



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

March 19, 2020

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

RE: Ocwen Loan Servicing, LLC v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF
Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for March 25, 2020 to May 27, 2020 for the above referenced Premises. Court order attached.

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to be 'M. J. C.', written over the typed name 'Legal Assistant'.

Legal Assistant
STERN & EISENBERG PC

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Docket Number: 2018-CV-0001293-MF

ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

AND NOW, this 20th day of May, 2019, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby:

ORDERED AND DECREED that the Sheriff's Sale of the real property situated at 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631, currently scheduled for May 29, 2019, is postponed or adjourned to July 24, 2019 without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest; and it is

FURTHER ORDERED AND DECREED that Plaintiff may adjourn/postpone the Sheriff's Sale of the above-referenced property from month to month (or such other time period as determined by Plaintiff) to another regularly scheduled Sheriff Sale without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest, in which instance, the Plaintiff shall have the Sheriff's office announce the postponement/adjournment. *to the*

*postponements are discouraged
and may be denied.*

BY THE COURT:

[Signature]
J.

FILED
PROTHONOTARY
2019 MAY 28 P 1:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Andrew J. Marley, Esquire
Edward J. McKee, Esquire
Brian T. LaManna, Esquire
William E. Miller, Esquire
Steven P. Kelly, Esquire
Jessica N. Manis, Esquire
Christopher M. McMonagle, Esquire
Daniel Jones, Esquire
James G. Buck, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY

Ocwen Loan Servicing, LLC

v.

Jennifer A. Shultz

Docket No.: 2018-CV-0001293-
MF

CLERK OF COURTS
COUNTY OF COLUMBIA

2020 FEB - 3 A 6:35

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for January 29, 2020 at 09:00 AM in the above-captioned matter has been continued to March 25, 2020 at 09:00 AM.

Certificate of Filing

On or about January 2nd, 2020, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: January 2nd, 2020

STERN & EISENBERG, P.C.

By: 

- ☐ Steven K. Eisenberg, Esquire
- ☐ Brian T. LaManna, Esquire
- ☐ Jessica N. Manis, Esquire
- ☒ Edward J. McKee, Esquire
- ☐ Andrew J. Marley, Esquire
- ☐ William E. Miller, Esquire
- ☐ James G. Buck, Esquire



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Telephone: (215) 572-8111
Facsimile: (215) 572-5025

January 24, 2020

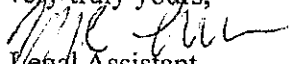
VIA TELECOPY TO: (570) 389-5625
Sheriff's Office of Columbia
35 West Main Street
Bloomsburg, PA 17815

RE: Ocwen Loan Servicing, LLC v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF
Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for January 29, 2020 to March 25, 2020 for the above referenced Premises. Court order attached.

Thank you for your consideration.

Very truly yours,

Legal Assistant
STERN & EISENBERG PC

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Docket Number: 2018-CV-0001293-MF

ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

AND NOW, this 20th day of May, 2019, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby,

ORDERED AND DECREED that the Sheriff's Sale of the real property situated at 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631, currently scheduled for May 29, 2019, is postponed or adjourned to July 24, 2019 without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest; and it is

FURTHER ORDERED AND DECREED that Plaintiff may adjourn/postpone the Sheriff's Sale of the above-referenced property from month to month (or such other time period as determined by Plaintiff) to another regularly scheduled Sheriff Sale without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest, in which instance, the Plaintiff shall have the Sheriff's office announce the postponement/adjournment. *Further*

*postponements are discouraged
and may be denied.*

BY THE COURT:

[Signature]
J.

FILED
PROTHONOTARY
2019 MAY 28 P 1:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

November 18, 2019

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

RE: Ocwen Loan Servicing, LLC v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF
Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for November 20, 2019 to January 29, 2020
for the above referenced Premises. Court order attached.

Thank you for your consideration.

Very truly yours,

Legal Assistant

STERN & EISENBERG PC

Rachel
March 25^m

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Docket Number: 2018-CV-0001293-MF

ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

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FURTHER ORDERED AND DECREED that Plaintiff may adjourn/postpone the Sheriff's Sale of the above-referenced property from month to month (or such other time period as determined by Plaintiff) to another regularly scheduled Sheriff Sale without the need for further advertising or notice to Defendant(s), lienholders, or any parties-in-interest, in which instance, the Plaintiff shall have the Sheriff's office announce the postponement/adjournment. *Further*

*postponements are discouraged
and may be denied.*

BY THE COURT:

[Signature]
J.

FILED
PROTHONOTARY
2019 MAY 28 P 1:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Andrew J. Marley, Esquire
Edward J. McKee, Esquire
Brian T. LaManna, Esquire
William E. Miller, Esquire
Steven P. Kelly, Esquire
Jessica N. Manis, Esquire
Christopher M. McMonagle, Esquire
Daniel Jones, Esquire
Jacqueline F. McNally, Esquire (201332)
Paul S. Huntington, Esquire (312973)
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025

FILED
CLERK OF COURTS
COUNTY OF COLUMBIA
2019 SEP 11 AM 11:02

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

Ocwen Loan Servicing, LLC

v.

Jennifer A. Shultz

Docket No.: 2018-CV-0001293-
MF

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for September 11, 2019 at 09:00 AM in the above-captioned matter has been continued to November 20, 2019 at 09:00 AM.

Certificate of Filing

On or about September 6, 2019, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: September 6, 2019

STERN & EISENBERG, P.C.

By: 

- ☐ Steven K. Eisenberg, Esquire
- ☐ Brian T. LaManna, Esquire
- ☒ Jessica N. Manis, Esquire
- ☐ Edward J. McKee, Esquire
- ☐ Andrew J. Marley, Esquire
- ☐ William E. Miller, Esquire

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Docket Number: 2018-CV-0001293-MF

ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

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*postponements are discouraged
and may be denied.*

BY THE COURT:

[Signature]
J.

FILED
PROTHONOTARY
2019 MAY 28 P 1:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

September 6, 2019


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

RE: Ocwen Loan Servicing, LLC v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF
Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for September 11, 2019 to November 20, 2019
for the above referenced Premises. Court order attached.

Thank you for your consideration.

Very truly yours,

Legal Assistant
STERN & EISENBERG PC



LAW OFFICES
Stern & Eisenberg
www.sterneisenberg.com

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Telephone: (215) 572-8111
Facsimile: (215) 572-5025

July 17, 2019

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

RE: PHH Mortgage Corporation v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF
Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for July 24, 2019 to September 11, 2019 for the above referenced Premises. Court order attached.

Thank you for your consideration.

Very truly yours,

Legal Assistant
STERN & EISENBERG PC

Rachel Lemonick
(215) 572-8111 Ext. 1106
rlemonick@sterneisenberg.com

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Docket Number: 2018-CV-0001293-MF

ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

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part payments are discouraged
and may be denied.

BY THE COURT:

[Signature]
J.

FILED
PROTHONOTARY
2019 MAY 28 P 1:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Andrew J. Marley, Esquire
Edward J. McKee, Esquire
Brian T. LaManna, Esquire
William E. Miller, Esquire
Steven P. Kelly, Esquire
Jessica N. Manis, Esquire
Christopher M. McMonagle, Esquire
Daniel Jones, Esquire
Jacqueline F. McNally, Esquire (201332)
Paul S. Huntington, Esquire (312973)
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025

File and forward to the sheriff

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

Ocwen Loan Servicing, LLC

v.

Jennifer A. Shultz

Docket No.:

2018-CV-0001293-MF

FILED
PROTHONOTARY
2019 MAY 30 A 11:02
CLERK OF COURTS
COUNTY OF COLUMBIA

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for May 29, 2019 at 09:00 AM in the above-captioned matter has been continued to July 24, 2019 at 09:00 AM.

Certificate of Filing

On or about May 24, 2019, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: May 24, 2019

STERN & EISENBERG, P.C.

By: _____

- ☐ Steven K. Eisenberg, Esquire
- ☐ Jessica N. Manis, Esquire
- ☐ Edward J. McKee, Esquire
- ☐ Andrew J. Marley, Esquire
- ☒ Brian T. LaManna, Esquire

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Docket Number: 2018-CV-0001293-MF

ORDER GRANTING MOTION TO POSTPONE SHERIFF'S SALE

AND NOW, this 20th day of May, 2019, upon consideration of Plaintiff's Motion to Postpone Sheriff's Sale, it is hereby,

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*postponements are discouraged
and may be denied.*

BY THE COURT:

[Signature]
J.

FILED
PROTHONOTARY
2019 MAY 28 P 1:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Docket Number: 2018-CV-0001293-MF

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*postponements are discouraged
and may be denied.*

BY THE COURT:

[Signature]
J.

FILED
PROTHONOTARY
2019 MAY 28 P 1:31
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

May 21, 2019

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

RE: Ocwen Loan Servicing, LLC v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF

Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for May 29, 2019 to July 24, 2019 for the above referenced Premises. Court Order to follow.

Thank you for your consideration.

Very truly yours,
Barbara Scaffidi
Legal Assistant
STERN & EISENBERG PC

M. Troy Freedman, Esquire
Andrew J. Marley, Esquire
Edward J. McKee, Esquire
William E. Miller, Esquire
Steven P. Kelly, Esquire
Jessica N. Manis, Esquire
Christopher M. McMonagle, Esquire
Daniel Jones, Esquire
Jacqueline F. McNally, Esquire (201332)
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1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025

FILED
PROTHONOTARY

2019 MAR 28 A 11:38

CLERK OF COURTS
COUNTY OF COLUMBIA

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

Ocwen Loan Servicing, LLC

v.

Jennifer A. Shultz

Docket No.:

2018-CV0001293-MF

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for March 20, 2019 at 09:00 AM in the above-captioned matter has been continued to May 29, 2019 at 09:00 AM.


Certificate of Filing

On or about March 22, 2019, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: March 22, 2019

STERN & EISENBERG, P.C.

By:


Jessica N. Manis, Esquire

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

March 18, 2019

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

RE: Ocwen Loan Servicing, LLC v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF

Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for March 20, 2019 to May 29, 2019 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,

Legal Assistant

STERN & EISENBERG PC

SHERIFF'S SALE COST SHEET

18-1293

vs.

Shultz

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>300.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>66.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>10.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>574.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1398.00</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL *****	\$ <u>1648.00</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL *****	\$ <u>0-</u>

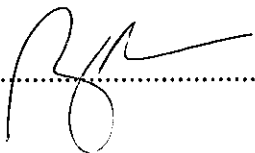
SURCHARGE FEE (DSTE)	\$ <u>210.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0-</u>

TOTAL COSTS (OPENING BID)

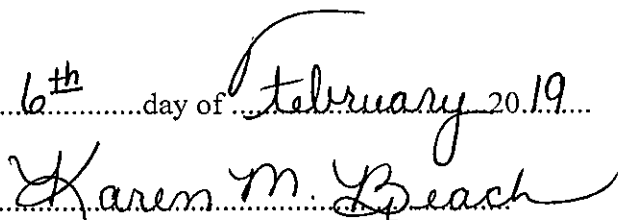
\$ 2519.25

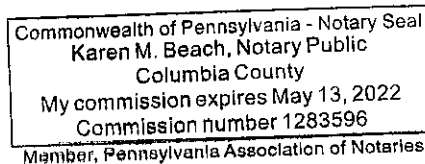
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice January 23, 30 and February 6, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 6th day of February 2019....

.....
(Notary Public)



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

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 02/07/2019

Fee: \$5.00

Cert. NO: 33657

SHULTZ JENNIFER A
227 E FOURTH ST
PO BOX 56
MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 20070 -2273
Location: LOT 155
Parcel Id:23 -05C-023-01,000

Assessment: 36,142
Balances as of 02/07/2019

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

By: **COLUMBIA COUNTY SHERIFF**

Per: _____

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: 02/06/2019 04:17:08 PM

Owner: SHULTZ JENNIFER A

PO BOX 56

MIFFLINVILLE PA 18631

Municipality: MIFFLIN TWP

Parcel #: 23 -05C-023-01,000

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>
024817	G	\$403.25	04/30/2019	\$411.48	06/30/2019	\$452.63	08/31/2019
		Payment					
024817	S	\$35.42	04/30/2019	\$36.14	06/30/2019	\$39.75	08/31/2019
		Payment					
024817	R	\$166.47	04/30/2019	\$169.87	06/30/2019	\$178.36	08/31/2019
		Payment					
Totals:		\$605.14		\$617.49		\$670.74	

Total Paid To Date:

\$0.00

SRE

Signature

2-7-19

Date

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

M. Troy Freedman, Esquire
Andrew J. Marley, Esquire
Edward J. McKee, Esquire
William E. Miller, Esquire
Steven P. Kelly, Esquire
Jessica N. Manis, Esquire
Christopher M. McMonagle, Esquire
Daniel Jones, Esquire
Jacqueline F. McNally, Esquire (201332)
Paul S. Huntington, Esquire (312973)
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025

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

PROTHONOTARY
2019 JAN 31 A 11:02
CLERK OF COURT
COUNTY OF COLUMBIA

Ocwen Loan Servicing, LLC

v.

Jennifer A. Shultz

Docket No.: 2018-CV-0001293-MF

Notice of the Date of Continued Sheriff's Sale

The sheriff's sale scheduled for February 13, 2019 at 09:00 AM in the above-captioned matter has been continued to March 20, 2019 at 09:00 AM.

Certificate of Filing

On or about January 29, 2019, I filed with the Prothonotary of Columbia a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

STERN & EISENBERG, P.C.

Date: January 29, 2019

By: _____



Edward J. McKee, Esquire

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Civil Action No. : 2018-CV-0001293-MF

MORTGAGE FORECLOSURE

RE: PREMISES: 227 East 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on MAR 20 2019 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

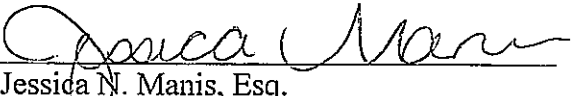
The sale is being conducted pursuant to the judgment in the amount of \$112,944.99 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

December 3, 2018

STERN & EISENBERG, PC

By:


Jessica N. Manis, Esq.
Attorney for Plaintiff

CLERK OF COURTS
COUNTY OF COLUMBIA

2019 FEB -1 A 11: 02

RECEIVED
NOTARIAL

All that certain piece and parcel of land situate in the village of Mifflinville, Mifflin township, Columbia county, Pennsylvania, bounded and described as follows: Bounded on the north by Third Street in said village and fronting thereon 66 feet; Bounded on the east by other land now or formerly of oreste lupini and wife, it being lot no. 156, and fronting thereon 231 feet; Bounded on the south by fourth street and fronting thereon 66 feet; and Bounded on the west by lot no. 154 and fronting thereon 231 feet; and Being designated as lot no. 155 in the plot of plan of the village of mifflinville as recorded in Columbia county miscellaneous book 21 at pages 509-510. Under and subject to that certain agreement for the maintenance and/or reconstruction of a certain fountain, septic tank and drain field, located on the above described premises, entered into between Alan s. Hutchinson and Amy jo Hutchinson and Herbert o. Lupini and Elizabeth c. Lupini, husband and wife; larry e. Lupini and janet l. Lupini; max d. Lupini and elizabeth h. Lupini, husband and wife; robert g. Lupini and susan h. Lupini, dated February 21, 1996 and recorded april 2, 1996 in Columbia county recorder of deeds office in record book 620 page 459. Being known as 240 e. 4th street Being parcel no. 23-05c-023-01 Notice - this document may not/does not sell, convey, Transfer, include or insure the title to the coal and right of Support underneath the surface land described or referred to Herein and the owner or owners of such coal (may) have the Complete legal right to remove all of such coal and, in that Connection damage may result to the surface of the land and Any house, building or other structure on or in such land. The Inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, Excepted or reserved by tills instrument. (this is set forth in the Manner provided in section 1 of the act of July 17, 1957, pl. 984, as amended, and is Not intended as notice of unrecorded instruments, if any.)

PARCEL # 23-05C-023-01

BEING KNOWN AS 227 East 4th Street, Mifflinville, PA 18631

BEING the same premises which Barclays Capital Real Estate Inc., DbA Homeq Servicing As Attorney In Fact For U.S. Bank National Association As Trustee Under The Securitization Servicing Agreement Dated As Of October 1, 2004 Structured Assett Securities Corporation Fremont Home Loan Trust Mortgage Pass Through Certificates, Series 2004-3, by Deed dated November 29, 2006 and recorded March 7, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200702273, granted and conveyed unto Jennifer A. Shultz.



Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pennsylvania 18976
Phone: (215) 572-8111
Facsimile: (215) 572-5025
February 1, 2019

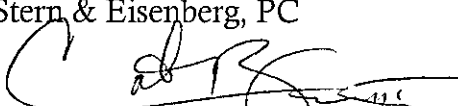
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Phone: (570) 389-5622

Re: Ocwen Loan Servicing, LLC v. Jennifer A. Shultz
Columbia County Court of Common Pleas Docket No. 2018-CV-0001293-MF
SALE SCHEDULED FOR March 20, 2019

Dear Madam/Sir:

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

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

Sincerely,
Stern & Eisenberg, PC

Calvin Bunion, Legal Assistant

;CB
Encl.

CERTIFICATE OF COMPLIANCE

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

Submitted by: Plaintiff

Signature: Jessica N. Manis

Name: Jessica N. Manis

Attorney No. (if applicable): 318705

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

FILED
NOTARIAL

2018 DEC -6 P 12:14

CLERK OF COURTS
COUNTY OF COLUMBIA

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

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Civil Action No. : 2018-CV-0001293-MF

2018 - ED - 160

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

I, the undersigned attorney for Plaintiff in the above caption, set forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **227 East 4th Street, Mifflinville, PA 18631**:

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

Jennifer A. Shultz
227 East 4th Street
Mifflinville, PA 18631

2. Name and address of Defendant in the judgment:

Jennifer A. Shultz
227 East 4th Street
Mifflinville, PA 18631

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

New Century Financial Services Inc
c/o Pressler and Pressler LLP X
804 West Avenue
Jenkintown, PA 19046

Mountain View Estates
c/o Frank C. Baker, Esquire X
6009 Columbia Blvd
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Revenue
P.O. Box 280948 ✓
Harrisburg, PA 17128

Mountain View Estates
152 Horvath Road ✓
Elysburg, PA 17824

Mountain View Estates
546 Hamilton Street ✓
Allentown, PA 18101

Mountain View Estates
Box 8 S ✓
Cannan, PA 18459

Mountain View Estates
6290 Ann Street ✓
Blacklick, PA 15725

Mountain View Estates
3093 Woodward Avenue ✓
Avis, PA 17721

Mountain View Estates
Road 1 ✓
Necopect, PA 18635

New Penn Financial Services Inc
4000 Chemical Road, Suite 200 ✓
Plymouth Meeting, PA

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

N/A

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

Columbia County Courthouse
Court of Common Pleas
35 West Main Street
Bloomsburg, PA 17815

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

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

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

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

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

Tenant(s)/Occupant(s) ✓
227 East 4th Street
Mifflinville, PA 18631

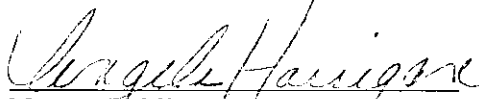
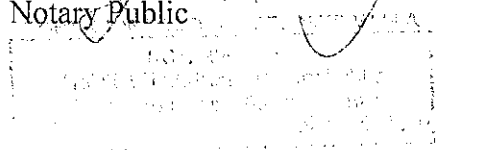
Columbia County
Tax Claim Bureau ✓
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815


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

Date: December 5, 2018

STERN & EISENBERG, PC

Sworn to and subscribed before me
this 5th Day of December, 2018.


Notary Public


By: 
Jessica N. Manis, Esq.
Attorney for Plaintiff

M. TROY FREEDMAN, ESQUIRE (85165)
ANDREW J. MARLEY, ESQUIRE (312314)
EDWARD J. MCKEE, ESQUIRE (316721)
WILLIAM E. MILLER, ESQUIRE (308951)
STEVEN P. KELLY, ESQUIRE (308573)
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STERN & EISENBERG, PC
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THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Civil Action No.: 2018-CV-0001293-MF

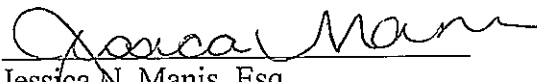
MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Jessica N. Manis, Esq., attorney for the within named Plaintiff, hereby certify that the Notice of Sheriff's Sale was mailed to Jennifer A. Shultz, Defendant, by certified mail, return receipt requested and regular, first-class, postage pre-paid mail, on January 30, 2019.

I further certify that Notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage pre-paid mail, on January 30, 2019., as evidenced by copies of certificate of mailing and certified mail receipts attached.

STERN & EISENBERG, PC

By: 
Jessica N. Manis, Esq.
Attorney for Plaintiff

Date: February 1, 2019

Name and Address of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		Jennifer A. Shultz 227 East 4th Street Mifflinville, PA 18631		0.47
2		New Century Financial Services Inc c/o Pressler and Pressler LLP 804 West Avenue Jenkintown, PA 19046		0.47
3		Mountain View Estates c/o Frank C. Baker, Esquire 6009 Columbia Blvd Bloomsburg, PA 17815		
4		Commonwealth of Pennsylvania Department of Revenue P.O. Box 280948 Harrisburg, PA 17128		
5		Mountain View Estates 152 Horvath Road Elysburg, PA 17824		
6		Mountain View Estates 546 Hamilton Street Allentown, PA 18101		
7		Mountain View Estates Box 8 S Cannan, PA 18459		
8		Mountain View Estates 6290 Ann Street Blacklick, PA 15725		
9		Mountain View Estates 3093 Woodward Avenue Avis, PA 17721		
10		Mountain View Estates Road 1 Necopeck, PA 18635		

2222 4884 0000 1070 2702

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

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

OFFICIAL USE

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

Postmark Here

Jennifer A. Shultz
227 East 4th Street
Mifflinville, PA 18631

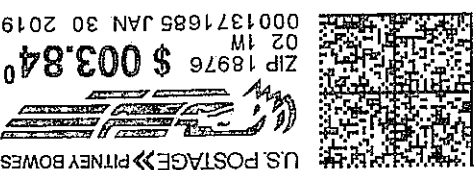
PSN 189004 April 2015 PSN 758002 4009947 See Back for Instructions

U.S. POSTAGE[®] PITNEY BOWES
ZIP 18976 \$ 005.31⁰
0001371685 JAN 30 2019

Postage:

1	\$6.80	17	\$0.50		\$8.74	
	\$6.80	+	\$8.50		+	\$8.74
						\$24.04

11		New Penn Financial Services Inc 4000 Chemical Road, Suite 200 Plymouth Meeting, PA 19462			
12		Columbia County Courthouse Court of Common Pleas 35 West Main Street Bloomsburg, PA 17815			
13		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance - Lien Section P.O. Box 280948 Harrisburg, PA 17128			
14		Columbia County Domestic Relations 11 West Main Street Bloomsburg, PA 17815			
15		Tenant(s)/Occupant(s) 227 East 4 th Street Mifflinville, PA 18631			
16		PA Department of Revenue Bureau of Individual Taxes P.O. Box 280601 Harrisburg, PA 17128-0502			
17		Columbia County Tax Claim Bureau 11 West Main Street Main Street County Annex Bloomsburg, PA 17815			
		Owen - Shultz - NOS PA201700000783-602379472			
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)			



Postage:

1	\$6.80	17	\$0.50		\$8.74	
	\$6.80	+	\$8.50	+	\$8.74	\$24.04

Timothy Chamberlain

From: JaE JaE <gracegritgratitude@outlook.com>
Sent: Friday, February 1, 2019 3:57 PM
To: rma@ocwen.com; gwamser@northpennlegl.org; emckee@steineisenberg.com; consumers@attorneygeneral.gov; forestdale@juno.com; Timothy Chamberlain
Subject: Pending Foreclosure/Sheriff's Sale Date Extension Request
Attachments: Foreclosure hold 125.pdf

Ocwen - Acct# 0602379472
North Penn Legal Services- Docket No. 2018-CV-1293
Sheriff of Columbia County PA - Docket No. 2018-CV-1293
Stein & Eisenberg - Docket No. 2018-CV-1293
PA Attorney General - File Number BCP-19-05-000958
Kay Stahl, FHA Counselor - Client ID 1265720

Property Address:
227 E. 4th St
Mifflinville, PA 18631

To Whom It May Concern:

I am requesting that any foreclosure proceedings including but not limited to, Sheriff's Sale, be extended for 90 days from today 02/01/2019, in order to fully research and secure an option in order to make an amends with the lender and avoid the action of bankruptcy.

As Per Ocwen Loan Servicing, LLC., the scheduled foreclosure and Sheriff's Sale of the above referenced property, scheduled for 02/13/2019 at 9AM, has been put on hold as of 01/23/2019 for up to 30 calendar days. Foreclosure protection has been extended by the lender, Ocwen Loan Servicing, LLC., in accordance of and completion and acceptance of mortgage assistance/modification request.

My goal is to save my home from foreclosure. I am working with the lender, as well as an FHA counselor, to try and resolve this issue as quickly as possible.

Please grant my request for the extension thru 05/01/2019 so I may respectfully rectify this situation, and ultimately keep my home.

Thank you, in advance, for your time and consideration.

Sincerely,

Jennifer A. Shultz

**Please see attachment



Ocwen Loan Servicing, LLC

www.ocwen.com

Helping Homeowners is What we Do!®

1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
Toll Free: 800.746.2936

Please be advised although any applicable foreclosure actions are on hold, we might not be able to suspend a foreclosure sale if a court with jurisdiction over the foreclosure proceeding (if any), or the bankruptcy court in a bankruptcy case or the public official charged with carrying out the activities or event, fails or refuses to halt the sale after we make reasonable efforts to move the court or request the public official to cease the sale.

The account may be entitled to additional protection under state or federal law.



8-814-AUH05-0000081-001-06-000-000-000-000

NMLS # 1852

OCWN_COMPLETE_PKG

This communication is from a debt collector attempting to collect a debt; any information obtained will be used for that purpose. However, if the debt is in an active bankruptcy case or has been discharged through bankruptcy, this communication is purely provided to you for informational purposes only with regard to our secured lien on the above referenced property. It is not intended as an attempt to collect a debt from you personally.



Ocwen Loan Servicing, LLC

www.ocwen.com
Helping Homeowners is What we Do!®

1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
Toll Free: 800.746.2936

01/25/2019

Account Number: 0602379472

Jennifer A Shultz
PO BOX 56
MIFFLINVILLE, PA 18631



THE REQUEST FOR MORTGAGE ASSISTANCE WAS RECEIVED PLEASE READ CAREFULLY FOR NEXT STEPS

Dear Jennifer A Shultz,

Thanks for submitting the request for mortgage assistance. We have reviewed the application and documents submitted. The application is currently **complete** as of 01/23/2019 and we do not require any additional documents at this time to evaluate the request for help. In the event additional documentation is needed based on additional review of the file, we will be in contact.

Next Steps:

- We will review the account for all possible mortgage assistance options. This review may take up to 30 calendar days from the date we determined the package was complete. If further documentation is required, we will send a notice requesting the information and provide a reasonable timeframe for submission. This may result in a longer evaluation process; however, foreclosure protection will be extended, provided the requested documentation is received within the timeframe outlined in the applicable notice.
- Next, we will send a notice with the results of our review, which will include any options that might be available.
 - If the account does qualify for a mortgage assistance option: We will send an offer. It is important **the instructions are followed** in the offer letter pertaining to any deadlines in order to accept and move forward with the loan modification or other alternative solution.
 - If the account does not qualify for a mortgage assistance option: We will look for every possible option and if we are unable to approve the application for assistance, we will send a non-approval notice explaining the details and next steps. Depending on the reason for non-approval, the account could be eligible for an appeal. Please review the notice for additional information including any deadlines to submit an appeal.

There are certain foreclosure protections to which this account is entitled since we have received the complete application. Any applicable foreclosure actions are on hold.

Please be aware that, although foreclosure actions have begun, no foreclosure sale will occur while we evaluate the complete package and if the account is approved for an assistance option, the account continues to comply with all requirements.

Account Information

Account Number: 0602379472

Property Address:

227 E 4th St
Mifflinville, PA 18631

We are here to help!

Account Relationship Manager:

Enrique Jr Bobier
RelationshipManager@ocwen.com
Online: ocwen.com

8-814-AUH05-0000081-001-02-000-000-000-000

NMLS # 1852

OCWN_COMPLETE_PKG

This communication is from a debt collector attempting to collect a debt; any information obtained will be used for that purpose. However, if the debt is in an active bankruptcy case or has been discharged through bankruptcy, this communication is purely provided to you for informational purposes only with regard to our secured lien on the above referenced property. It is not intended as an attempt to collect a debt from you personally.



Ocwen Loan Servicing, LLC

www.ocwen.com

Helping Homeowners is What we Do!®

1661 Worthington Road, Suite 100

West Palm Beach, FL 33409

Toll Free: 800.746.2936

Enrique Jr Bobier has been assigned as your relationship manager and will be your designated representative for resolution of inquiries and submission of documents.

For any questions, please call the assigned Relationship Manager, Enrique Jr Bobier, Monday through Friday 8:00 am to 8:00 pm ET toll-free at 800.746.2936, **enter the requested information, then select option 2, then option 4, to speak with Enrique Jr Bobier**, who is the designated contact for inquiries and the submission of documents, as needed. If Enrique Jr Bobier is not available, another dedicated member of our Home Retention Team will be available to answer any questions. Our Customer Care Center may also be contacted at 800.746.2936, Monday through Friday 8:00 am to 9:00 pm, Saturday 8:00 am to 5:00 pm ET. Information concerning this mortgage account may also be found online at ocwen.com.



Sincerely,

Loan Servicing

8-814-AUH06-00000031-001-03-000-000-000-000

NMLS # 1852

OCWN_COMPLETE_PKG

This communication is from a debt collector attempting to collect a debt; any information obtained will be used for that purpose. However, if the debt is in an active bankruptcy case or has been discharged through bankruptcy, this communication is purely provided to you for informational purposes only with regard to our secured lien on the above referenced property. It is not intended as an attempt to collect a debt from you personally.



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Helping Homeowners is What we Do!®

1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
Toll Free: 800.746.2936

ADDITIONAL ASSISTANCE IS AVAILABLE

If you are experiencing a financial hardship, housing counseling may be a way to help you manage your finances. We urge you to contact HUD approved agencies to obtain assistance in keeping your home. This assistance is available at no charge.



HUD Approved Housing Counseling	(800) 569-4287	www.HUD.gov
Homeowner's HOPE Hotline Number	(888) 995-4673	www.hopenow.com
Fannie Mae Assistance Program	(800) 232-6643	www.knowyouroptions.com
Consumer Financial Protection Bureau (CFPB)	(855) 411-2372	www.consumerfinance.gov/mortgagehelp/
Freddie Mac Assistance Program		www.myhome.freddie.mac.com

If you would like to submit a qualified written request, a notice of error or a request for information, you must use the following address:

Ocwen Research Department
PO Box 24736
West Palm Beach, FL 33416-4736

B-814-AUH06-0000051-001-04-000-000-000-000

0602379472

OCWN COMPLETE PKG

This communication is from a debt collector attempting to collect a debt; any information obtained will be used for that purpose. However, if the debt is in active bankruptcy or has been discharged through bankruptcy, this communication is purely provided to you for informational purposes only with regard to our secured lien on the above referenced property. It is not intended as an attempt to collect a debt from you personally.

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

January 14, 2019

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

RE: Ocwen Loan Servicing, LLC v. Jennifer A. Shultz
Docket No. 2018-CV-0001293-MF

Premises: 227 E 4th Street f/k/a 240 E 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Kindly **POSTPONE** the sheriff's sale scheduled for February 13, 2019 to March 20, 2019 for the above referenced Premises.

Thank you for your consideration.

Very truly yours,

Legal Assistant

STERN & EISENBERG PC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
JENNIFER SHULTZ

Case Number
2018CV1293

SHERIFF'S RETURN OF SERVICE

01/08/2019 11:58 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 227 EAST 4TH STREET, MIFFLINVILLE, PA 18631.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

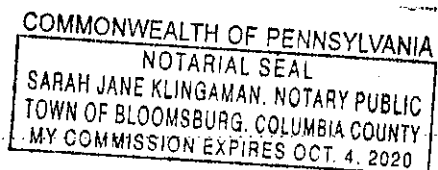

TIMOTHY T. CHAMBERLAIN, SHERIFF

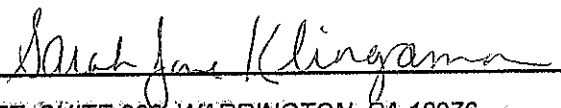
January 08, 2019

NOTARY

Affirmed and subscribed to before me this

8TH day of JANUARY, 2019





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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVING LLC
vs.
SHULTZ, JENNIFER

Case Number
2018CV1293

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 227 EAST 4TH STREET
MIFFLINVILLE, PA 18631

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 1-8-19

Time: 11:58

Deputy: 3

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV1293

227 EAST 4TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
JENNIFER SHULTZ

Case Number
2018CV1293

SHERIFF'S RETURN OF SERVICE

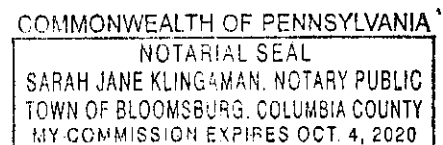
01/02/2019 02:55 PM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JENNIFER SHULTZ AT 523 FISHER AVE, CATAWISSA, PA 17820.

JONATHAN BROADT, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 03, 2019



NOTARY

Affirmed and subscribed to before me this

3RD day of JANUARY, 2019

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVING LLC
vs.
SHULTZ, JENNIFER

Case Number
2018CV1293

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	160
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/13/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 570-204-5404 523 Fisher Ave Catawissa		

Serve To:

Name:	JENNIFER SHULTZ
Primary Address:	227 EAST 4TH STREET MIFFLINVILLE, PA 18631
Phone:	DOB:
Alternate Address:	21 WEDGETOWN ROAD BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other		
Adult In Charge:			
Relation:			
Date:	1-2-19	Time:	14:55 P
Deputy:	7	Mileage:	

Attorney / Originator:

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

Phone:	
---------------	--

Service Attempts:

Date:	12-19-18	01-02-19				
Time:	10:35	08:30				
Mileage:						
Deputy:	3	7				

Service Attempt Notes:

1. L/C Front Door
2. L/C Front Door - other card gone
- 3.
- 4.
- 5.
- 6.

SHULTZ, JENNIFER

2018CV1293

227 EAST 4TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVING LLC
vs.
SHULTZ, JENNIFER

Case Number
2018CV1293

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 160

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

523 Fisher Ave
Catawissa

Serve To:

Name: OCCUPANT

Primary Address: 227 EAST 4TH STREET
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Jennifer Shultz

Relation: Owner

Date: 1-2-19 Time: 14:55P

Deputy: 7 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2018CV1293

227 EAST 4TH STREET, MIFFLINVILLE, PA 18631

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 12/18/18

Account:

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

Ad ID: 1155950
Description: SHULTZ JENNIFER SALE
Run Dates: 01/23/19 to 02/06/19
Class: 2
Agate Lines: 231
Blind Box:

Total Ad Cost \$1,398.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/23/19	02/06/19	3	\$1,398.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1293

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, FEBRUARY 13, 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 village of Mifflinville, Mifflin township, Columbia county, Pennsylvania, bounded and described as follows: Bounded on the north by Third Street in said village and fronting thereon 66 feet; Bounded on the east by other land now or formerly of creste lupini and wife, it being lot no. 156, and fronting thereon 231 feet; Bounded on the south by fourth street and fronting thereon 66 feet; and Bounded on the west by lot no. 154 and fronting thereon 231 feet; and Being designated as lot no. 155 in the plot of plan of the village of mifflinville as recorded in Columbia county miscellaneous book 21 at pages 509-510. Under and subject to that certain agreement for the maintenance and/or reconstruction of a certain fountain, septic tank and drain field, located on the above described premises, entered into between Alan S. Hutchinson and Amy Jo Hutchinson and Herbert O. Lupini and Elizabeth C. Lupini, husband and wife; Larry E. Lupini and Janet I. Lupini; Max D. Lupini and Elizabeth H. Lupini, husband and wife; Robert G. Lupini and Susan H. Lupini, dated February 21, 1996 and recorded April 2, 1996 in Columbia county recorder of deeds office in record book 620 page 459. Being known as 240 E. 4th Street Being parcel no. 23-05C-023-01 Notice - this document may not/does not set, convey, Transfer, include or insure the title to the coal and right of Support underneath the surface land described or referred to herein and the owner or owners of such coal (may) have the Complete legal right to remove all of such coal and, in that Connection damage may result to the surface of the land and Any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, Excepted or reserved by this instrument, (this is set forth in the Manner provided in section 1 of the act of July 17, 1957, pl. 984, as amended, and is Not intended as notice of unrecorded instruments, if any.) PARCEL # 23-05C-023-01, BEING KNOWN AS 227 East 4th Street, Mifflinville, PA 18631 BEING the same premises which Barclays Capital Real Estate Inc., Dba Homeq Servicing As Attorney In Fact For U.S. Bank National Association As Trustee Under The Securitization Servicing Agreement Dated As Of October 1, 2004 Structured Asset Securities Corporation Fremont Home Loan Trust Mortgage Pass Through Certificates, Series 2004-3, by Deed dated November 29, 2006 and recorded March 7, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or instrument # 200702273, granted and conveyed unto Jennifer A. Shultz.

PROPERTY ADDRESS: 227 EAST 4TH STREET, MIFFLINVILLE, PA 18631
UPI / TAX PARCEL NUMBER: 23-05C-023-01

Seized and taken into execution to be sold as the property of JENNIFER SHULTZ in suit of OCWEN LOAN SERVING 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:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV1293

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, FEBRUARY 13, 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 village of Mifflinville, Mifflin township, Columbia county, Pennsylvania, bounded and described as follows: Bounded on the north by Third Street in said village and fronting thereon 66 feet; Bounded on the east by other land now or formerly of oreste lupini and wife, it being lot no. 156, and fronting thereon 231 feet; Bounded on the south by fourth street and fronting thereon 66 feet; and Bounded on the west by lot no. 154 and fronting thereon 231 feet; and Being designated as lot no. 155 in the plot of plan of the village of mifflinville as recorded in Columbia county miscellaneous book 21 at pages 509-510. Under and subject to that certain agreement for the maintenance and/or reconstruction of a certain fountain, septic tank and drain field, located on the above described premises, entered into between Alan s. Hutchinson and Amy jo Hutchinson and Herbert o. Lupini and Elizabeth c. Lupini, husband and wife; larry e. Lupini and janet l. Lupini; max d. Lupini and elizabeth h. Lupini, husband and wife; robert g. Lupini and susan h. Lupini, dated February 21, 1996 and recorded april 2, 1996 in Columbia county recorder of deeds office in record book 620 page 459. Being known as 240 e. 4th street Being parcel no. 23-05C-023-01 Notice - this document may not/does not sell, convey, Transfer, include or insure the title to the coal and right of Support underneath the surface land described or referred to Herein and the owner or owners of such coal (may) have the Complete legal right to remove all of such coal and, in that Connection damage may result to the surface of the land and Any house, building or other structure on or in such land. The Inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, Excepted or reserved by tills instrument. (this is set forth in the Manner provided in section 1 of the act of July 17, 1957, pl. 984, as amended, and is Not intended as notice of unrecorded instruments, if any.)

PARCEL # 23-05C-023-01

BEING KNOWN AS 227 East 4th street, Mifflinville, PA 18631

BEING the same premises which Bardlays Capital Real Estate Inc., DbA Homeq Servicing As Attorney In Fact For U.S. Bank National Association As Trustee Under The Securitization Servicing Agreement

Dated As Of October 1, 2004 Structured Assett Securities Corporation Fremont Home Loan Trust Mortgage Pass Through Certificates, Series 2004-3, by Deed dated November 29, 2006 and recorded March 7, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200702273, granted and conveyed unto Jennifer A. Shultz.

PROPERTY ADDRESS: 227 EAST 4TH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05C-023-01

Seized and taken into execution to be sold as the property of JENNIFER SHULTZ in suit of OCWEN LOAN SERVING 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 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:
STERN & EISENBERG, PC
WARRINGTON, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

23-050-023-01
Mifflin Twp

REAL ESTATE OUTLINE

ED # 2018 ED 160

DATE RECEIVED 12-6-18
DOCKET AND INDEX 2018 CV 1293

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>	<i>Called Janice 12/17/18 L.M.</i>
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>69945</u>

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

SALE DATE Feb. 13, 19 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

Telephone: (215) 572-8111

Facsimile: (215) 572-5025

December 3, 2018

RE: Ocwen Loan Servicing, LLC

VS. Jennifer A. Shultz

C.C.P. COLUMBIA CO. NO. 2018-CV-0001293-MF

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

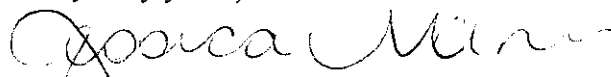
Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

Praeipce for Entry of Judgment
Notice of Sale to Defendant
3129.1 Affidavit in duplicate
Praeipce for Writ of Execution
Writ of Execution
Abstract, in duplicate
Certificate to the Sheriff
Certification to the Sheriff
Check to the Sheriff for \$1,350.00
Check to Prothonotary \$50.00 (enter judgment and issue writ)

Please have the Prothy enter judgment, file the 3129.1 Affidavit and issue the Writ. Thereafter, the Writ should be transmitted it to the Sheriff together with remaining papers and check in the amount of \$1,350.00. Ask the Sheriff to schedule the sale for the next available listing and thereafter, advise.

Very truly yours,



JESSICA N. MANIS

JNM/ip
Enclosures



Stern & Eisenberg PC

LAW OFFICES

Stern & Eisenberg, PC

www.sterneisenberg.com

1581 Main Street
Suite 200

Warrington, Pennsylvania 18976

Telephone: (215) 572-8111

Facsimile: (215) 572-5025

December 3, 2018

RE: Ocwen Loan Servicing, LLC
VS. Jennifer A. Shultz
C.C.P. COLUMBIA CO. NO. 2018-CV-0001293-MF

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

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

Jennifer A. Shultz
227 East 4th Street
Mifflinville, PA 18631

Please forward an affidavit of service once completed.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Jessica N. Manis'.

JESSICA N. MANIS

JNM/ip
Enclosures

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant(s)

Civil Action No. :
2018-CV-0001293-MF

2018 - ED - 160
FILE AGAINST JENNIFER A. SHULTZ
ONLY

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

:

: S.S. :

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

227 East 4th Street, Mifflinville, PA 18631 (see full legal description attached)

Judgment Amount..... \$112,944.99

Interest from December 4, 2018 at the Per
Diem rate of \$~~16.28~~ until Judgment is paid
in full..... \$ _____

Total \$ _____ plus costs

Dated: 12/6/2018
(SEAL)

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

By: Stephani [Signature]
Deputy

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

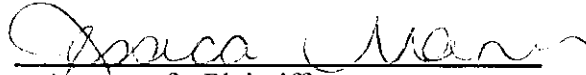
All that certain piece and parcel of land situate in the village of Mifflinville, Mifflin township, Columbia county, Pennsylvania, bounded and described as follows: Bounded on the north by Third Street in said village and fronting thereon 66 feet; Bounded on the east by other land now or formerly of oreste lupini and wife, it being lot no. 156, and fronting thereon 231 feet; Bounded on the south by fourth street and fronting thereon 66 feet; and Bounded on the west by lot no. 154 and fronting thereon 231 feet; and Being designated as lot no. 155 in the plot of plan of the village of mifflinville as recorded in Columbia county miscellaneous book 21 at pages 509-510. Under and subject to that certain agreement for the maintenance and/or reconstruction of a certain fountain, septic tank and drain field, located on the above described premises, entered into between Alan s. Hutchinson and Amy jo Hutchinson and Herbert o. Lupini and Elizabeth c. Lupini, husband and wife; larry e. Lupini and janet l. Lupini; max d. Lupini and elizabeth h. Lupini, husband and wife; robert g. Lupini and susan h. Lupini, dated February 21, 1996 and recorded april 2, 1996 in Columbia county recorder of deeds office in record book 620 page 459. Being known as 240 e. 4th street Being parcel no. 23-05c-023-01 Notice - this document may not/does not sell, convey, Transfer, include or insure the title to the coal and right of Support underneath the surface land described or referred to Herein and the owner or owners of such coal (may) have the Complete legal right to remove all of such coal and, in that Connection damage may result to the surface of the land and Any house, building or other structure on or in such land. The Inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, Excepted or reserved by tills instrument. (this is set forth in the Manner provided in section 1 of the act of July 17, 1957, pl. 984, as amended, and is Not intended as notice of unrecorded instruments, if any.)

PARCEL # 23-05C-023-01

BEING KNOWN AS 227 East 4th Street, Mifflinville, PA 18631

BEING the same premises which Barclays Capital Real Estate Inc., DbA Homeq Servicing As Attorney In Fact For U.S. Bank National Association As Trustee Under The Securitization Servicing Agreement Dated As Of October 1, 2004 Structured Assett Securities Corporation Fremont Home Loan Trust Mortgage Pass Through Certificates, Series 2004-3, by Deed dated November 29, 2006 and recorded March 7, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200702273, granted and conveyed unto Jennifer A. Shultz.

WAIVER OF WATCHMAN - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.



Attorney for Plaintiff

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



Attorney for Plaintiff

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

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

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Civil Action No. : 2018-CV-0001293-MF

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jennifer A. Shultz
227 East 4th Street
Mifflinville, PA 18631

Your real estate at 227 East 4th Street, Mifflinville, PA 18631 is scheduled to be sold at the Columbia County Sheriff's Sale at 35 West Main Street, Bloomsburg, PA 17815 (location of sale) on Feb. 13th 2019 at 9:00 AM to enforce the court judgment of \$112,944.99 obtained by Ocwen Loan Servicing, LLC against you.

**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 Stern & Eisenberg, PC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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 notice on page two 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 Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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 in the sale. To find out if this has happened you may call Stern & Eisenberg, PC, at telephone number (215) 572-8111.

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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling **570-389-5622** to determine the actual date of filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
SHULTZ, JENNIFER

Case Number
2018CV1293

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 160

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 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: Debb Miller

Relation: Clerk

Date: 12/17/18

Time: 1:03p

Deputy: 8

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV1293

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVING LLC
vs.
SHULTZ, JENNIFER

Case Number
2018CV1293

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 160

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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: 12/17/18

Time: 1:06p

Deputy: 8

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV1293 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
SHULTZ, JENNIFER

Case Number
2018CV1293

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 160

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY PROTHONOTARY

Primary Address: PO BOX 380
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ~~Adult In Charge~~ Posted Other

Adult In Charge: Barbara Silveti

Relation: Chief Deputy

Date: 12/17/18 Time: 12:40

Deputy: 8 Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY PROT

2018CV1293

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
SHULTZ, JENNIFER

Case Number
2018CV1293

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 160

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: FRANK C. BAKER, ESQ.

Primary Address: 6009 COLUMBIA BLVD
BLOOMSBURG, PA 17815

Phone: 1-570-204-4311

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Victoria Parker

Relation:

Clerk

Date:

12/17/18

Time:

1:46p

Deputy:

8

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BAKER ESQ., FRANK C.

2018CV1293

6009 COLUMBIA BLVD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVING LLC
vs.
SHULTZ, JENNIFER

Case Number
2018CV1293

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

160

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Rosted · Other

Adult In Charge:

Alyson Livzicy

Relation:

Clerk

Date:

12/17/18

Time:

1:43p

Deputy:

8

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2018CV1293

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
SHULTZ, JENNIFER

Case Number
2018CV1293

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 160

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/13/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Alyson Livzey

Relation: Clerk

Date: 12/12/18

Time: 1:43p

Deputy: 8

Mileage:

Attorney / Originator:

Name: STERN & EISENBERG, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CENTRAL COLUMBIA SD 2018CV1293 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

All that certain piece and parcel of land situate in the village of Mifflinville, Mifflin township, Columbia county, Pennsylvania, bounded and described as follows: Bounded on the north by Third Street in said village and fronting thereon 66 feet; Bounded on the east by other land now or formerly of oreste lupini and wife, it being lot no. 156, and fronting thereon 231 feet; Bounded on the south by fourth street and fronting thereon 66 feet; and Bounded on the west by lot no. 154 and fronting thereon 231 feet; and Being designated as lot no. 155 in the plot of plan of the village of mifflinville as recorded in Columbia county miscellaneous book 21 at pages 509-510. Under and subject to that certain agreement for the maintenance and/or reconstruction of a certain fountain, septic tank and drain field, located on the above described premises, entered into between Alan s. Hutchinson and Amy jo Hutchinson and Herbert o. Lupini and Elizabeth c. Lupini, husband and wife; larry e. Lupini and janet l. Lupini; max d. Lupini and elizabeth h. Lupini, husband and wife; robert g. Lupini and susan h. Lupini, dated February 21, 1996 and recorded april 2, 1996 in Columbia county recorder of deeds office in record book 620 page 459. Being known as 240 e. 4th street Being parcel no. 23-05c-023-01 Notice - this document may not/does not sell, convey, Transfer, include or insure the title to the coal and right of Support underneath the surface land described or referred to Herein and the owner or owners of such coal (may) have the Complete legal right to remove all of such coal and, in that Connection damage may result to the surface of the land and Any house, building or other structure on or in such land. The Inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, Excepted or reserved by tills instrument. (this is set forth in the Manner provided in section 1 of the act of July 17, 1957, p1. 984, as amended, and is Not intended as notice of unrecorded instruments, if any.)

PARCEL # 23-05C-023-01

BEING KNOWN AS 227 East 4th Street, Mifflinville, PA 18631

BEING the same premises which Barclays Capital Real Estate Inc., Dba Homeq Servicing As Attorney In Fact For U.S. Bank National Association As Trustee Under The Securitization Servicing Agreement Dated As Of October 1, 2004 Structured Assett Securities Corporation Fremont Home Loan Trust Mortgage Pass Through Certificates, Series 2004-3, by Deed dated November 29, 2006 and recorded March 7, 2007 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument # 200702273, granted and conveyed unto Jennifer A. Shultz.

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



71901140006000145937

MOUNTAIN VIEW ESTATES
6290 ANN STREET

BLACKLIST PA 15725

160

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



71901140006000145920

MOUNTAIN VIEW ESTATES
BOX 8S

CANNAN PA 18459

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF PENNSYLVANIA
FOR COLUMBIA COUNTY

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Civil Action No. : 2018-CV-0001293-MF

MORTGAGE FORECLOSURE

RE: PREMISES: 227 East 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

Please be advised that I represent the above creditor that has a judgment against the above Defendant. As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on Feb. 13th 2019 at 9:00 AM at 35 West Main Street, Bloomsburg, PA 17815 (subject to change without further notice).

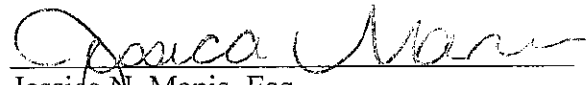
The sale is being conducted pursuant to the judgment in the amount of \$112,944.99 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

December 3, 2018

STERN & EISENBERG, PC

By:


Jessica N. Manis, Esq.
Attorney for Plaintiff

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



71901140006000145913

MOUNTIAN VIEW ESTATES
546 HAMILTON STREET

ALLENTOWN PA 18101

STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
TELEPHONE: (215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

Ocwen Loan Servicing, LLC
Plaintiff

v.

Jennifer A. Shultz
Defendant

Civil Action No. : 2018-CV-0001293-MF

MORTGAGE FORECLOSURE

RE: PREMISES: 227 East 4th Street, Mifflinville, PA 18631

Dear Sir or Madam:

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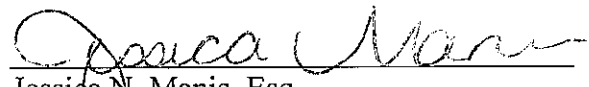
The sale is being conducted pursuant to the judgment in the amount of \$112,944.99 together with interest, costs (and such other allowed amounts) thereon entered in the above-matter in favor of the Plaintiff against the above-named Defendant who is/are also the real owner of said premises. I have discovered that you may have a lien and/or intent in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises. If you have any questions regarding the this type of lien or effect of the Sheriff Sale upon your lien, we urge you to CONTACT YOUR ATTORNEY, as we are not permitted to give you legal advice.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

December 3, 2018

STERN & EISENBERG, PC

By:


Jessica N. Manis, Esq.
Attorney for Plaintiff

Document Receipt

Trans #	14909	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000145852

Doc Ref #: 2018ED160

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	14908	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000145845

Doc Ref #: 2018ED160

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	14908	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000145845

Doc Ref #: 2018ED160

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	14911	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000145876

Doc Ref #: 2018ED160

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	14911	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000145876

Doc Ref #: 2018ED160

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	14912	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

PRESSLER AND PRESSLER LLP

NEW CENTURY FINANCIAL
SERVICE

804 WEST AVENUE

Tracking #: 71901140006000145883

Doc Ref #: 2018ED160

Postage 5.4200

JENKINSTOWN PA 19046

Document Receipt

Trans #	14913	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

COMMONWEALTH OF PENNSYLVANIA DEPT OF REVENUE

P.O. BOX 280948

Tracking #: 71901140006000145890

Doc Ref #: 2018ED160

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	14914	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

MOUNTAIN VIEW ESTATES

152 HORVATH ROAD

ELYSBURG PA 17824

Tracking #: 71901140006000145906

Doc Ref #: 2018ED160

Postage 5.4200

Document Receipt

Trans #	14915	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

MOUNTIAN VIEW ESTATES

546 HAMILTON STREET

ALLENTOWN PA 18101

Tracking #: 71901140006000145913

Doc Ref #: 2018ED160

Postage 5.4200

Document Receipt

Trans #	14916	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

MOUNTAIN VIEW ESTATES

BOX 85

Tracking #: 71901140006000145920

Doc Ref #: 2018ED160

Postage 5.4200

CANNAN PA 18459

Document Receipt

Trans #	14916	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

MOUNTAIN VIEW ESTATES

BOX 8S

Tracking #: 71901140006000145920

Doc Ref #: 2018ED160

Postage 5.4200

CANNAN PA 18459

Document Receipt

Trans #	14917	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

MOUNTAIN VIEW ESTATES

6290 ANN STREET

Tracking #: 71901140006000145937

Doc Ref #: 2018ED160

Postage 5.4200

BLACKLIST PA 15725

Document Receipt

Trans #	14917	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

MOUNTAIN VIEW ESTATES

6290 ANN STREET

Tracking #: 71901140006000145937

Doc Ref #: 2018ED160

Postage 5.4200

BLACKLIST PA 15725

Document Receipt

Trans #	14918	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

MOUNTAIN VIEW ESTATES

3093 WOODWARD AVENUE

Tracking #: 71901140006000145944

Doc Ref #: 2018ED160

Postage 5.4200

AVIS PA 17721

Document Receipt

Trans #	14919	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

MOUNTIAN VIEW ESTATES

ROAD 1

Tracking #: 71901140006000145951

Doc Ref #: 2018ED160

Postage 5.4200

NESCOPECK PA 18635

Document Receipt

Trans #	14919	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

MOUNTIAN VIEW ESTATES

ROAD 1

Tracking #: 71901140006000145951

Doc Ref #: 2018ED160

Postage 5.4200

NESCOPECK PA 18635

Document Receipt

Trans #	14920	Carrier / service:	USPS Server	First-Class Mail®	12/17/2018 12:00:00 AM
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Ship to:

NEW PENN FINANCIAL SERVICES INC

4000 CHEMICAL ROAD

SUITE 200

PLYMOUTH PA 19428
MEETING

Tracking #: 71901140006000145968

Doc Ref #: 2018ED160

Postage 5.4200

STERN & EISENBERG PC

69945

DATE	DESCRIPTION	INVOICE #	AMOUNT	CHECK DEDUCTION	NET AMOUNT
------	-------------	-----------	--------	-----------------	------------

Columbia County Sheriff
 12/05/18 Loan# 602379472
 File: PA201700000783
 Case: PA201700000783-4

\$1,350.00 \$1,350.00

227 E 4th Street E/k/a 240 E 4th Street, Mifflinville, PA 18631
 Ocwen Loan Servicing, LLC vs. Shultz, Jennifer A.

CHECK DATE	CONTROL NUMBER	TOTALS	Check Requested by: Pateri, Ilir
12/05/18	69945		

69945

STERN & EISENBERG PC

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

KEYBANK
 50-7044/2223

DATE CHECK AMOUNT

12/05/18 \$1,350.00

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

Columbia County Sheriff
 35 West Main Street
 Bloomsburg, PA 17815

PAY TO THE ORDER OF

GENERAL ACCOUNT
 VOID AFTER 180 DAYS

Memo: XXXXX9472, Shultz, Jennifer A.

J. Shultz
 AUTHORIZED SIGNATURE

Security features. Details on back.

⑈069945⑈ ⑆222370440⑆007901126255⑈