Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

FIRST NATIONAL BANK OF PENNSYLVANIA vs. SUSAN B GOSCIMINSKI

Case Number 2019CV513

PROPERTY ADDRESS

114 SOUTH STREET, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	МЕМО	СНК #	DEBIT	CREDIT
06/18/2019	Advance Fee	Advance Fee	162097	\$0.00	\$1,350.00
06/18/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/18/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/18/2019	Crying Sale			\$10.00	\$0.00
06/18/2019	Docketing			\$15.00	\$0.00
06/18/2019	Levy			\$15.00	\$0.00
06/18/2019	Mailing Costs			\$24.00	\$0.00
06/18/2019	Posting Handbill			\$15.00	\$0.00
06/18/2019	Sheriff Automation Fund			\$50.00	\$0.00
06/18/2019	Web Posting			\$100.00	\$0.00
07/15/2019	Service			\$195.00	\$0.00
07/15/2019	Service Mileage			\$12.00	\$0.00
07/15/2019	Copies			\$6.50	\$0.00
07/15/2019	Notary Fee			\$10.00	\$0.00
07/15/2019	Surcharge			\$140.00	\$0.00
07/15/2019	Tax Claim Search			\$5.00	\$0.00
07/15/2019	Continued or Cancelled Sale	Cancelled on. 07/15/2019		\$10.00	\$0.00
07/15/2019	Refund			\$710.00	\$0.00
				\$1,350.00	\$1,350.00

TOTAL BALANCE: \$0.00

Printed: 7/15/2019 10:16:55AM (c) County-buttle Shediff, Tolsonsoit, Inc. Page 1 of 1



GRENEN & BIRSIC, P.C.

ATTORNEYS AT LAW
ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

July 8, 2019

VIA FAX (570) 389-5625

Attention: Real Estate Department Columbia County Sheriff 35 West Main Street P.O. Box 380 Bloomsburg, PA 17815

Dear Sir/Madam:

This letter shall serve as authorization for the Sheriff's Office of Columbia County to STAY the sheriff's sale (No date has been set by your office) as the Defendant has filed for Bankruptcy. Please make a public announcement at the time of the regularly scheduled sheriff's sale.

First National Bank of Pennsylvania

VS.

Susan B. Gosciminski Docket No.: 2019-CV-513

If you have any questions or need any additional information, please do not hesitate to contact me at the numbers listed above.

Very truly yours,

Kristine M. Anthou

of Justica Chene

KMA/klm

2019 ED73

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TIONAL BANK OF PENNSYLVANIA			Case N	umber
vs. GOSCIMIN	ISKI, SUSAN B			2019C	V513
	SERVICE CO	VER SH	EET		
Service De	tails:		$A = \begin{pmatrix} a & b \\ c & c \end{pmatrix}$		
Category:	Real Estate Sale - Sale Notice			Zone:	73
Manner:	< Not Specified >	Expires:	The second secon	Warrant:	• • • • • • • • • • • • • • • • • • • •
Notes:	SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		Final Servi	ce:	The second secon	
Name:	OCCUPANT	Served:	Personally · Ad	dult in Charge Po	osted Other
Primary Address:	114 SOUTH STREET CATAWISSA, PA 17820	Adult In Charge:	***************************************		. ''' .
Phone:	DOB:	Relation:	A Section of the sect		
Alternate Address:		Date:	7/11/19	Time:	8:10
Phone:	and the second of the second o	Deputy:	8	Mileage:	
Attorney /	Originator:				
Name:	GRENEN & BIRSIC P.C.	Phone:	Carlotte Carlotte		
Service At	tempts:		and the second		
Date:	10/25/19 (2/2/4/19)			The second secon	naganan dagagan ah a bagan 1 gar a dan ang and haund
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Deputy:	8				magamatana di daga ara a dagab daga ara anda daga dagab
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2019CV513

114 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	FIONAL BANK OF PENNSYLVANIA				Number CV513
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Service De		ICE COVER SHE	El	.* .	
	Real Estate Sale - Sale Notice < Not Specified > SALE DATE & TIME: 08/28/2019 AT PLAINTIFF NOTICE OF SHERIFF'S S		GHTS	Zone: Warrant:	73
Serve To:		Final Servic			
Name:	Paula Clark	and the second s	Personally Ac	duit in Charge	Posted · Other
Primary Address:	138 South Street Catawissa, PA 17820	Adult In Charge:	\$4.15 . Ec. 65.1150	aria de la companya	
Phone:	570-356-2189 DOB :	Relation:			
Alternate Address:		Date:	le 25/19	Time:	2.46p
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:				
Name:	GRENEN & BIRSIC P.C.	Phone:	jasanada (h. 1866). 1	en en gragonia en gragonia de la composição	
Service At Date: Time: Mileage: Deputy:	empts:				
	tempt Notes:	en e			
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138 SOUTH STREET, CATAWISSA, PA 17820 NO

XTIKA IIO

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CATAWISSA BOROUGH

vs.	TIONAL BANK OF PENNSYLVANIA ISKI, SUSAN B				Number CV513
	SERVICE C	OVER SHE	ET	-	
Service De					
Category:	Real Estate Sale - Sale Notice		Control of the contro	Zone:	73
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		IGHTS		
Serve To:		Final Servi	**************************************		 21
Name:	CATAWISSA BOROUGH	Served:	Personally Adu	ult In Charge	Posted · Othe
Primary Address:	307 MAIN STREET CATAWISSA, PA 17820	Adult in Charge:	Connie	Cole	
Phone:	DOB:	Relation:	clerk	\$ # 2\$ 112 # 1	
Alternate Address:		Date:	6/25/19	Time:	2:43p
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:		a gamaya gara ya gara y		
Name:	GRENEN & BIRSIC P.C.	Phone:	,		
Service Att	temots:	en e			
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NO EXPIRATION

307 MAIN STREET, CATAWISSA, PA 17820

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	TIONAL BANK OF PENNSYLVANIA ISKI, SUSAN B				Number CV513
	SERVICE (COVER SHE	EET		
Service De	tails:	San			•
Category:	Real Estate Sale - Sale Notice		**************************************	Zone:	73
Manner:	< Not Specified >	Expires:	Reserved to the second	Warrant:	
Notes:	SALE DATE & TIME: 08/28/2019 AT 9:00 AN PLAINTIFF NOTICE OF SHERIFF'S SALE AI		IGHTS		
erve To:		Final Servi	ige:		
Name:	CATAWISSA WATER AUTHORITY	Served:	Personally (Adul	t In Charge	osted · Othe
Primary Address:	19 SCHOOLHOUSE ROAD CATAWISSA, PA 17820	Adult In Charge:	Connie	Col	· }
Phone:	DOB:	Relation:	Clerk		
Alternate Address:		Date:	6/25/19	Time:	2:430
Phone:		Deputy:	8	Mileage:	
Attorney /	Originator:	13 7 3			
Name:	GRENEN & BIRSIC P.C.	Phone:			
Service Att	tempts:	i kuriya e ya sari Naziran kasaran karan			
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CATAWISSA WATER AUTH

2019CV513

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	IONAL BANK OF PENNSYLVANIA ISKI, SUSAN B		Case Number 2019CV513
	SERVICE CO	OVER SHE	ET
Service De			
Category:	Real Estate Sale - Sale Notice		Zone: 73
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS
Serve To:		Final Servi	
Name:	ALLEN FUNERAL HOME INC	Served:	Personally Adult In Charge · Posted · Other
Primary Address:	745 MARKET STREET BLOOMSBURG, PA 17815	Adult In Charge:	Josh Allen
Phone:	DOB:	Relation:	Owner's Soul
Alternate Address:		Date:	4/20/19 Time: 1420
Phone:		Deputy:	나 Mileage:
Attorney /	Orlginator:		英爱的变形 。
Name:	GRENEN & BIRSIC P.C.	Phone:	
Service At	tempts:		
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Deputy:			
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ALLEN FUNERAL HOME IN 2019CV513 7

745 MARKET STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Proof of Ad 06/18/19

Ad ID:

1171149

Description:

SUSAN GOSCIMINSKI

SALE

Run Dates:

08/07/19 to 08/21/19

Class:

Agate Lines:

216

Blind Box:

Account:

Name:

TIM CHAMBERLAIN - COLUM COUNTY SHER Company:

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid**

\$1,374.80

\$0.00

Publication Press Enterprise

Start 08/07/1908/21/19

Inserts Stop

Cost \$1,374.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

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, AUGUST 28, 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 lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:

MORE commonly known as 114 South Street, Catawissa, PA 17820.

Tract No. 2. BEGINNING on the East by Reading Railroad; On the South by Lumber Street; On the Wast by Lot of Arley H. Kelchner and wife; And on the North by South Street. BEING 55 feet wide on South Street and 85 feet wide on Lumber Street, and being 350

feet deep from South Street to Lumber Street.
SUBJECT to all exceptions, reservations, restrictions, covenants and conditions as the

same are contained in the chain of title.

same are contained in the chain of title. BEING the same premises which Bernice L Gosciminski and Walter D. Gosciminski, her son, by Deed dated March 3, 2003, and recorded in the Office of the Recorder of Deeds of Columbia County on March 31, 2003, at Instrument No. 200303732, granted and correspond unto Susan B. Gosciminski.

GRENEN & BIRSIC, P.C. By: Kristine M. Anthou, Esquire Attorney for Plaintiff One Gateway Center, Ninth Floor

PROPERTY ADDRESS: 114 SOUTH STREET, CATAWISSA, PA. 17820.

UPI / TAX PARCEL NUMBER: 08-01-089-01

Seized and taken into execution to be sold as the property of SUSAN B. GOSCIMIN-SKI in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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 agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for dam-

ages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plain tiff, unless the Columbia County Sheriff's Office receives advance written notice other wise, signed by an authorized representation of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: GRENEN & BIRSIC P.C. PITTSBURGH, PA

PRESS ENTERPRISE Lackawanna PRESS Avenue Bloomsburg, PA 17815

Date: June 18, 2019

Re: Sheriff's Sale Advertising Dates

First National Bank Of Pennsylvania VS.

Susan B. Gosciminski

No 73 of 2019

E.D. and No. 513 of 20189 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week

August 7th 2019

2nd Week

August 14th 2019

3rd Week

August 21st 2019

SALE DATE:

August 28th 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TONAL BANK OF PENNSYLVANIA			Case Nui	
vs. GOSCIMIN	SKI, SUSAN B			2019CV	513
	SERVICE C	OVER SH	FFT		
Service De				and the second	
Category:	Real Estate Sale - Sale Notice	wa vw.a z \	ر ما در دم آی جمعهما شد مید. م	Zone:	73
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		RIGHTS		73
Serve To:		Final Serv	*********		
Name:	Columbia County Tax Office	Served:	Personally · Add	ult In Charge ⁾ Pos	sted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	SUERR	1 EVANS	sted · Other
Phone:	570-389-5649 DOB:	Relation:	CLE	el	
Alternate Address:	go to the Arms to the control of the	Date:	Lheha	Time:	1505
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:	17A	Walk of the Control		
Name:	GRENEN & BIRSIC P.C.	Phone:			
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Domestic Relations Office of Columbia Cou Served: Personally Adult In Charge Posted Other Primary Address: Adult In Charge: Adult In Charge: Charge: Phone: DOB: Relation: Charge: Char	vs.	TONAL BANK OF PENNSYLVANIA ISKI, SUSAN B				Number 9CV513
Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Domestic Relations Office of Columbia Cot. Served: Personally Adult in Charge Posted Other Address: 2ND FLOOR Bloomsburg, PA 17815 Phone: Date: Call of Time: Relation: Call of Time: Address: Deputy: Mileage: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	a	SERVICE CO	VER SHE	ET		
Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: Domestic Relations Office of Columbia Col Served: Personally Adult in Charge) Posted Other Primary 11 WEST MAIN STREET Adult in Charge: CAUDIA ROPER Bloomsburg, PA 17815 DOB: Relation: CLEPK Alternate Address: Date: (2/18/19 Time: 3.10) Phone: Deputy: L. Mileage: Deputy: L. Mileage: Mileage: Deputy: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service De	tails:	**************************************	 Solver in the second sec	and the second of	
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Phone: Alternate Address: Phone: Deputy: Attorney / Originator: Name: GRENEN & BIRSIC P.C. Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Primary Address:	2ND FLOOR		Close	sia Ro	DEPL
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Attorney / Originator: Name: GRENEN & BIRSIC P.C. Phone: Service Attempts: Date:	Alternate Address:		Date:	Ce[18]19	Time:	1310
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DOMESTIC RELATIONS OF 2019CV513 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST NAT	TONAL BANK OF PENNSYLVANIA			Case Number
	GOSCIMINSKI, SUSAN B			2019CV513
	SERVICE CO	OVER SHE	ET	
Service De	fails:			
Category:	Real Estate Sale - Posting - Sale Bill	valiety (valiety) - syttem to the fi		Zone:
Manner:	< Not Specified >	Expires:	ing. This is the second of the	Warrant:
Notes:	SALE DATE & TIME: 08/28/2019 AT 9:00 AM SHERIFF'S SALE BILL			
Serve To:	en e	Final Servi	čer	
Name:	(POSTING)	Served:	Personally · Ad	luit In Charge · Posted · Other
Primary Address:	114 SOUTH STREET CATAWISSA, PA 17820	Adult In Charge:		
Phone:	DOB:	Relation:	S AMERICAN STATE OF S	
Alternate Address:		Date:		Time:
Phone:		Deputy:	The second secon	Mileage:
Attorney /	Originator:	en e		
Name:	GRENEN & BIRSIC P.C.	Phone:		
Service Att	tempts:			
Date:				
Time:				Management and the state of the
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Deputy:				
Service At	tempt Notes:		A Company of the Comp	
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POSTING)

2019CV513

114 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

NO.: 2019-CV-513
2019 - ED - 73
<u>INT TO RULE 3129.1</u>
)) SS:)

First National Bank of Pennsylvania, successor by merger to Regency Finance Comany, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Susan B. Gosciminski located at 114 South Street, Catawissa, PA 17820, and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SUSAN B. GOSCIMINSKI OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF CATAWISA, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 114 SOUTH STREET, CATAWISSA, PA 17820. DEED INSTRUMENT NO. 200303732. PARCEL NO. 08-01-089-01.

1. The name and address of the owner or reputed owner:

Susan B. Gosciminski

114 South Street Catawissa, PA 17820 2. The name and address of the defendants in the judgment:

Susan B. Gosciminski

114 South Street Catawissa, PA 17820

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

First National Bank of Pennsylvania

PLAINTIFF

Remit Corporation

36 W Main Street

Bloomsburg, PA 17815

Roger Allen d/b/a Allen Funeral Home

745 Market Street

Bloomsburg, PA 17815

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

First National Bank of Pennsylvania

PLAINTIFF

Columbia County Housing Corporation

700 Sawmill Road, Suite 101

Bloomsburg, PA 17815

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

Columbia Domestic Relations

11 West Main Street

Bloomsburg, PA 17815

PA Department of Revenue

Bureau of Compliance

P.O. Box 281230

Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675

Harrisburg, PA 17105

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

NONE

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

Tenant(s)

114 South Street Catawissa, PA 17820

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

BY: Juice anche Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

by Kristine M. Anthou

Notary Public

Commonwealth of Pennsylvania - Notary Seal MaryBeth Ackerman, Notary Public Allegheny County

My commission expires March 16, 2023 Commission number 1261093

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

LONG FORM DESCRIPTION

ALL that certain lot of land situate in the Borough of Catawisa, Columbia County, Pennsylvania, bounded and described as follows:

MORE commonly known as 114 South Street, Catawissa, PA 17820.

Tract No. 2:

BEGINNING on the East by Reading Railroad; On the South by Lumber Street;

On the West by Lot of Arley H. Kelchner and wife;

And on the North by South Street.

BEING 55 feet wide on South Street and 85 feet wide on Lumber Street, and being 350 feet deep from South Street to Lumber Street.

SUBJECT to all exceptions, reservations, restrictions, covenants and conditions as the same are contained in the chain of title.

BEING the same premises which Bernice L. Gosciminski and Walter D. Gosciminski, her son, by Deed dated March 3, 2003, and recorded in the Office of the Recorder of Deeds of Columbia County on March 31, 2003, at Instrument No. 200303732, granted and conveyed unto Susan B. Gosciminski.

GRENEN & BIRSIC, P.C.

By:

Kristine M. Anthou, Esquire

Attorney for Plaintiff

One Gateway Center, Ninth Floor

1 Jesuil Ma

Pittsburgh, PA 15222

(412) 281-7650

Parcel # 08-01-089-01

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV513

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, AUGUST 28, 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 lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:

MORE commonly known as 114 South Street, Catawissa, PA 17820.

Tract No. 2:

BEGINNING on the East by Reading Railroad; On the South by Lumber Street;

On the West by Lot of Arley H. Kelchner and wife;

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GRENEN & BIRSIC, P.C. By: Kristine M. Anthou, Esquire Attorney for Plaintiff One Gateway Center, Ninth Floor

PROPERTY ADDRESS: 114 SOUTH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-01-089-01

Seized and taken into execution to be sold as the property of SUSAN B GOSCIMINSKI in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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

Attorney for the Plaintiff: GRENEN & BIRSIC P.C. PITTSBURGH, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

6/7

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

FIRST NATIONAL BANK OF

CIVIL DIVISION

PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

NO.: 2019-CV-513

Plaintiff,

2019-ED-73

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

WRIT OF EXECUTION (Mortgage Foreclosure) (Rule 3257)

Commonwealth of Pennsylvania County of Columbia

To the Sheriff of COLUMBIA COUNTY

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

WRIT ISSUED AGAINST THE DEFENDANT AT THE ADDRESS OF: 114 South Street, Catawissa, PA 17820 (See attached Legal Description)

Amount Due	\$33,746.67
Interest	\$ 1,556.30
Attorney Paid	\$
Writ Fee	\$
Satisfaction Fee	\$

Prothonotary

Date Sealed: 00-17-19

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

baran il hitti

Plaintiff Attorney: Kristine M. Anthou, Esquire

Phone: (412) 281-7650

REAL ESTATE OUTLINE

ED # 2019 ED 73

DATE RECEIVED 6-17-19	9
DOCKET AND INDEX 2010	CV 513
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	_X_
COPY OF DESCRIPTION	<u> </u>
WHEREABOUTS OF LKA	_X
NON-MILITARY AFFIDAVIT	_ X
NOTICES OF SHERIFF SALE	_X_
WAIVER OF WATCHMAN	<u>X</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$1,350.00 OR	X CK# <u>162097</u>
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
	0 %
SALE DATE	aux. 28th TIME 9:00
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK 8-1-19
	2 ND WEEK 8-14-19
	3 RD WEEK 8-21-19



GRENEN & BIRSIC, P.C.

ATTORNEYS AT LAW
ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

COLUMBIA COUNTY SHERIFF ORDER FOR SERVICE

Re:

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY, CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

- 1) Please serve the Defendant, <u>Susan B. Gosciminski</u>, OR an adult in charge of the residence with Notice of Sheriff Sale at <u>114 South Street</u>, <u>Catawissa</u>, <u>PA 17820</u>.
- 2) Please POST the Handbill at 114 South Street, Catawissa, PA 17820.

GRENEN & BIRSIC, P.C.

BY: <u>Que care</u> Kristine M. Anthou, Esquire

Attorneys for Plaintiff

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

CIVIL DIVISION

Plaintiff,

NO.: 2019-CV-513

2019 - ED-73

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

LONG FORM DESCRIPTION

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SUBJECT to all exceptions, reservations, restrictions, covenants and conditions as the same are contained in the chain of title.

BEING the same premises which Bernice L. Gosciminski and Walter D. Gosciminski, her son, by Deed dated March 3, 2003, and recorded in the Office of the Recorder of Deeds of Columbia County on March 31, 2003, at Instrument No. 200303732, granted and conveyed unto Susan B. Gosciminski.

GRENEN & BIRSIC, P.C.

By:

Kristine M. Anthou, Esquire Attorney for Plaintiff One Gateway Center, Ninth Floor Pittsburgh, PA 15222

Mainena

(412) 281-7650



GRENEN & BIRSIC, P.C.

ATTORNEYS AT LAW
ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657 FROTH CHUTARY

June 13, 2019

2019 JUN 17 A 9:40

CLERY OF COURTS COURTY OF COLUMN

Prothonotary Columbia County Courthouse 35 West Main Street P.O. Box 380 Bloomburg, PA 17815

Re:

First National Bank of Pennsylvania et al vs. Susan B. Gosciminski

Case No. 2019-CV-513

Dear Madam or Sir:

Enclosed please find an original Praecipe for Default Judgment and Praecipe for Writ of Execution for the above-referenced matter. Also enclosed are checks in the amount of \$25.00 and \$25.00 representing your filing fees. Kindly file the pleadings and return the extra stamped coversheets to me in the envelope enclosed herein.

Per the Sheriff's request, please also find enclosed the following documents:

1. The original and two copies of the Writ of Execution.

- 2. The original and two copies of the Notice of Sheriff's Sale of Real Estate—description of property should describe improvements, and must include BEING THE SAME PREMISES, ETC.
- 3. The original and five (5) copies of the proposed description, again, including the improvements and BEING THE SAME AS, ETC.
- 4. One copy of the Affidavit of Whereabouts of the defendant(s) and tenants of property, if other than the defendant(s).
- 5. One copy of an Affidavit of Non-Military Service of the defendant(s).
- 6. One copy of the Watchman Release Form, from placing a watchman, insurance, etc.
- 7. One copy of the Affidavit of Liens, including the plaintiff in the Foreclosure according to rule 3129.
- 8. Directions for personal service
- 9. A check in the amount of \$1,350.00

Kindly forward the appropriate documents to the Sheriff of Somerset County, so they may proceed with the real estate execution.

Very truly yours,

Melissa Cupec

Paralegal

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

CIVIL DIVISION

Plaintiff,

NO.: 2019-CV-513

2019 - ED -73

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Susan B. Gosciminski 114 South Street Catawissa, PA 17820

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY SHERIFF'S OFFICE 35 W MAIN STREET BLOOMSBURG, PA 17815

on <u>Quart 28, 2019</u> AT <u>9:00 am</u>, the following described real estate, of which you are the owner or reputed owner:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SUSAN B. GOSCIMINSKI OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF CATAWISA, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 114 SOUTH STREET, CATAWISSA, PA 17820. DEED INSTRUMENT NO. 200303732. PARCEL NO. 08-01-089-01.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

Plaintiff,

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

at Execution Number 2019-CV-513 in the amount of \$35,302.97.

A Schedule of Distribution will be filed by the Office of the Sheriff no later than thirty (30) days from the sale date.

Distribution will be made in accordance with the Schedule of Distribution unless exceptions thereto are filed with the Office of the Sheriff within ten (10) days from the date when the Schedule of Distribution is filed by the Office of the Sheriff.

GRENEN & BIRSIC, P.C.

By: Mristine M. Anthou, Esquire

Attorney for Plaintiff

One Gateway Center, Ninth Floor

Pittsburgh, PA 15222

(412) 281-7650

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY, **CIVIL DIVISION**

NO.: 2019-CV-513

Plaintiff,

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

LONG FORM DESCRIPTION

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GRENEN & BIRSIC, P.C.

By:

Kristine M. Anthou, Esquire Attorney for Plaintiff

One Gateway Center, Ninth Floor

Maine Ma

Pittsburgh, PA 15222

(412) 281-7650

Parcel # 08-01-089-01

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	TONAL BANK OF PENNSYLVANIA SKI, SUSAN B		Case Number 2019CV513
	SERVICE CO	WED SUE	' :ct
Service De		VER SHE	
	in de la companya de La companya de la co		Zone: 73
	Real Estate Sale - Sale Notice		And the second s
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RI	IGHTS
Serve To:		Final Service	Ç e :
Name:	REMIT CORP	Served:	Personally · Adult In Charge · Posted · Othe
Primary Address:	36 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	no longer
Phone:	DOB:	Relation:	in business
Alternate Address:		Date:	Time:
Phone:		Deputy:	Mileage:
Attorney /	Originator:		the transfer of the second
Name:	GRENEN & BIRSIC P.C.	Phone:	÷
Service Att	tempts:		
Date:			
Time:			
Mileage:			
Deputy:			
Service At	tempt Notes:		
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REMIT CORP

2019CV513

36 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

CIVIL DIVISION

Plaintiff.

NO.: 2019-CV-513

2019 - ED - 73

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

LONG FORM DESCRIPTION

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GRENEN & BIRSIC, P.C.

By:

Kristine M. Anthou, Esquire Attorney for Plaintiff One Gateway Center, Ninth Floor Pittsburgh, PA 15222

I Justiniana

(412) 281-7650

Parcel # 08-01-089-01

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY.

CIVIL DIVISION

Plaintiff.

NO.: 2019-CV-513

2019 - ED - 73

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA		
) SS	
COUNTY OF ALLEGHENY)	

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kristine M. Anthou, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 114 South Street, Catawissa, PA 17820, is, Defendant, Susan B. Gosciminski, who resides at 114 South Street, Catawissa, PA 17820, to the best of her information, knowledge and belief.

1 grisintexa

SWORN TO AND SUBSCRIBED BEFORE

ME THIS _____ DAY OF __

by Kristine M. Anthou

Commonwealth of Pennsylvania - Notary Seal MaryBeth Ackerman, Notary Public Allegheny County

My commission expires March 16, 2023 Commission number 1261093

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY.

CIVIL DIVISION

Plaintiff.

NO.: 2019-CV-513

2019 - ED-73

Justing Chi

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF ALLEGHENY

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Kristine M. Anthou, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendant is not in the military service of the United States of America to the best of her knowledge, information and belief.

SWORN TO AND SUBSCRIBED BEFORE

ME THIS $\frac{1}{1}$ DAY OF $\frac{1}{1}$

by Kristine M. Anthou

Commonwealth of Pennsylvania - Notary Seal MaryBeth Ackerman, Notary Public Allegheny County My commission expires March 16, 2023

Commission number 1261093

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to REGENCY FINANCE COMPANY,

CIVIL DIVISION

Plaintiff.

NO.: 2019-CV-513

2019-ED-73

Spesicutall

VS.

SUSAN B. GOSCIMINSKI,

Defendant.

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S.101, ET. SEQ. AND ACT 91 OF 1983

COMMONWEALTH OF PENNSYLVANIA)	
) SS
COUNTY OF ALLEGHENY)

Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kristine M. Anthou, Esquire, attorney for the Plaintiff, who being duly sworn according to law deposes and says that on September 26, 2018, Defendant was mailed a Notice of Homeowner's Emergency Mortgage Assistance Act of 1983 by certified mail, return receipt requested, and first class U.S. Mail. Plaintiff was not required to send Defendant a separate Notice of Intention to Foreclose Mortgage in compliance with Act 6 of 1974, 41 P.S. '101, et seq., as a result of sending the Act 91 Notice.

SWORN TO AND SUBSCRIBED BEFORE

ME THIS HAT DAY OF MILL , 2019.

by Kristine M. Anthou

Commonwealth of Pennsylvania - Notary Seal MaryBeth Ackerman, Notary Public Aliegheny County

My commission expires March 16, 2023 Commission number 1261093

Print Your Documents Page 1 of 1

Document Receipt

6/18/2019 12:00:00 AM Trans # 16486 Carrier / service: USPS Server First-Class Mail®

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000160954 600 ARCH STREET ROOM 3259 Tracking #:

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PHILADELPHIA PA 19106

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

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PA 17105 HARRISBURG

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Doc Ref#: 2019ED73

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

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DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000160923

Doc Ref #: 2019ED73

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

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Page 1 of 1 **Print Your Documents**

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US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE 71901140006000160947 Tracking #:

SUITE 1001 Doc Ref#: 2019ED73 Postage 5.4200

KING OF PRUSSIA PA 19406

Document Receipt

Trans # 16482

Carrier / service: USPS Server

USPS Server First-Class Mail®

6/18/2019 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: Doc Ref #: 71901140006000160916

Postage

2019ED73 5.4200

