING 0.168 acres in accordance to a survey prepared by Lawrence Lohr dated April 17, 1978, of the Wallinger Plot Bear Creek Township, Columbia County, Pennsylvania, BEING designated as Lot No. 5.

A copy of said survey is attached hereto and made a part hereof.

EXCEPTING AND RESERVING unto the Grantors their heirs and assigns, a 16 foot right of way abutting the most northerly line of Legislative Route No. 19041 and extending from the westerly line of Lot No. 5 to the westerly line of Lot No. 7.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

BEING KNOWN AS: 633 KNOB MOUNTAIN ROAD, BERWICK, PENNSYLVANIA 18603, TAX ID: 07-10-028-12,000

THE IMPROVEMENTS THEREON ARE RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH FRANKLIN D. SETZER a/k/a Frank D. Setzer and Nancy L. Setzer by deed dated May 13, 2013 and recorded August 28, 2013 in Instrument Number 2013081313, granted and conveyed unto Franklin D. Setzer and Nancy L. Setzer, husband and wife, The said Franklin D. Setzer died on April 21, 2016 thereby leaving in his surviving spouse Nancy L. Setzer by operation of law.

REAL DEBT: \$127,966.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NANCY L. SETZER

McGabe, Weisberg & Conway, LLC

121 South Broad Street, Suite 1400

Philadelphia, PA 19109

PROPERTY ADDRESS: 633 KNOB MTN ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-10-028-12,000

Said and taken into execution in the said as the property of NANCY L. SETZER in suit of REVERSE MORTGAGE FUNDING, LLC.

SAIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WILLIAM R. STATION, JR.

McGabe, Weisberg & Conway, LLC

121 South Broad Street, Suite 1400

Philadelphia, PA 19109

PROPERTY ADDRESS: 633 KNOB MTN ROAD, BERWICK, PA 18603

UPI/TAX PARCEL NUMBER: 07-10-028-12,000

Said and taken into execution to be sold as the property of NANCY L. SETZER in suit of REVERSE MORTGAGE FUNDING, LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) interest of the bid price or cash (upheld) at sale. Means any payment in the past is 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 enforce the bid for the balance due without a resale of the property or to resell the property at the bidder's risk and commission 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 Sheriff, the proceeds check will be payable to Sheriff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff  
MCGABE, WEISBERG & CONWAY, PC  
PHILADELPHIA, PA 215-740-1010

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



REVERSE MORTGAGE FUNDING LLC  
vs.  
NANCY L SETZER

Case Number  
2019CV204

## SHERIFF'S RETURN OF SERVICE

05/09/2019 12:51 PM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NANCY L SETZER AT 183 DAISY DRIVE, BERWICK, PA 18603.

  
MICHAEL TKACH, DEPUTY

SO ANSWERS,

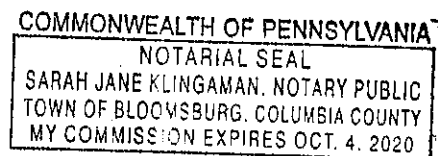
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 09, 2019

NOTARY

Affirmed and subscribed to before me this

9TH day of MAY, 2019





Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



REVERSE MORTGAGE FUNDING LLC  
vs.  
NANCY L SETZER

Case Number  
2019CV204

## SHERIFF'S RETURN OF SERVICE

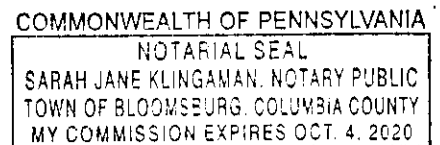
06/18/2019 11:12 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 633 KNOB MTN ROAD, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 18, 2019



### NOTARY

Affirmed and subscribed to before me this

18TH day of JUNE, 2019

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REVERSE MORTGAGE FUNDING LLC  
vs.  
SETZER, NANCY L

Case Number  
2019CV204

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone: 54

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 633 KNOB MTN ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-18-19

Time: 11:12

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2019CV204

633 KNOB MTN ROAD, BERWICK, PA 18603

NO EXPIRATION

**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
LAUREN M. MOYER, ESQUIRE - ID # 320589  
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

Nancy L. Setzer,

Defendant.

Columbia County  
Court of Common Pleas

Number: 2019-CV-204

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 633 Knob Mountain Road, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

**Name**

**Address**

Nancy L. Setzer

183 Daisy Drive  
Berwick, Pennsylvania 18603

633 Knob Mountain Road  
Berwick, Pennsylvania 18603

2. Name and address of Defendant in the judgment:

**Name**

**Address**

Nancy L. Setzer

183 Daisy Drive  
Berwick, Pennsylvania 18603

633 Knob Mountain Road  
Berwick, Pennsylvania 18603

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

**Name****Address**

Plaintiff herein

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

**Name****Address**

Plaintiff herein

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410
---	--

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

**Name****Address**

NONE

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

**Name****Address**

NONE

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

**Name****Address**

Tenants/Occupants

633 Knob Mountain Road  
Berwick, Pennsylvania 18603

United States of America  
c/o United States Attorney for  
the Middle District of PA

Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

Domestic Relations of  
Columbia County

11 West Main Street  
Bloomsburg, PA 17815

Tax Claim Bureau  
Columbia County Courthouse

35 West Main Street  
Basement Level  
Bloomsburg, PA 17815



United States of America  
c/o United States Attorney for  
the Middle District of PA

William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton , PA 18503

United States of America  
Internal Revenue Service  
Technical Support Group

William Green Federal Building  
600 Arch Street, Room 3259  
Philadelphia , PA 19106

Commonwealth of  
Pennsylvania

Department of Public Welfare  
Bureau of Child Support Enforcement  
P.O. Box 2675  
Harrisburg, PA 17105  
ATTN: Dan Richard

Commonwealth of  
Pennsylvania  
Inheritance Tax Office

110 North 8<sup>th</sup> Street  
Suite #204  
Philadelphia, PA 19107

Commonwealth of  
Pennsylvania  
Bureau of Individual Tax  
Inheritance Tax Division

6th Floor, Strawberry Square  
Department #280601  
Harrisburg, PA 17128

Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program

Willow Oak Building  
P.O. Box 8486  
Harrisburg, PA 17105-8486

PA Department of Revenue  
Bureau of Compliance  
Lien Section

P.O. Box 280948  
Harrisburg PA 17128-0948

Commonwealth of  
Pennsylvania Department of  
Revenue Bureau of Compliance

Clearance Support Department 281230  
Harrisburg, PA 17128-1230  
ATTN: Sheriff's Sales

Commonwealth of PA  
Department of Revenue

Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946  
Attn: Sheriff's Sales

Commonwealth Of  
Pennsylvania

Department Of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

United States of America c/o  
Atty General of the United  
States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America  
c/o Atty General of the United  
States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

**Name**

**Address**

NONE

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: 6/12/19

McCABE, WEISBERG & CONWAY, LLC

BY: 

<input type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	<input checked="" type="checkbox"/> Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Reverse Mortgage Funding, LLC v. Nancy L. Setzer  
Columbia County; Number: 2019-CV-204

**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419  
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
 ANN E. SWARTZ, ESQUIRE - ID # 201926  
 JOSEPH F. RIGA, ESQUIRE - ID # 57716  
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
 LAUREN M. MOYER, ESQUIRE - ID # 320589  
 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

Nancy L. Setzer,

Defendant.

Columbia County  
 Court of Common Pleas

Number: 2019-CV-204

**AFFIDAVIT OF SERVICE**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 10th day of June, 2019, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 12 DAY

OF June, 2019

*Michael Mourer*  
 NOTARY PUBLIC

DATE: 6/12/19

McCABE, WEISBERG &amp; CONWAY, LLC

BY:

<input type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	<input checked="" type="checkbox"/> Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Commonwealth of Pennsylvania - Notary Seal  
 MICHAEL MOURER, Notary Public  
 Philadelphia County  
 My Commission Expires June 10, 2022  
 Commission Number 1332705

**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for Plaintiff

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

Nancy L. Setzer,

Defendant.

Columbia County

Court of Common Pleas

Number: 2019-CV-204

DATE: June 10, 2019

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

OWNERS: Nancy L. Setzer and Franklin D. Setzer

PROPERTY: 633 Knob Mountain Road, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$127,965.94

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **July 24, 2019 at 9:00AM in Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

*This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

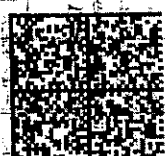
If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE**

Name and Address of Sender  
 McCabe, Weisberg & Conway, LLC  
 123 S. Broad St., Suite 1400  
 Philadelphia, PA 19109  
**MICHAEL MOURER**

18-102269

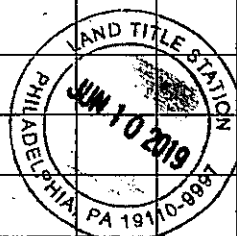
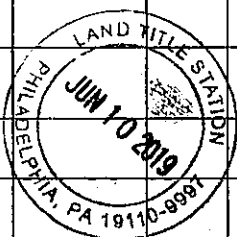
- Check type of mail or service:
- ☐ Adult Signature Required
  - ☐ Adult Signature Restricted Delivery
  - ☐ Certified Mail
  - ☐ Certified Mail Restricted Delivery
  - ☐ Collect on Delivery (COD)
  - ☐ Insured Mail
  - ☐ Priority Mail
  - ☐ Priority Mail Express
  - ☐ Registered Mail
  - ☐ Return Receipt for Merchandise
  - ☐ Signature Confirmation
  - ☐ Signature Confirmation Restricted Delivery

Affix Stamp  
 (if issued a  
 certificate of  
 additional  
 postage with  
 this item)



U.S. POSTAGE® PTNEY BOWES  
 ZIP 19109 \$ 002.90<sup>0</sup>  
 02 4W  
 0008347442 JUN 10 2019

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service Fee)	Handling Charge	SCRD Fee	SH Fee
Reverse Mortgage Funding, LLC v. Nancy L. Setzer	Nancy L. Setzer 183 Daisy Drive Berwick, Pennsylvania 18603					
1.	Nancy L. Setzer 183 Daisy Drive Berwick, Pennsylvania 18603					
2.	Nancy L. Setzer 633 Knob Mountain Road Berwick, PA 18603					
3.	Secretary of Housing and Urban Development 451 Seventh Street, S.W. Washington, DC 20410					
4.	Tenants 633 Knob Mountain Road Berwick, PA 18603					
5.	United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754					
6.	Domestic Relations of Columbia County 11 West Main Street Bloomsburg, PA 17815					
7.	Tax Claim Bureau Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815					
8.	United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503					
9.	United States of America Internal Revenue Service Technical Support Group William Green Federal Building 600 Arch Street, Room 3259 Philadelphia, PA 19106					
10.	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE BUREAU OF CHILD SUPPORT ENFORCEMENT P.O. BOX 2675 HARRISBURG, PA 17105 ATTN: DAN RICHARD					





# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019CV204

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, JULY 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 and parcel of land situate in the Township of Briar Creek County of Columbia and State of Pennsylvania. bounded and described as follows, to-wit

BEGINNING at an iron pin in the center of Legislative Route No. 19041, leading from Orangeville to Summerhill at the southeast corner of land now late of Charles Koser, Jr., et al and designated as the southeast corner of Lot No. 5; thence along the easterly line of said Koser North 7 degrees West, a distance of 335.70 feet to point in the center of Legislative Route No. 19040 leading from Jonestown to Summerhill; thence along the center line of Legislative Route No. 19040, South 80 degrees 28 minutes East a distance of 93.89 feet to the northwest corner of Lot No. 7, being other land of the Grantors (Delmar O. Wolfinger, et ux); thence along the westerly line of Lot No. 7, South 7 degrees East, a distance of 320.89 feet to a point in the center point of Legislative Route No. 19041; thence along the center of Legislative Route No. 19041, South 86 degrees 32 minutes West a distance of 26.83 feet to a point; thence continuing in the center of said road, North 87 degrees 47 minutes West, a distance of 648 feet to the place of beginning.

CONTAINING 0.168 acres in accordance to a survey prepared by Lawrence Lebo dated April 17, 1973, of the Wolfinger Plot Briar Creek Township, Columbia County, Pennsylvania. BEING designated as Lot No. 6

A copy of said survey is attached hereto and made a part hereof.

EXCEPTING AND RESERVING unto the Grantors their heirs and assigns, a 16 foot right of way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly line of Lot No. 5 to the westerly line of Lot No. 7.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

BEING KNOWN AS: 633 KNOB MOUNTAIN ROAD, BERWICK, PENNSYLVANIA 18603  
TAX I.D. 07-10-028-12,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING  
BEING THE SAME PREMISES WHICH Franklin D. Setzer a/k/a Frank D. Setzer and Nancy L. Setzer by deed dated May 13, 2013 and recorded August 29, 2013 in Instrument Number 201308313, granted and conveyed unto Franklin D. Setzer and Nancy L. Setzer, husband and wife. The said Franklin D. Setzer died on April 21, 2016 thereby vesting title in his surviving spouse Nancy L. Setzer by operation of law.  
REAL DEBT: \$127,965.94  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NANCY L. SETZER  
McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

PROPERTY ADDRESS: 633 KNOB MTN ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-10-028-12,000

Seized and taken into execution to be sold as the property of NANCY L SETZER in suit of REVERSE MORTGAGE FUNDING 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:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania





June 5, 2019

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. BOX 380  
Bloomsburg, Pa 17815

**REVERSE MORTGAGE FUNDING, LLC**

**VS.**

**NANCY L. SETZER**

**NO: 2019-CV-204**

Dear Timothy:

The property located at 633 Knob Mountain Road is not currently connected to public sewer, therefore no money is due to our office.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COURT OF COMMON PLEAS OF PENNSYLVANIA, COLUMBIA COUNTY

REVERSE MORTGAGE FUNDING, LLC ,

Plaintiff(s),  
vs.

NANCY L. SETZER,

Defendant(s).

Index No.: 2019-CV-204  
Date Issued: 07/24/2019

AFFIDAVIT OF SERVICE



\*537753\*

STATE OF Pennsylvania  
County of Columbia

ss:

Victor Vlachos, the undersigned being duly sworn, deposes and says that I was at the time of service over the age of eighteen and not a party to this action.

On 5/16/2019 at 2:20 AM / ☒ PM I served the within NOTICE OF SHERIFF'S SALE OF REAL PROPERTY on NANCY L. SETZER at 183 DAISY DRIVE, BERWICK , PA 18603 , in the manner indicated below:

☒ **PERSONAL SERVICE:** By delivering thereat a true copy of the aforementioned documents to said recipient personally; deponent knew the person so served to be the person described herein by deponent asking if he or she is the named Recipient and the person responding that he or she is in fact the person named in this action as the Recipient.

☐ **SUITABLE AGE SERVICE:** By delivering thereat a true copy of the aforementioned documents to a person of suitable age and discretion at the above address which is NANCY L. SETZER 's usual place of residence/place of abode/place of business, with:

Recipient's Name: \_\_\_\_\_  
Relationship: \_\_\_\_\_, a family member or other person at said address.

☐ **POSTED IN ACCORDANCE WITH COURT ORDER:** I affixed thereat a true copy of the aforementioned documents in a conspicuous manner at the above address in accordance with the court order.

☐ **PREVIOUS ATTEMPTS:** I previously attempted to serve the above named defendant on \_\_\_\_\_, at \_\_\_\_\_ AM / PM, on \_\_\_\_\_, at \_\_\_\_\_ AM / PM, and on \_\_\_\_\_, at \_\_\_\_\_ AM / PM.

Additional Comments: \_\_\_\_\_

Description of person process was left with:

Sex: Female Skin/Race: White Approx. Age: 50-55 Hair Color: White Height: 5'4"-5'7"  
Weight: 135-145 LBS Other: \_\_\_\_\_

Is defendant in the military? YES ☐ NO ☐

Signed and sworn to before me on this 20 day of May, 2019.

Brandy M. Golden  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Brandy M. Golden, Notary Public  
Susquehanna County  
My commission expires April 8, 2023  
Commission number 1261844

Member, Pennsylvania Association of Notaries

X Victor Vlachos  
Victor Vlachos  
(Print Name)

ClientRef#: 18-102269PA  
LawFirmRef#: 18-102269PA  
CID #28PA McCabe, Weisberg & Conway, P.C.  
123 S. Broad Street, Suite 1400  
Philadelphia, PA 19109



Nationwide Court Services, Inc.

## **Sheriff's Copy of Affidavit(s)**

Attention Sheriff of the County of

Columbia

From: Sandra Pryz

Date: 5 / 23 / 2019

Re: Copy of Affidavit(s)

---

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 631-981-7915 ext 311 or [spryz@nationwidecourtservice.com](mailto:spryz@nationwidecourtservice.com)

Thank you in advance for your cooperation.

Truly yours,

Sandra Pryz

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



REVERSE MORTGAGE FUNDING LLC  
vs.  
SETZER, NANCY L

Case Number  
2019CV204

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

54

Warrant:

### Serve To:

Name: NANCY L SETZER

Primary Address: 633 KNOB MOUNTAIN ROAD  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 183 DAISY DRIVE  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally • Adult In Charge • Posted • Other

Adult In Charge:

Relation:

Def

Date:

5/9/19

Time:

12:51

Deputy:

6

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

SETZER, NANCY L

2019CV204

633 KNOB MOUNTAIN ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REVERSE MORTGAGE FUNDING LLC  
vs.  
SETZER, NANCY L

Case Number  
2019CV204

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

54

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 07/24/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** BERWICK SEWER AUTHORITY

**Primary Address:** 1108 FREAS AVE  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** Kelly

**Relation:** Clerk

**Date:** 5/9/19 **Time:** 13:15

**Deputy:** 6 **Mileage:**

**Attorney / Originator:**

**Name:** MCCABE, WEISBERG & CONWAY PC

**Phone:** 215-790-1010

**Service Attempts:**

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

**Service Attempt Notes:**

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

BERWICK SEWER AUTHORITY

2019CV204

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REVERSE MORTGAGE FUNDING LLC  
vs.  
SETZER, NANCY L

Case Number  
2019CV204

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 54

Warrant:

### Serve To:

Name: BERWICK SCHOOL DISTRICT

Primary Address: 500 LINE STREET  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kim Nespoli

Relation: Reception

Date: 5/9/19

Time: 13:28

Deputy: 6

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BERWICK SCHOOL DISTRICT

2019CV204

500 LINE STREET, BERWICK, PA 18603

NO EXPIRATION

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:02-MAY-19

FEE:\$5.00

CERT. NO35136

STATON WILLIAM R  
1420 SEVENTH AVE  
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP  
DEED  
LOCATION: LOT 1882  
PARCEL: 07 -02A-064-01,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2018	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2019

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2018

REQUESTED BY: Columbia County Sheriff  
RN

# 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: 05/02/2019 08:49:53 AM

Owner: STATON WILLIAM R  
1418 SEVENTH AVE  
BERWICK PA 18603

Municipality: BRIARCREEK TOWNSHIP

Parcel #: 07 -02A-064-01,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
011856	F	\$15.42	04/30/2019	\$15.73	06/30/2019	\$17.30	08/31/2019
		Discount Payment		05/03/2019		\$15.42	
011856	G	\$175.53	04/30/2019	\$179.11	06/30/2019	\$197.02	08/31/2019
		Discount Payment		05/03/2019		\$175.53	
011856	L	\$33.32	04/30/2019	\$34.00	06/30/2019	\$37.40	08/31/2019
		Discount Payment		05/03/2019		\$33.32	
011856	S	\$15.42	04/30/2019	\$15.73	06/30/2019	\$17.30	08/31/2019
		Discount Payment		05/03/2019		\$15.42	
011856	R	\$92.50	04/30/2019	\$94.39	06/30/2019	\$103.83	08/31/2019
		Discount Payment		05/03/2019		\$92.50	
Totals:		\$332.19		\$338.96		\$372.85	

Total Paid To Date:	\$332.19
---------------------	----------

Signature

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.



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

Date: 05/02/2019

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 35135

SETZER FRANKLIN D & NANCY L  
633 KNOB MTN ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20130 -8313  
Location: 633 KNOB MOUNTAIN RD  
Parcel Id:07 -10 -028-12,000

Assessment: 36,457  
Balances as of 05/02/2019

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

By: Columbia County Sheriff Per: RN

**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: 05/02/2019 08:52:30 AM**

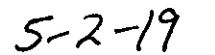
**Owner:** SETZER FRANKLIN D & NANCY L  
633 KNOB MTN ROAD  
BERWICK PA 18603

**Municipality:** BRIARCREEK TOWNSHIP  
**Parcel #:** 07 -10 -028-12,000  
**Property Desc:**

<u>Bill #</u>		<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>
011761	F	\$35.73	04/30/2019	\$36.46	06/30/2019	\$40.11	08/31/2019
		Discount Payment		05/03/2019		\$35.73	
011761	G	\$406.76	04/30/2019	\$415.06	06/30/2019	\$456.57	08/31/2019
		Discount Payment		05/03/2019		\$406.76	
011761	S	\$35.73	04/30/2019	\$36.46	06/30/2019	\$40.11	08/31/2019
		Discount Payment		05/03/2019		\$35.73	
011761	R	\$214.37	04/30/2019	\$218.74	06/30/2019	\$240.61	08/31/2019
		Discount Payment		05/03/2019		\$214.37	
<b>Totals:</b>		<b>\$692.59</b>		<b>\$706.72</b>		<b>\$777.40</b>	

<b>Total Paid To Date:</b>	<b>\$692.59</b>
----------------------------	-----------------

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REVERSE MORTGAGE FUNDING LLC  
vs.  
SETZER, NANCY L

Case Number  
2019CV204

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:** 54

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 07/24/2019 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:** DEBBIE MILLER

**Relation:** CLECK

**Date:** 4/30/19

**Time:** 0826

**Deputy:** 4

**Mileage:**

**Attorney / Originator:**

**Name:** MCCABE, WEISBERG & CONWAY PC

**Phone:** 215-790-1010

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**

**Service Attempt Notes:**

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

COLUMBIA COUNTY TAX C

2019CV204

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

REVERSE MORTGAGE FUNDING LLC  
vs.  
SETZER, NANCY L

Case Number  
2019CV204

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

54

Warrant:

Notes: SALE DATE & TIME: 07/24/2019 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:

CLERK

Date:

4/30/19

Time:

0832

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2019CV204

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

REVERSE MORTGAGE FUNDING LLC  
vs.  
SETZER, NANCY L

Case Number  
2019CV204

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

54

Warrant:

Notes: SALE DATE & TIME: 07/24/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Vacant

### Serve To:

Name: OCCUPANT

Primary Address: 633 KNOB MOUNTAIN ROAD  
BERWICK, PA 18603

Phone:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

4/29/19

Time:

18:25

Deputy:

6

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2019CV204

633 KNOB MOUNTAIN ROAD, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Reverse Mortgage Funding, LLC

Plaintiff

v.

Nancy L. Setzer

Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2019 Term 54 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2019-CV-204 Term \_\_\_\_\_ J.D.

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 633 Knob Mountain Road, Berwick, PA 18603

Amount Due	\$	127,965.94
Interest from 03/30/19 to DATE OF SALE	\$	
plus \$21.03 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated: 4/18/2019

(SEAL)

Barbara N. Silvestri  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

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

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2019-CV-204 Term \_\_\_\_\_ J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA

Reverse Mortgage Funding, LLC

v.

Nancy L. Setzer

---

**WRIT OF EXECUTION**  
**(Mortgage Foreclosure)**

---

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCABE, WEISBERG & CONWAY, LLC**

BY: 

☐ Margaret Gairo, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☒ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

☐ Andrew L. Markowitz, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Lauren M. Moyer, Esq.

## LEGAL DESCRIPTION

All that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the center of Legislative Route No. 19041, leading from Orangeville to Summerhill at the southeast corner of land now or late of Charles Koser, Jr., et al, and designated as the southeast corner of Lot No. 5; thence along the easterly line of said Koser North 7 degrees West, a distance of 335.70 feet to a point in the center of Legislative Route No. 19040 leading from Jonestown to Summerhill; thence along the center line of Legislative Route No. 19040, South 80 degrees 28 minutes East a distance of 93.89 feet to the northwest corner of Lot No. 7, being other land of the Grantors (Delmar O. Wolfinger, et ux); thence along the westerly line of Lot No. 7, South 7 degrees East, a distance of 320.89 feet to a point in the center of Legislative Route No. 19041; thence along the center of Legislative Route No. 19041, South 86 degrees 32 minutes West, a distance of 26.83 feet to a point; thence continuing in the center of said road, North 87 degrees 47 minutes West, a distance of 64.8 feet to the place of beginning.

CONTAINING 0.68 acres in accordance to a survey prepared by Lawrence G. Lebo dated April 17, 1973, of the Wolfinger Plot, Briar Creek Township, Columbia County, Pennsylvania. BEING designated as Lot No. 6

A copy of said survey is attached hereto and made a part hereof.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, a 16 foot right of way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly line of Lot No. 5 to the westerly line of Lot No. 7.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

BEING KNOWN AS: 633 KNOB MOUNTAIN ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07 -10 -028-12,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Franklin D. Setzer a/k/a Frank D. Setzer and Nancy L. Setzer by deed dated May 13, 2013 and recorded August 29, 2013 in Instrument Number 201308313, granted and conveyed unto Franklin D. Setzer and Nancy L. Setzer, husband and wife. The said Franklin D. Setzer died on April 21, 2016 thereby vesting title in his surviving spouse Nancy L. Setzer by operation of law.

REAL DEBT: \$127,965.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
NANCY L. SETZER

McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109



**CIVIL ACTION LAW**

**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
LAUREN M. MOYER, ESQUIRE - ID # 320589  
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

Nancy L. Setzer,

Defendant.

Columbia County  
Court of Common Pleas

Number: 2019-CV-204

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Nancy L. Setzer  
183 Daisy Drive  
Berwick, PA 18603

Nancy L. Setzer  
633 Knob Mountain Road  
Berwick, Pennsylvania 18603

Your house (real estate) at **633 Knob Mountain Road, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on July 24 2019 at 9:00 am in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$127,965.94 obtained by Reverse Mortgage Funding, LLC against the above premises.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Reverse Mortgage Funding, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how

much you must pay, you may call McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY**  
**AND YOU HAVE OTHER RIGHTS**  
**EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway, LLC at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE**

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**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760**

**ASSOCIATION DE LICENCIADOS**

---

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760**

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: April 29, 2019

Re: Sheriff's Sale Advertising Dates

Reverse Mortgage Funding LLC

VS.

Nancy L. Setzer

No 54 of 2019 E.D. and No. 204 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week            July 3rd 2019

2<sup>nd</sup> Week            July 10th 2019

3<sup>rd</sup> Week            July 17<sup>th</sup> 2019

SALE DATE:            July 24th 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

# REAL ESTATE OUTLINE

ED # 2019 ED 54

DATE RECEIVED 2019 CV 204  
DOCKET AND INDEX 4-18-19

## 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>144869</u>

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

SALE DATE July 24<sup>th</sup> TIME 9:00  
POSTING DATE  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>July 3<sup>rd</sup></u>
2 <sup>ND</sup> WEEK	<u>July 10<sup>th</sup></u>
3 <sup>RD</sup> WEEK	<u>July 17<sup>th</sup></u>

## LEGAL DESCRIPTION

All that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the center of Legislative Route No. 19041, leading from Orangeville to Summerhill at the southeast corner of land now or late of Charles Koser, Jr., et al, and designated as the southeast corner of Lot No. 5; thence along the easterly line of said Koser North 7 degrees West, a distance of 335.70 feet to a point in the center of Legislative Route No. 19040 leading from Jonestown to Summerhill; thence along the center line of Legislative Route No. 19040, South 80 degrees 28 minutes East a distance of 93.89 feet to the northwest corner of Lot No. 7, being other land of the Grantors (Delmar O. Wolfinger, et ux); thence along the westerly line of Lot No. 7, South 7 degrees East, a distance of 320.89 feet to a point in the center of Legislative Route No. 19041; thence along the center of Legislative Route No. 19041, South 86 degrees 32 minutes West, a distance of 26.83 feet to a point; thence continuing in the center of said road, North 87 degrees 47 minutes West, a distance of 64.8 feet to the place of beginning.

CONTAINING 0.68 acres in accordance to a survey prepared by Lawrence G. Lebo dated April 17, 1973, of the Wolfinger Plot, Briar Creek Township, Columbia County, Pennsylvania. BEING designated as Lot No. 6

A copy of said survey is attached hereto and made a part hereof.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, a 16 foot right of way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly line of Lot No. 5 to the westerly line of Lot No. 7.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

BEING KNOWN AS: 633 KNOB MOUNTAIN ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07 -10 -028-12,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Franklin D. Setzer a/k/a Frank D. Setzer and Nancy L. Setzer by deed dated May 13, 2013 and recorded August 29, 2013 in Instrument Number 201308313, granted and conveyed unto Franklin D. Setzer and Nancy L. Setzer, husband and wife. The said Franklin D. Setzer died on April 21, 2016 thereby vesting title in his surviving spouse Nancy L. Setzer by operation of law.

REAL DEBT: \$127,965.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
NANCY L. SETZER

McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG & CONWAY, LLC**

CHELSEA A. NIXON, ESQUIRE – ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

Nancy L. Setzer,

Defendant.

Columbia County  
Court of Common Pleas

Number: 2019-CV-204

2019- ED -54

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 633 Knob Mountain Road, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

## 1. Name and address of Owners or Reputed Owners

**Name****Address**

Nancy L. Setzer

183 Daisy Drive  
Berwick, Pennsylvania 18603633 Knob Mountain Road  
Berwick, Pennsylvania 18603

## 2. Name and address of Defendant in the judgment:

**Name****Address**

Nancy L. Setzer

183 Daisy Drive  
Berwick, Pennsylvania 18603633 Knob Mountain Road  
Berwick, Pennsylvania 18603

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

<b>Name</b>	<b>Address</b>
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Plaintiff herein	
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4. Name and address of the last recorded holder of every mortgage of record:

<b>Name</b>	<b>Address</b>
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Plaintiff herein	
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Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410
--	--

Live Well Financial Inc	1011 Boulder Springs Drive Suite 420 Richmond, VA 23225
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5. Name and address of every other person who has any record lien on the property:

<b>Name</b>	<b>Address</b>
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NONE	
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6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

<b>Name</b>	<b>Address</b>
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NONE	
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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:

<b>Name</b>	<b>Address</b>
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Tenants/Occupants	633 Knob Mountain Road Berwick, Pennsylvania 18603
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United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
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Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815
Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815
United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503
United States of America Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia , PA 19106
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948

Commonwealth of  
Pennsylvania Department of  
Revenue Bureau of Compliance

Clearance Support Department 281230  
Harrisburg, PA 17128-1230  
ATTN: Sheriff's Sales

Commonwealth of PA  
Department of Revenue

Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946  
Attn: Sheriff's Sales

Commonwealth Of  
Pennsylvania

Department Of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

United States of America c/o  
Atty General of the United  
States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America  
c/o Atty General of the United  
States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

**Name**

**Address**

NONE

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: 4/17/19

**McCABE, WEISBERG & CONWAY, LLC**

BY: 

<input type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Lauren M. Moyer, Esq.
<input checked="" type="checkbox"/> Chelsea A. Nixon, Esq.	

Attorneys for Plaintiff

## Document Receipt

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Trans #	16024	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ATTY GENERAL OF UNITED  
STATESU.S.DEPT OF JUSTICE ROOM 4400 950  
PENNSYLVANIA AVE NW

Tracking #: 71901140006000156971

Doc Ref #: 2019ED54

Postage 5.4200

WASHINGTON DC 20530

## Document Receipt

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Trans #	16024	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

ATTY GENERAL OF UNITED  
STATESU.S. DEPT OF JUSTICE ROOM 4400 950  
PENNSYLVANIA AVE NW

Tracking #: 71901140006000156971

Doc Ref #: 2019ED54

Postage 5.4200

WASHINGTON DC 20530

## Document Receipt

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Trans #	16023	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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## Ship to:

UNITED STATES OF AMERICA

ATTY GENERAL OF US

DEPT OF JUSTICE ROOM 5111 950  
PENNSYLVANIA AVE NW

Tracking #: 71901140006000156964

Doc Ref #: 2019ED54

Postage 5.4200

WASHINGTON DC 20530

## Document Receipt

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Trans #	16022	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

BUREAU OF COMPLIANCE

P.O. BOX 280948

Tracking #: 71901140006000156957

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	16021	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

TPL CASUALTY UNIT

WILLOW OAK BUILDING P.O. BOX 8486

Tracking #: 71901140006000156940

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	16020	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

COMMON OF PENNA

BUREAU OF INDIVIDUAL TAX

6TH FLOOR STRAWBERRY SQUARE  
DEPT # 280601

Tracking #: 71901140006000156933

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17128



## Document Receipt

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Trans #	16020	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

COMMON OF PENNA

BUREAU OF INDIVIDUAL TAX

6TH FLOOR STRAWBERRY SQUARE  
DEPT # 280601

Tracking #: 71901140006000156933

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	16019	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

COMMON OF PENNA

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET

Tracking #: 71901140006000156926

SUITE #204

Doc Ref #: 2019ED54

Postage 5.4200

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	16018	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

UNITED STATES OF AMERICA

MIDDLE DISTRICT OF PA

WILLIAM J NELSON FEDERAL BLDG  
235 NORTH WASHINGTON AVE STE.  
311

Tracking #: 71901140006000156919

Doc Ref #: 2019ED54

Postage 5.4200

SCRANTON PA 18503

## Document Receipt

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Trans #	16017	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000156902

Doc Ref #: 2019ED54

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	16017	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000156902

Doc Ref #: 2019ED54

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	16017	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000156902

Doc Ref #: 2019ED54

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	16016	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000156896

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	16015	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000156889

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17105



## Document Receipt

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Trans #	16014	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000156872

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	16014	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000156872

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	16020	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

COMMON OF PENNA

BUREAU OF INDIVIDUAL TAX

6TH FLOOR STRAWBERRY SQUARE  
DEPT # 280601

Tracking #: 71901140006000156933

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	16022	Carrier / service:	USPS Server	First-Class Mail®	4/29/2019 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

BUREAU OF COMPLIANCE

P.O. BOX 280948

Tracking #: 71901140006000156957

Doc Ref #: 2019ED54

Postage 5.4200

HARRISBURG PA 17128

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, LLC**  
SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

April 8, 2019

Sheriff's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

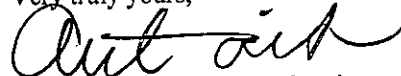
Re: Reverse Mortgage Funding, LLC vs. Nancy L. Setzer  
Columbia County, Number 2019-CV-204  
Premises: 633 Knob Mountain Road, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find 1 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

**\*\*Kindly post the handbill to the property address: 633 Knob Mountain Road, Berwick, Pennsylvania 18603.**

Very truly yours,



Antonia Karasavas, Paralegal  
McCabe, Weisberg & Conway, LLC

/ak  
Enclosures

## LEGAL DESCRIPTION

All that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the center of Legislative Route No. 19041, leading from Orangeville to Summerhill at the southeast corner of land now or late of Charles Koser, Jr., et al, and designated as the southeast corner of Lot No. 5; thence along the easterly line of said Koser North 7 degrees West, a distance of 335.70 feet to a point in the center of Legislative Route No. 19040 leading from Jonestown to Summerhill; thence along the center line of Legislative Route No. 19040, South 80 degrees 28 minutes East a distance of 93.89 feet to the northwest corner of Lot No. 7, being other land of the Grantors (Delmar O. Wolfinger, et ux); thence along the westerly line of Lot No. 7, South 7 degrees East, a distance of 320.89 feet to a point in the center of Legislative Route No. 19041; thence along the center of Legislative Route No. 19041, South 86 degrees 32 minutes West, a distance of 26.83 feet to a point; thence continuing in the center of said road, North 87 degrees 47 minutes West, a distance of 64.8 feet to the place of beginning.

CONTAINING 0.68 acres in accordance to a survey prepared by Lawrence G. Lebo dated April 17, 1973, of the Wolfinger Plot, Briar Creek Township, Columbia County, Pennsylvania. BEING designated as Lot No. 6

A copy of said survey is attached hereto and made a part hereof.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, a 16 foot right of way abutting the most northerly line of Legislative Route No. 19041 and extending from the easterly line of Lot No. 5 to the westerly line of Lot No. 7.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

BEING KNOWN AS: 633 KNOB MOUNTAIN ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07 -10 -028-12,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Franklin D. Setzer a/k/a Frank D. Setzer and Nancy L. Setzer by deed dated May 13, 2013 and recorded August 29, 2013 in Instrument Number 201308313, granted and conveyed unto Franklin D. Setzer and Nancy L. Setzer, husband and wife. The said Franklin D. Setzer died on April 21, 2016 thereby vesting title in his surviving spouse Nancy L. Setzer by operation of law.

REAL DEBT: \$127,965.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
NANCY L. SETZER

McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

### **SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Township of Briar Creek, Columbia County, Pennsylvania, and being known as 633 Knob Mountain Road, Berwick, Pennsylvania 18603.

TAX MAP AND PARCEL NUMBER: 07 -10 -028-12,000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$127,965.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nancy L. Setzer

McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG & CONWAY, LLC**

CHELSEA A. NIXON, ESQUIRE – ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Reverse Mortgage Funding, LLC,

Plaintiff,

v.

Nancy L. Setzer,

Defendant.

Attorneys for Plaintiff

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2019-CV-204

2019 - ED - 54

TO: Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

**633 Knob Mountain Road, Berwick, Pennsylvania 18603**

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Nancy L. Setzer  
183 Daisy Drive  
Berwick, Pennsylvania 18603

Nancy L. Setzer  
633 Knob Mountain Road  
Berwick, Pennsylvania 18603

**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

Date: 4/17/19

**McCABE, WEISBERG & CONWAY, LLC**

BY: 

<input type="checkbox"/> Margaret Gairo, Esq.	<input type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Lauren M. Moyer, Esq.
<input checked="" type="checkbox"/> Chelsea A. Nixon, Esq.	Attorneys for Plaintiff



**McCABE, WEISBERG & CONWAY, LLC**

MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
LAUREN M. MOYER, ESQUIRE - ID # 320589  
CHELSEA A. NIXON, ESQUIRE - ID # 324130

Attorneys for Plaintiff

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Reverse Mortgage Funding, LLC,  
Plaintiff,

v.

Nancy L. Setzer,

Defendant.

Columbia County  
Court of Common Pleas

Number: 2019-CV-204

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Nancy L. Setzer, is not in the Military or Naval Service of the United States, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendant, Nancy L. Setzer, is over eighteen (18) years of age, and resides as follows:

Nancy L. Setzer  
183 Daisy Drive  
Berwick, PA 18603

Nancy L. Setzer  
633 Knob Mountain Road  
Berwick, Pennsylvania 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 17<sup>th</sup> DAYOF April 20 19Kellie Keller  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
KELLIE KELLER, Notary Public  
Philadelphia County  
My Commission Expires February 7, 2022  
Commission Number 1281609

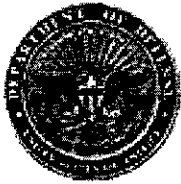
DATE: 4/17/19

McCABE, WEISBERG &amp; CONWAY, LLC

BY: [Signature]☐ Margaret Gairo, Esq.☐ Christine L. Graham, Esq.☐ Ann E. Swartz, Esq.☐ Joseph I. Foley, Esq.☒ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

☐ Andrew L. Markowitz, Esq.☐ Brian T. LaManna, Esq.☐ Joseph F. Riga, Esq.☐ Lauren M. Moyer, Esq.

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

SSN: [REDACTED]  
Birth Date:  
Last Name: SETZER  
First Name: NANCY  
Middle Name: L  
Status As Of: Apr-16-2019  
Certificate ID: GMM696W44L6KSCH

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

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: <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. ? 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: [REDACTED]  
Birth Date:  
Last Name: SETZER  
First Name: NANCY  
Middle Name:  
Status As Of: Apr-16-2019  
Certificate ID: R4DL3KQY0HSK3FS

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			

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Michael V. Sorrento, Director  
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**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.

144869



NO. 144869

**McCABE, WEISBERG & CONWAY, LLC**  
PA ESCROW TRUST ACCOUNT  
123 S. BROAD STREET SUITE 1400  
PHILADELPHIA, PA 19109  
(215) 790-1010

8-9/430

DATE 04/17/2019 AMOUNT \$1,350.00

One thousand three hundred fifty and NO/100

PAY:

TO THE ORDER OF Sheriff of Columbia County PA

2 SIGNATURES REQUIRED OVER \$25,000.00  
VOID AFTER 180 DAYS



*Peter J. Mares*

Existing Prop for Sheriff Sale(18-102269) - Setzer, Nancy

⑈ 144869 ⑈ ⑆043000096⑆ 107693612⑈