COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US BANK NATIONAL ASSOC. VS. ROSEMARIE & ANITA MARIE KESZKOWSKI

NO. 15-2021 ED	NO.	459-2020	JD
DATE/TIME OF SALE: JANUARY 2	26, 2022	AT 9:00 AM	[
BID PRICE (INCLUDES COST)	\$ 20	597,43	
POUNDAGE – 2% OF BID	ک\$	3.95	- :
TRANSFER TAX – 2% OF FAIR MKT	\$		-1
MISC. COSTS	\$		e.
TOTAL AMOUNT NEEDED TO PURCH	IASE		\$ 2751,38
PURCHASER(S):			
ADDRESS:			
NAMES(S) ON DEED:			
PURCHASER(S) SIGNATURE(S):	130	JW. jh	elly
TOTAL DUE:			\$ 2751,38 \$ 2000,00
LESS DEPOSIT:			\$ 2600,cl
DOWN PAYMENT:	:		\$
TOTAL DUE IN 8 D	DAYS		s_751,38

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

U.S. BANK NATIONAL ASSOC

vs.

Defendant

ROSEMARIE KESZKOWSKI ANITA MARIE KESZKOWSKI

Attorney for the Plaintiff:

ROMANO & GARUBO & ARGENTIERI

52 NEWTON AVENUE WOODBURY, NJ 08096 Sheriff's Sale Date:

Wednesday, January 26, 2022

\$71.75

Writ of Execution No.: 2020CV459

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 202 NORTH 4TH STREET, CATAWISSA, PA 17820

Sheriff Costs

Recording Fees

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$48.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,349.15
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 9/15/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 1/26/2022	\$10.00
Service		\$270.00
Service Mileage		\$12.00
Distribution Form		\$25.00
Copies		\$9.00
Notary Fee		\$15.00
Tax Claim Search		\$5.00
Surcharge		\$324.00
	Total Sheriff Costs	\$2,484.65
Municipal Costs	1041 - 1011	42,434.00
Other	ELECTRIC	\$54.03
Sewer		\$46.00
Water		\$41.00
		Ψ-1.00
D1 (11 (1	Total Municipal Costs	\$141.03
Distribution Costs		

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

(c) CountySuite Sheriff, Teleosoft, Inc.

Location of the real estate: 202 NORTH 4TH STREET, CATAWISSA, PA 17820

Total Distribution Costs

\$71.75

Grand Total:

\$2,697.43

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

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 255181

Invoice Date: 04/28/2022 8:04:35 AM

RECEIPT

Reg/Drw ID: 0102 By: CSD

Customer: SHERIFF

Last Change:

Receipt By: WALK-IN

Chg#	Charge / Payment / Fee Description		Amount	Inst # / Inst Date	Municipality
1	DEED		\$71.75	202204057	SCOTT TOWNSHIP
	Grantor - CARR, AARON J			04/28/22 8:04:43 AM	
	Grantee - MENSCH, DENNIS J				
	Consideration - \$12,536.50				
	Tax Basis - \$0.00				
	Return Via - MAIL				
	Fees Summary:				
	STATE WRIT TAX	\$0.50			
	JCS/ACCESS TO JUSTICE	\$40.25			
	AFFORDABLE HOUSING	\$13.00			
	RECORDING FEES - RECORDER	\$13.00			
	RECORDER IMPROVEMENT FUND	\$3.00			
	COUNTY IMPROVEMENT FUND	\$2.00			
	Inst Info: SHERIFF'S DEED				
	TOTAL CHARGES	1	\$71.75	8	
	PAYMENTS				
	CHECK: 9102 - SHERIFF		\$71.75		
	TOTAL PAYMENTS	8	\$71.75		
	AMOUNT DUE		\$71.75		
	PAYMENT ON INVOICE		(\$71.75)		
	BALANCE DUE ON INVOICE		\$0.00		



REV-183

BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

RECORDER'S USE ONLY				
State Tax Paid:				
Book:	Page:	_		
Instrument Number:		_		
Date Recorded:		_		

SECTION I TRANSFER DATA					
Date of Acceptance of Document					
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) U.S. Bank National Association**		Telephone Number (856) 384-1515	
Mailing Address 35 West Main Street		Mailing Address C/o RLMS, 15480 Laguna Canyon Road, Suite 100			
City Bloomsburg	State ZIP Code PA 17815	City Irvine		State ZIP Code CA 92618	
SECTION II REAL ESTATE LOCA	TION				
Street Address 202 North 4th Street		City, Township, Borough Catawissa		•	
County Columbia	School District Southern Columb	oia Area	Tax Parcel Number 08-04-032-01-000		
SECTION III VALUATION DATA					
Was transaction part of an assignment or relocati	on? CYES	NO NO			
1. Actual Cash Consideration 2,751.38	2. Other Consideration + 0.00		3. Total Consideration = 2,751.38		
4. County Assessed Value 22,040.00	5. Common Level Rat x 5.18	io Factor	6. Computed Value = 114,167.20		
SECTION IV EXEMPTION DATA -	Refer to instructions	for exemption status.			
1a. Amount of Exemption Claimed \$ 114,167.20	1b. Percentage of Grantor's Interest in Real E		e 1c. Percentage of Grantor's Interest Conveyed 100 %		
2. Check Appropriate Box Below for Exemptio	n Claimed.			.,,	
 Will or intestate succession. Transfer to a trust. (Attach complete copy Transfer from a trust. (Attach complete co Transfer between principal and agent/strated Transfers to the commonwealth, the U.S. (If condemnation or in lieu of condemnation) 	of trust agreement and py of trust agreement a w party. (Attach comple and instrumentalities by	nd all amendments.) te copy of agency/straw par gift, dedication, condemna	ty agreement.)	ate File Number)	
Transfer from mortgagor to a holder of a non-corrective or confirmatory deed. (Attach of Statutory corporate consolidation, merger Other (Provide a detailed explanation of e **as Legal Title Trustee for Truma	nortgage in default. (Att omplete copy of the de- or division. (Attach cop xemption claimed. If mo	ach copy of mortgage and red to be corrected or confirmage of articles.) One space is needed attach a	med.)		

SECTION V	CORRESPONDENT INFORMATION - A	Il inquiries may be directed to the	following person:
Name Emmanuel J. Arg	entieri		Telephone Number (856) 384-1515
Mailing Address 52 Newton Avenue	;	City Woodbury	State ZIP Code NJ 08096
Under penalties of law, I decl	are that I have examined this statement, including accompa	anying information, and to the best of my know	rledge and belief, it is true, correct and complete.
	dent or Responsible Party	in XX	Date // 28/22
FAILURE TO COMPLETE	THIS FORM PROPERLY OR ATTACH REQUESTED D	CUMENTATION MAY RESULT IN THE RE	CORDER'S REFUSAL TO RECORD THE DEED.



1830019105



COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 255182

Invoice Date: 04/28/2022 8:09:42 AM Last Change:

RECEIPT

Reg/Drw ID: 0102 By: CSD

Customer: SHERIFF

Receipt By: WALK-IN

Chg#	Charge / Payment / Fee Description	Amount Inst#	# / Inst Date	Municipality
1	DEED	\$71.75 2022		CATAWISSA BORC
	Grantor - KESZKOWSKI, ROSEMARIE	04/28	3/22 8:09:45 AM	
	Grantee - U S BANK			
	Consideration - \$2,751.38			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 9100 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
Iskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:
Angelo G. Garubo, Esquire**
agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@gmail.com

Nanuet NY 10954

PH: (914) 715-7072

314-207

January 27, 2022

Sheriff of Columbia County 35 West Main Street Bloomsburg, PA 17815

Re:

U.S. Bank National Association ... v. Rosemarie Keszkowski

Premises:

202 North 4th Street, Catawissa, PA 17820

Sale Date:

January 26, 2022

Docket#:

2020-CV-459

Dear Sir/Madam:

Please be advised, our office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff in the above referenced foreclosure action. Kindly prepare the sheriff's deed into U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust. Enclosed, please find, a copy of the Mortgage, Assignment, 2 original State Realty Transfer Tax affidavits. Also enclosed is our check in the amount of \$751.38 which represents the amount owed your office, on this account.

Should you have any questions, please do not hesitate to call me. Thank you for your assistance.

Sincerely,

/s/ Emmanuel J. Argentieri Emmanuel J. Argentieri, Esquire Romano, Garubo & Argentieri, LLC 52 Newton Avenue, P.O. Box 456 Woodbury, NJ 08096 Attorney for the Plaintiff

EJA/Ild Enclosures

Timothy Chamberlain

From:

catwatsec <catwatsec@ptd.net>

Sent:

Tuesday, February 1, 2022 9:34 AM

To:

Timothy Chamberlain

Subject:

Keszkowski Sheriff Sale January 26

Good morning Mr. Chamberlain,

I emailed you January 21 with a current water bill of \$41.00 for the scheduled sheriff sale at 202 North 4th Street, Catawissa - Keszkowski. I understand from your secretary that the property went back to the bank. Was the \$41.00 collected? We will need to know the bank name and contact information for future water billings.

If you have any questions, you can call me at 570-356-2172.

Thank you.

RoseAnn Lukus

RoseAnn Lukus Secretary 570-356-2172 Catawissa Water Authority P.O. Box 54 Catawissa, PA 17820

SHERIFF'S SALE COST SHEET

15-71 pcv

	VS	S.		
NOED	NO	ID DATE/TIN	ME OF SALE	
DOCKET/RETURN		\$15.00		
SERVICE PER DEF.		\$ 270,00		
LEVY (PER PARCEL		\$15.00		
MAILING COSTS		\$48,00		
ADVERTISING SALE	BILLS & COPIES	\$17.50	•	
ADVERTISING SALE	(NEWSPAPER)	\$15.00		
MILEAGE	,	\$ 12,00		
POSTING HANDBILI		\$15.00	•	
CRYING/ADJOURN S	SALE	\$10.00		
SHERIFF'S DEED		\$35.00		
TRANSFER TAX FOR	RM	\$25.00		
DISTRIBUTION FOR	M	\$25.00		
COPIES		\$ 9,00		
NOTARY		\$ 15,00	-20 -4	
7	TOTAL *******	******	\$ 526,50	
WEB POSTING		\$150.00		
PRESS ENTERPRISE	INC.	\$ 1349.15		
SOLICITOR'S SERVI	CES	\$100.00		
Τ	CES FOTAL ********	******	\$ 1599,15	
PROTHONOTARY (N	OTARY)	\$10.00		
RECORDER OF DEEL	OS	\$71,75	C > _	
Т	OTAL *******	******	\$ 81,75	
REAL ESTATE TAXE				
BORO, TWP &		\$		
SCHOOL DIST		\$		
DELINQUENT		\$ 5,00		
T .	OTAL ********	*****	\$ 5,00	
Fleet-		54,03		
MUNICIPAL FEES DU	- 			
SEWER	20	\$ 46,00		
WATER	20	\$ 41,00	111111	
Т	OTAL *******	******	\$ 141,03	
SURCHARGE FEE (D	STE)		\$ 324,00	
MISC.	· -/	\$	T	
		\$		
T	OTAL ********	******	\$ -6-	
_			-	
				7/-7 117

TOTAL COSTS (OPENING BID)

\$ <u>2677,43</u>

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE PURSUANT TO RULE 3129.3

The Sheriff's Sale scheduled for September 15, 2021 at 9:00 A.M. in the above captioned matter has been continued until January 26, 2022 at 9:00 A.M.

CERTIFICATE OF FILING

On this date, a Notice of the Date of Continued Sheriff's Sale Pursuant to Rule 3129.3 in the above captioned matter was sent for filing with the Prothonotary of Columbia County.

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 that non-confidential information and documents.

314-RushTrucapPA-207
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust Plaintiff,

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

CIVIL ACTION

MORTGAGE FORECLOSURE

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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 that non-confidential information and documents.

CERTIFICATE OF SERVICE

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

Rosemarie Keszkowski 202 North 4th Street Catawissa, PA 17820

Anita Marie Keszkowski 202 North 4th Street Catawissa, PA 17820

ROMANO, GARUBO & ARGENTIERI

Dated: September 7th, 2021

Ву: _

Emmanuel J. Argentieri, Esquire

Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel: Angelo G. Garubo, Esquire** agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@gmail.com
Nanuet NY 10954
PH: (914) 715-7072

File No. 314-TrucapPA-207

September 2, 2021

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RE:

U.S. Bank National Association,..., vs. Rosemarie Keszkowski; Anita Marie Keszkowski

Case No. 2020-CV-459

Property: 202 North 4th Street, Catawissa, PA 17820

Dear Sir/Madam:

We represent the plaintiff, U. S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for REO Trust 2017-RPL1, and request that the Sheriff's Sale in this matter scheduled for <u>September 15, 2021</u> be *POSTPONED* to <u>January 26, 2022</u> due to a loss mitigation workout.

We sent the Notice of the Date of Continued Sheriff's Sale Pursuant to Rule 3129.3 for filing and asked the Prothonotary to forward a copy to your office. Please announce the postponement at the September 15, 2021 sale.

Thank you for your kind assistance and please call us if you have any questions – (856) 384-1515, Ext. 128 or email at ldolly@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

Emmanuel J. Argentieri, Esquire

EJA\lld

From: RGA Fax

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*

lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel: Angelo G. Garubo, Esquire**

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Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@gmail.com
Nanuet NY 10954
PH: (914) 715-7072

File No. 314-TrucapPA-207

September 2, 2021

Prothonotary of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RE:

U.S. Bank National Association,..., vs. Rosemarie Keszkowski; Anita Marie Keszkowski

Case No. 2020-CV-459

Property: 202 North 4th Street, Catawissa, PA 17820

Dear Sir/Madam:

/11d

Enclosed for filing into the record of the captioned matter is an original and two (2) copies of an Notice of the Date of Continued Sheriff Sale Pursuant to Rule 3129.3, along with a Certificate of Compliance. We ask that you file the original and kindly return a time-stamped copy to our office in the enclosed, postage prepaid envelope.

Please forward the additional timestamped copy to the sheriff.

Thank you for your kind assistance and please call us if you have any questions – (856) 384-1515, Ext 128 or email at ldolly@rgalegal.com.

	ROMANO, GARUBO & ARGENTIERI
By:	
ř	Laura Dolly, Paralegal

Very truly yours,

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

Brandon Eyerly 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, published on dates listed below, 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.

SHERIFF'S SALE By Virtue of a Writ of Execution (Monto No. 2020CV459

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 of

WEDNESDAY, JULY 28, 2021 AT 9:00 O'CLOCK A.M.

All perties in interest and claimants are further notified that a proposed schedule of dis-tribution will be on file in the Shariffs Office no later than thirty (30) days after the date of the sale of any property sold hereundor, and distribution of the proceeds will be main accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Shariff Office incidental properties.

with the Sheatifs Office prior thereto.

ALL THAT CERTAIN PARCLE OF LOT OF LAND situate in the Borou Columbia County, Pennsylvania bounded and described as follows, to

BEGINNNG at an iron pan at the intersection of the Northern line of fine Street with the Eastern line of Fourth Street, and running therate by the Eastern line of Fourth Street, North 27 0 20° East, 26 feet to an iron pain line of other lends of Thomase E. Hacker, therate by said line. South 70 0.10° East, 122° feet to an iron pint therate by same. South 220.10° West, 75.4° feet to an iron pain the Northern line of the Street, therate by the Northern line of fine Street North 70.0° 0.0° West, 13.0° feet to the iron pan on the Eastern line of Fourth Street, the place of beginning. Upon which is erected a two (2) story frame

TITLE TO SAID PREMISES IS VESTED by special Warranty Daed dated 7/26/1972, conveying from Thomas E Harder and Ruth C. Harder, his Wrife to Joseph Kesskowski and Resemaria Kestowski. Husbard and Wrife, as Tenants by the Entireties, Recorded 8/1/1972, in Daed Book 257, Page 230.

Property being known as: 202 North 4th Street, Catawissa, PA 17820.

Being Columbia County carcel number, 08-04-032-01-000

Improvements thereon consist of: Single Family Dwelling

PROPERTY ADDRESS: 202 NORTH 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-04-032-01-000

Seizad and taken into execution to be sold as the property of ROSEMARIE KESZKOWS-KI, ANITA MARIEKESZKOWSKI in suit of U.S. BANK NATIONAL ASSOC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per control of the 5d price or casts (pering) dat sets (e). Minimum pyrament is to be paid in cash, cartifed 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 with neight (6) days after the sale in cash, cartifed check or cashier's check. IMPORTANT NOTICE FOR FAILURE: TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SETIOUS FINANCIAL CONSCIUENCES TO THE BIDDER DO NOT BID UNLESS FUNDS ARE AWAL ABLE FOR PAYMENT WITHIN THE RESCRIBED.

INTER PRICE IT this sucreasful finder fails to pack the bid origins are the above trees. NOI BID UNLESS FUNDS ARE AWAIL ABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD IT the successful bidder fails to pay the bid price as per the above terms, the Shariff may elect to either sus the bidder for the bidance due without a resole of the bidder for the seal the property at the bidder side and seal the property at the bidder side and 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 default mig bidder will be responsible for any atturney feas nourned by the shariff in connection with any action against the bidder in which the bidder is found letsful for dramages. If proceeds are payable to the Plaintiff, the proceeds check will be psychia to Raintiff, unless the Columbia Courty Shariffs Oftice maximum advances written notice otherwise, signed by an authorized representation of the plaintiff.

ney for the Plaintiff ROMANO & GARUBO & ARGENTIERI WOODBURY, NJ 1-856-384-1515 TIMOTHY T. CHAMBERLAIN, Sherifi Columbia County, Pennsylvania

Ad Text: Keszkowski Sale

Date(s) Published: 7/7/2021, 7/14/2021, 7/21/2021

Sworn and subscribed to before me 13 day of

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal April A. Fetterman, Notary Public Columbia County

My commission expires April 15, 2022 Commission number 1222099

Member, Pennsylvania Association of Notaries

And now, 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.

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel: Angelo G. Garubo, Esquire** agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@gmail.com
Nanuet NY 10954
PH: (914) 715-7072

File No. 314-TrucapPA-207

July 7, 2021

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RE:

U.S. Bank National Association, vs. Rosemarie Keszkowski; Anita Marie Keszkowski

Case No. 2020-CV-459

Property: 202 North 4th Street, Catawissa, PA 17820

Dear Sir/Madam:

We represent the plaintiff, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and request that the Sheriff's Sale in this matter scheduled for <u>September 15</u>, 2021 be *POSTPONED* until **January 2022** due to a loss mitigation workout.

Please provide the new sale date as soon as possible so we may have adequate time to notify all parties involved. Please announce the postponement at the September 15, 2021 sale.

Thank you for your kind assistance and please call us if you have any questions – (856) 384-1515, Ext. 128 or email at <u>ldolly@rgalegal.com</u>.

Very truly yours,

Laura Dolly, Paralegal

ROMANO, GARUBO & ARGENTIERI

EJA\lld

Sale 1's Sanuary 26, 2022

08/31/2021 11:46 Serial No. A6VF011029028

TC:00124837

Addressee	Start Time	Time	Prints	Result	Note
93871477	08-31 11:46	00:00:38	001/001	ок	ORG

OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused Result

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG: Other Error IL-PJL: PJL Error MDN-ER: MDN Resp. Error DSN-ER: DSN Resp. Error LGN-ER: Login Error

Note TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX

FWD: Forward Fcode: F-Code BUL: Bulletin I-FAX: Internet Fax ORG: Original Size

To: 5703895625 From: RGA Fax 8-19-21 2:59pm p. 1 of 1

ROMANO GARUBO & ARGENTIERI Counselors at Law LLC

Michael F.J. Romano, Member * incomano@realesal.com

Ernmanuel J. Argentieri, Member* curaentieri@irgalegal.com

Louis W. Skinner* lskinner@irgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bur

52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-151 Telefax: (856) 384-6371

Of Counsel: Angelo G. Garobo, Esquire** agarubo@rgalegal.com Evan J. Salan, Esquire*** esalan@rgologal.com

Michael V. Baronio, Esquire** mbaronis@ganath.com Namet NY 1995 FH: (914) 715-7072

File No. 314-TrucapPA-207

July 7, 2021

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

U.S. Bank National Association..., vs. Rosemarie Keszkowski; Anita Marie Keszkowski Case No. 2020-CV-459
Property: 202 North 4th Street, Catawissa, PA 17820

Dear Sir/Madam:

We represent the plaintiff, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and request that the Sheriff's Sale in this matter scheduled for <u>September 15</u>, 2021 be *POSTPONED* until <u>January 2022</u> due to a loss mitigation workout.

Please provide the new sale date as soon as possible so we may have adequate time to notify all parties involved. Please announce the postponement at the September 15, 2021 sale.

Thank you for your kind assistance and please call us if you have any questions - (856) 384-1515, Ext. 128 or email at ldolly@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

BIL/AUG

By: Addis Alfording Dolly, Paralegal
Sale 1's Sanuary 26, 2022

SHERIFFS SALL By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2020CV459

C: WEDNESDAY ILLIV 28 2021 AT 900 OVELOCK A M interest and claiments are further nominal that a proposed scherble be on file in the Sheriff's Office no later than thirty (30) days after the exponenty sold haraunder, and distribution of the proceeds will be m

BI GRAINING at an iron part at the intersection of the Northern Inne of Pine Speet with the Leaten the or if insets. Stock and framing thissis by the Leaten face of 1 certific Stock April 20 of 20 Sect. Profession for 10 det in an one part has del chair leaf or the Innexes E-stage of 10 det 20 are part of 10 det in an one part of 10 det in 10 d

TITLE TO SAID PREMISES IS VESTED by special Wintramty Deed dated 7/26/1877 waying from Thomas 1, I factor and I bith C. I factor, this Wilds to Joseph Kosubawaki December Reschowski, Husbard and Wife, as Tenants by the Entireties, Rec 8/1/1972, In Deed Book 257, Page 230.

perty being known as: 202 North 4th Street, Catawissa, PA 17820

nprovements thereon consist of: Single Family Dwelling

PROPERTY ADDRESS: 202 NORTH 4TH STREET, CATAWASSA PA 17820

UPL/ TAX PARCEE NUMBER 08-04-032-01-000

CANTA MARIE ROSAROWSBI in an EULES IDWIR ANTIDAMY ASSOC.

IERMAS OF SALE MANIMAMA PARMENT AT TIME OF SALE: The geoster of leng 10% point and of the high one or owns beground by the sale of sale of length of the cash certified check or cashed robact, at time of sale REFAMENTED SALE OF EIGHT Cash, certified check or cashed robact, at time of sale REFAMENTED SALE OF EIGHT CASH. THE SALE OF THE SALE OF

TIMOTHY T. CHAMBERLAIN, Sheriff Columbia County, Pennsylvarua

SHERIFF'S SALE By Virtue of a Writ of Execution (Mor rtoage Forodosure)

xi: Wednesday, July 28, 2021 at 9:00 o'clock a.m.

All cardials in instead and distinuity are further method that a processed schedule of the intention will be on the intention that the other distinuities and distribution of the proceeder will be made in the sale of any property wild brownings, and distribution of the proceeder will be made in the sale from the proceeders with the made in coordinate made which will be made in the sale from the sale from the scorphies and the distribution of the proceeders with the sale sale from the sale from the sale from the sale sale from the sale from t

as DROWN, as own.

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Tax Parcel: 04-09-043-00.000

Promissis Beingt 439 FAST GHTS TREET AVK/A 439 LAST SIXTELS TREET, BITHWICK, PA 18603

PHOPERTY ADDRESS: 439 FAST GIT (STREET LIBERMACK PA 18603

UPL/ TAX PARCEL NUMBER: 04A-09-043-00,000

Seized and taken into execution to be sold as the property of BRIAN PICCIANO, JEN-NIFER PICCIANO, THE UNITED STATES OF AMERICA in suit of US BANK NATIONAL ASSOCIATION IRUSTIF.

ASSOCIATION IN SITE.

TERMS OF SALE MINIMAM PAYMENT ATTIME OF SALE: The gener of ten (10%) portion of the big macro or costs (opening) but at which Minimass payment is to be paid or cost of the proof or costs (opening) but at which Minimass payment is to be paid or costs of costs or costs or costs or costs or costs or costs or costs of costs or costs o

Attorney for the Plainbift: TIMOTHY T. CHAMBERLAIN. Shi
PHELAN HALLINAN DIAMOND 6 JONES LLP
PHILADELPHIA, PA 216-563-7000

TIMOTHY T. CHAMBERLAIN. Shi
Columbia County, Pennsylvania

SHERIFF'S SALE By Virtue of a Writ of Execution [Mort No. 2020CV11 toage Foreclosure)

NI. WEDNESDAY, JULY 28, 2021 AT 9:00 O'CLOCK A.M.

All parties in infrared and claimants ere that the notified that a proposed schedule of it tribution will be on the in the Sheriff Office no later than thinky (00) days date the date in thus all of any specify yeal flavouring which distribution of the proceeds will be made accordance with this schedule for in (10) days after sent filling, unless exceptions are fit with the Sheriff Chico note thereto.

All that central process or practed fixed status in South Cantre Township, Columbia Cou, IV, Plannsphares, burntle and it describes the control of the Sheriff Chico.

Pennsylvania, ba follows, to wit:

Beginning at an exist part of the Nertherly sole of that Since in the Village of I mer Palge sole pro bring south 59 degrees 45 minutes West 158.40 feet from the Normwest series section of the Since and Mill Since.

I the Since and Mill Since with Since and the Since and Since

PROPERTY ADDRESS: 6435-3HD STREET, BLOOMSBURG, PA 17815

JPL/ TAX PARCET NUMBER: 12 03C04600

Seized and taken into execution to be sold as the property of EDWARD K, KI, HER TO ESTATE OF KIM DYANGELO, NICHOLAS KROGUSKI, A MANARY, HER TO ESTATE OF KIM DYANGELO, AMANDA MINARY, ESTATE OF KIM DYANGELO, AMANDA MINARY, ESTATE OF KIM DYANGELO IN SUIT OF HIT DE BANK NATIONAL ASSO

ERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) purely of the hid price or costs (notening hid at sale). Minimum payment is to be read

Attorney for the Plaintiff; MANIEY DEAS KODEN SKILLC COLUMBUS, OH 1-614-220-5611

Unscramble these Jumbles one letter to each square to form four ordinary words.

NIRDG

TCOLH

TAYERG

UDNNEO

TIMOTHY T. CHAMBERLAIN, Sheri Columbia County, Pennsylvania

lobs

RETAIL CASHIER owned convenience store. \$10/hr.

Apply in person CM Laubach & Sons 547 E 8th St Berwick, PA 18603

Law Enforcement

BENTON BOROUGH of Benton Pa. is actively seeking applicants for the following positions for our Police Dept.

*Officer in Charge (Salary of \$18,00 per hour) based on a 20 hour week

Part-Time Patrolmer (Salary of \$17.00 per hour) based on a 20 hour week.

All applicants can send a resume to the following email or PO box. bentonborough@pametrocast.net PO box 520, Benton Pa, 17814

Trades

for installation of rebar and mosh reinforce-ment. Travel is required. \$20-\$25 per hour. Daily per diam also paid when traveling.

briant@abminc.com

Office/Clerical OFFICE HELP NEEDED

15 to 40 hours/wk. varies through the year-Duties to include general office, secretarial, and data entry. Need to be good with computers, numbers & paying atten-tion to details.

Please send a resume to Susan Shultz CPA Tax & Accounting 521 E Market St Danville, PA 17821

PRESS ENTERPRISE

PRESS ENTERPRISE CIRCULATION

URBULATION
is in need of a milable
3RD SHIFT DISTRIBUTION BUNDLE DRIVER to
defive newspaper bundles
to our certies, stores and
vanding nachtines,
Typically no more than 25
hours per week.
Must have a valid A Onvor's License and good driving record

Aualifications:
Ability to work a flexible fart-Time scheduled which notionals workend and hobay hours
Ability to follow daily stitutions:

structions
Abdity to lift and carry up
125bs
Robability
Abdity to work in all types
weather conditions

Wanted , AA-1 ALL CARPENTRY I lauf junk, old jobs, etc. Big/small, 570-759-3678

Work Wanted

FOR JUNE VEHICLES, HEAVY EXPENSES HEAVY ECLEMENT Happy Trail Truck Sales Call 870-780-2036

BUYING JUNK CARS 570-441-6287

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Lawn Care

iervices

L&W PROPERTY

MANAGEMENT LLC

awhcare, Landscaping Property Maintenance Fully Insured, Call 570-951-4193

Aiscellaneous

THE TOOL SHED

We sell new a reconditioned tools, We buy any used tools, any hand or power tools, 670-231-3647

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HARRISON PAVING Black Top, Tar & Chip, Soal Costing, Tree Ser-vice Lic, 133599 570-317-8363

RANDY'S HAULING Sean outs, junk romow

A & K ANTIQUES
Buying enything old!
Clocks/Reinced rems/old
signs/cdvertieng/lovs/
Jevnelry/Military Timm Todd Hauling: Brust appls, TVs, tires, attic, barr 5 extete clean outs, Offerin

G.T.L. ELECTRIC

Service/Upgrades

J&M CONSTRUCTION

ORNAMENTAL TREE CARE & MAINTENANCE

Home Improvement BLOOMSBURG UNIVERSITY ARAMARK

AAA
R.F.H. CONTRACTING
Metal & Shingle Roots/
Siding, Windows & Door
Additions of Contract work HIRING FAIR Wed., July 21, 2021 On-site interviews being 570-710-1007 conducted from 11am-7pm

Scranton Commons Build PT and FT: Food Service

P1 and F1: Food Service Workers, Custodians & Cooks Competitive Wages, Meals available Health, Dental, Eye Plan Paid Personal Days, Holidays & Vacation

ainting

BRANNON PAINTING 570-784-430D

CHRIS NEMCHICK

HEAPS PAINTING Fully insured, PA27818 570-752-3585 HOSTETLER'S ROOFING Boof & Barn Pointing Repara swill of new me roofing PA #153534 570-293-4644

PRESS ENTERPRISE CLASSIFIEDS

Delivery

CONTRACTOR needed for the on/Waller/Cer amison City ar

Call Steve Belles 570-387-1234 ext. 1413

PRESS ENTERPRISE

Appliances

ELECTRIC RANGE Crosley, Purchased on 2019, hardly used Like new. Owners manual included, \$400 obo, You move. Text 570-336-3304 for more information. Berwick area.

REFRIGERATOR
White Westinghouse, Purchased is 2015, very good shape. Owner's manual included, \$400 oto, Heese last 1.570-338-3304 for more information. You

Building Materials ...

LUMBER LUMBER 300 feet of rough cut 1" Walnut 8' long 1x6 - 1x12, 125 feet of 1' Cherry lum-ber, 8' long 1x6 - 1x8, \$600 for all Call \$70-356-2862

cars/Trucks Vans/SUV 116

2005 NISSAN PATHFINDER OFF ROAD SE 4.0 V6, 153K mi. \$3,800 Call 570-925-6867

CALL FOR DETAILS (570) 459-9901

2015 NISSAN VERSA PLUS S SEDAN spection. Like new con Call 570-784-3675

AS ALWAYS HIGHEST PRICES PAID

JUMBLE THAT SCRAMBLED WORD GAME By David L. Hoyt and Jeff Knurek



THE NEW EQUIPMENT THEY USED TO TRIM THE BUSHES WAS ---Now arrange the circled letters

ent Agency, LLC to form the surprise answer, as suggested by the above cartoon. All Rights Reserved.

NOVICE FOURTH

Garden

Troy Bilt Pony 42 Lawn Tractor, 17.5 HP BNS, 7 spd

rans. 5 position deck leight, incls double baggint, ist serviced, Lilion new. Crib ladet series 1330: 12.5 IP. Very gd condit. new larb, choke, belts & pulleys,

just serviced, \$750/e OBO. Call 570-441-0702

WOOD CHIPPER

king \$225. Call 670-993-4469

For Sale

Yeslerday's Jumbles: ROVER WATCH NOVICE FOUR The parents loved their baby deer and would FAWN OVER HER

Cars/Trucks Vans/SUV 115

Auto Financing

arm Eqvip.

5" MAHINDRA BACK BLADE rand new, retail \$700, sell g for \$450. Call 570-458-6228

wheel drive 11643 hour 5500, 670-925-6783,

White Tractor w/ loader Trencher Land Pride Finishing Mower 10' Mahindra w/ loader W.F. Welliver & Son Inc Jenseytown, 570-437-243(

SEASONED HARDWOOD Cut 5704079498 To Eat

STEMRICH BLUEBERRY FARM Pick your ream blueburnes. Call for hours 570-379-2908

tems

LEISURE LINE STOKER COAL STOVE

lorses/ DIESEL TRACTOR: Allie Livestock

HEREFORD BABY BULL Call 570-441-0614 or 570-437-2350

Lawn &

GRAVLEY RIDING MOWER MODEL 3G MOWER MODEL 36

REAR ENGINE DRIVE
other 16HP, w/ 50
ower deck, attacher
ass catcher, a 4' snow

14' COMMERCIAL GRADE STEP LADDER fiberglass, only \$176. Call 570-542-2410 NEW TODAY

DAVID ARMSTRONG framed prints, Island Rose \$900, Fenced Out-\$500, Dotobur Sharkwa-\$350, In Good Standing-\$2000 Kimadee Hill-\$900. Take all for \$4,500, 570-854-4297

SEED WHEAT: 1 year removed certified seed wheat \$8,000 and \$100 an



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4 Second- 25 Piece of entree 27 Pinnacle 28 Ascend 29 "NFL Live" show path 40 Comic Philips 42 A billion

Catawissa Borough

307 Main Street

Catawissa, PA 17820

Phone: (570) 356-2561

Fax: (570) 356-2794



To:	Sheriff's Office	From: Catawissa Borough
Fax:	570.389.5625	Pages: 2 including cover sheet
Phon	e:	Date 07/26/2021
Re:	Sheriff Sale 202 N. 4 th Street	cc:

Attached is a copy of what is owed to Catawissa Borough for electric & sewer for the property located at 202 N. 4th Street Catawissa, PA 17820. If you have any questions, you can reach me at 570.356.2561.

Thank You,

Carrie De. Cola

Connie M. Cole

Borough Secretary

Contidenari

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:
Angelo G. Garubo, Esquire**
agarubo@rgalegal.com

Evan J. Salan, Esquire*** esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@gmail.com

Nanuet NY 10954

PH: (914) 715-7072

File No. 314-TrucapPA-207

July 8, 2021

Prothonotary of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RE:

U.S. Bank National Association,..., vs. Rosemarie Keszkowski; Anita Marie Keszkowski

Case No. 2020-CV-459

Property: 202 North 4th Street, Catawissa, PA 17820

Dear Sir/Madam:

Enclosed for filing into the record of the captioned matter is an original and two (2) copies of an Notice of the Date of Continued Sheriff Sale Pursuant to Rule 3129.3, along with a Certificate of Compliance. We ask that you file the original and kindly return a time-stamped copy to our office in the enclosed, postage prepaid envelope.

Please forward the additional timestamped copy to the sheriff.

Thank you for your kind assistance and please call us if you have any questions – (856) 384-1515, Ext 128 or email at ldolly@rgalegal.com.

Very truly yours, ROMANO, GARUBO & ARGENTIERI

Bv:

Laura Dolly, Paralega

MI 10 50 A 10 59

YAATONOHTOA9

/lld

314-RushTrucapPA-207
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

PROTHONOTARY

1871 JUL 20 A 10:59

CLERK OF COURTS TO COUNTY OF COLUMNIA.

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust Plaintiff,

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE PURSUANT TO RULE 3129.3

The Sheriff's Sale scheduled for July 28, 2021 at 9:00 A.M. in the above captioned matter has been continued until September 15, 2021 at 9:00 A.M.

CERTIFICATE OF FILING

On this date, a Notice of the Date of Continued Sheriff's Sale Pursuant to Rule 3129.3 in the above captioned matter was sent for filing with the Prothonotary of Columbia County.

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 that non-confidential information and documents.

CERTIFICATE OF SERVICE

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

By:

Rosemarie Keszkowski 202 North 4th Street Catawissa, PA 17820

Anita Marie Keszkowski 202 North 4th Street Catawissa, PA 17820

ROMANO, GARUBO & ARGENTIERI

Dated: July 8, 2021

Emmanuel J. Argentieri, Esquire Attorney for Plaintiff

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15

CIVIL ACTION

MORTGAGE FORECLOSURE

PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE PROTHONOTARY OF COLUMBIA COUNTY:

Kindly issue a writ of execution in the above matter:

Amount due

\$65,138.38

Interest from 10/15/2020 to 3/22/2021

\$1,692.18

(at the per diem rate of \$10.71)

Subtotal

\$66,830.56

Costs

\$

Total

\$66,830.56

ROMANO, GARUBO & ARGENTIERI

Dated: March 22, 2021

Rv:

Emmanuel J. Argentieri, Esquire

Attorney for Plaintiff

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff.

v.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15

CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A".

Amount due	\$65,138.38
Interest from 10/15/2020 to 3/22/2021 (at the per diem rate of \$10.71)	\$1,692.18
Subtotal	\$66,830.56
Costs	\$
Total	\$66,830.56

(SEAL)

Date: 3 29 202

Proth & St. Ist Monday in 2024

Deputy

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI Emmanuel J. Argentieri, Esquire Attorney ID# 59264 52 Newton Avenue, P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515 Attorney for Plaintiff

U.S. Bank National Association as legal title trustee for Truman 2016 SC6 Title Trust 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618

Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski

Defendants.

Property address: 202 North 4th Street Catawissa, PA 17820

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021 - ED-15 CIVIL ACTION

MORTGAGE FORECLOSURE

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 that non-confidential information and documents.

By: Emmanuel J. Argentieri, Esq.

ROMANO GARUBO & ARGENTIERI

Dated: March 22, 2021

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*

lskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel:
Angelo G. Garubo, Esquire**
agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@email.com
Nanuet NY 10954
PH: (914) 715-7072

File No. 314-TrucapPA-207

July 8, 2021

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

. . .

U.S. Bank National Association,..., vs. Rosemarie Keszkowski; Anita Marie Keszkowski

Case No. 2020-CV-459

Property: 202 North 4th Street, Catawissa, PA 17820

Dear Sir/Madam:

RE:

We represent the plaintiff, U. S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for REO Trust 2017-RPL1, and request that the Sheriff's Sale in this matter scheduled for <u>July 28, 2021</u> be *POSTPONED* to <u>September 15, 2021</u> due to a loss mitigation workout.

We sent the Notice of the Date of Continued Sheriff's Sale Pursuant to Rule 3129.3 for filing and asked the Prothonotary to forward a copy to your office. Please announce the postponement at the July 28, 2021 sale.

Thank you for your kind assistance and please call us if you have any questions – (856) 384-1515, Ext. 128 or email at <u>ldolly@rgalegal.com</u>.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

Emmanue/J/Argentieri, Esquire

EJA\lld

AEEF IND STUB FOR TOUR FILE

08/20/2021 DUE DATE CATAWISSA BOROUGH 307 MAIN ST. CATAWISSA, PENNSYLVANIA 17820 ADORESS SERVICE REQUESTED
ACCOUNT NO. BHLING PERIOD | D
000309-01 06/16/2021 - 07/26/2021 | Q SERVICE TO: 202 N 4TH ST.

99775 99922 4 USED MEN OLD OLD

Electric 46.98 **OUTSTANDING BALANCE**

Sevrer 40.00 40.00 46.98

NET AMOUNT

PAY GROSS AMOUNT AFTER 08/20/2021

202 N 4TH ST.

SERVICE TO: METER #

> 7.05 54.03 08/20/2021

> > PENALTY

6.00 45.00 PAYMENTS MADE AFTER 07/26/2021 ARE NOT REFLECTED ON THIS BILL **GROSS AMOUNT**

RETURN THIS PORTION WITH PAYMENT

ROSE MARIE KESZKOWSKI 202 N 4TH STREET CATAWISSA, PA 17820

PAY BILLS AT CATAWISSA FCBT COUNT NO. BILLING PERIOD 06/16/2021 07/26/2021 46.00 Final Bill Electric 54.03 46.98 ACCOUNT NO. **GROSS AMOUNT** 000309-01 **NET AMOUNT**

PRESORTED FIRST CLASS MAR. U.S. POSTACE PAID PERMIT NO. 20 BLOOMSBURG PA.

P.002/002

(FAX)570 356 2794

PA TAX COST

> 09:14 Borough of Catawissa 1202/92/20

Catawissa Water Authority

Borough of Catawissa 19 Schoolhouse Road P. O. Box 54 Catawissa, PA 17820

Phone: 570-356-2172 Email: catwat@ptd.net

July 16, 2021

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

RE: U.S. Bank National Association vs. Rosemarie Keszkowski & Anita Marie

Keszkowski

Docket # 2020-CV-459, 2021-ED-15

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Rosemarie Keszkowski - 202 North 4th St., Catawissa, PA - \$41.00

We understand the property is scheduled for Sheriff's Sale on July 28, 2021.

If you have any questions, please contact me at 570-356-2172.

Sincerely,

Cindy Bachman Superintendent

Cendy Backway

Catawissa Water Authority

As of July 12 2021

SOUTHERN COLUMBIA AREA SD			2021 SCHOOL REAL ESTATE DATE 07/01/202				1 BILL# 000293 TAXCOLLECTOR COPY		
CATAWISSA BOROUGH	1		DESC	RIPTION	ASSESSMENT	RATE	2 % DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE	TO:		REAL ES	STATE	2331	2 53.3700	1129.84	1152.90	1268.19
CATAWISSA BOROUGH	TAX C	OLLECTR							
PAULA CLARK									
138 SOUTH ST				1					
CATAWISSA, PA 178	20								
===									
INSTALLMENT PLAN	Face	Penalty			23312	1244.161	1129.84	1152.90	1268.19
FIRST INSTALLMENT	384.30	384.30	HOMESTEA	D REDUCTION	-1710	-91.263			
SECOND	384.30	422.73					IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
THIRD INSTALLMENT	384.30	422.73	TAXABLE	ASSESSMENT	21602	1152.899	AUG 31	OCT 31	OCT 31
М							School Per	nalty @ 109	

KESZKOWSKI JOSEPH & ROSEMARIE 202 NORTH FOURTH STREET I

CATAWISSA PA 17820

T

PROPERTY DESCRIPTION ACCT. PARCEL 08 04 03201000 This tax returned 202 N FOURTH ST 2835.00 to Court House 0257-0230 20477.00 January 1, 2022 0.22 ACRES

School Penalty @ 10%

861

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To:

Rosemarie Keszkowski

202 North 4th Street

Catawissa, PA 17820

Anita Marie Keszkowski

202 North 4th Street

Catawissa, PA 17820

The real estate located at 202 North 4th Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on <u>July 28th 2021</u> at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$144,631.72 plus fees, costs and other charges obtained by U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

- 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 the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution.
- 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760 ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

٧.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021 - ED-15 CIVIL ACTION

MORTGAGE FORECLOSURE

BAI # 293

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Rosemarie Keszkowski and Anita Marie Keszkowski

PROPERTY:

202 North 4th Street

IMPROVEMENTS:

Catawissa, PA 17820 Single Family Dwelling

TAX PARCEL NO .:

08-04-032-01-000

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on July 28, 2021 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

ROMANO, GARUBO & ARGENTIERI

By: Emmanuel J. Argentieri, Esquire Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

Michael F.J. Romano, Member * mromano@rgalegal.com

Emmanuel J. Argentieri, Member* eargentieri@rgalegal.com

Louis W. Skinner*
Iskinner@rgalegal.com

*Member of the NJ & PA Bar **Member of the NJ & NY Bar ***Member of NY, NJ, & CA Bar 52 Newton Avenue P.O. Box 456 Woodbury, NJ 08096 Telephone: (856) 384-1515 Telefax: (856) 384-6371 Of Counsel: Angelo G. Garubo, Esquire** agarubo@rgalegal.com

Evan J. Salan, Esquire***
esalan@rgalegal.com

Michael V. Baronio, Esquire**

mbaronio@gmail.com
Nanuet NY 10954
PH: (914) 715-7072

File No. 314-TrucapPA-207

July 7, 2021

Sheriff of Columbia County Bloomsburg Courthouse 35 West Main Street Bloomsburg, PA 17815

RF.

U.S. Bank National Association,..., vs. Rosemarie Keszkowski; Anita Marie Keszkowski

Case No. 2020-CV-459

Property: 202 North 4th Street, Catawissa, PA 17820

Dear Sir/Madam:

We represent the plaintiff, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and request that the Sheriff's Sale in this matter scheduled for <u>July 28, 2021</u> be **POSTPONED** for <u>60 days</u> due to a loss mitigation workout.

Please provide the new sale date as soon as possible so we may have adequate time to notify all parties involved. Please announce the postponement at the July 28, 2021 sale.

Thank you for your kind assistance and please call us if you have any questions – (856) 384-1515, Ext. 128 or email at <u>ldolly@rgalegal.com</u>.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

Laura Dolly, Paralegal

EJA\lld

Next date is September 15, 2021

ROMANO GARUBO & ARGENTIERI Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15 CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Rosemarie Keszkowski and Anita Marie Keszkowski

PROPERTY:

202 North 4th Street Catawissa, PA 17820

IMPROVEMENTS:

Single Family Dwelling

TAX PARCEL NO.:

08-04-032-01-000

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on July 28, 2021 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

ROMANO, GARUBO & ARGENTIERI

By: Enghanuel J. Argentieri, Esquire Attorney for Plaintiff

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096
(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased Defendant.

Property address: 1651 Brittain Street Berwick, PA 18603 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-781

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SALE TO LIENHOLDERS

OWNERS:

Katrina Martz, Executor of Estate of Judy Molyneaux, deceased

PROPERTY:

1651 Brittain Street

IMPROVEMENTS:

Berwick, PA 18603

TAX PARCEL NO.:

04D-05-178-00.000

Single Family Dwelling

Please be advised that the undersigned office represents U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust in a mortgage foreclosure. The above-captioned property is scheduled to be sold by the Sheriff of Columbia County on Tuly 28th 2021 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815.

Our records indicate that you may hold a mortgage or judgment lien on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

ROMANO, GARUBO & ARGENTIERI

maruel J. Argentieri, Esquire torney for Plaintiff

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC vs. ROSEMARIE KESZKOWSKI (et al.)

Case Number 2020CV459

SHERIFF'S RETURN OF SERVICE

06/22/2021 01:29 PM - 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 202 NORTH 4TH STREET, CATAWISSA, PA 17820.

SCOTT MAYERNICK, DEPUTY

TIMOTHY T. CHAMBERLAIN, SHERIFF

SO ANSWERS,

June 23, 2021

Timothy T. Chamberlain Sheriff



U.S. BANK vs.	NATIONAL ASSOC				Number CV459
KESZKOV	/SKI, ROSEMARIE (et al.)				
	SERVICE CO	OVER SHI	EET		
Service De	tails:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:	•	Warrant:	
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi	ice:		
Name:	(POSTING)	Served:	Personally · Adu	ılt In Charge	Rosted · Other
Primary Address:	202 NORTH 4TH STREET CATAWISSA, PA 17820	Adult In Charge:			
Phone:	DOB:	Relation:			
Alternate Address:		Date:	6-22-21	Time:	13:29
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515		
Service Att	empts:	THE CHEL			
Date:			The state of the s		
Time:			A. Lauronne apone representata institucione de la contractica del la contractica del la contractica de la contractica de la contractica del la contractica de la contractica de la contractica del la con		CONTRACTOR SPACE S
Mileage:		A THE PROPERTY AND A THE PROPERT	Will the state of		ARE COMMERCIAL COMMERCIAL CONTROL CONT
Deputy:	1 2 3				
Service Att	empt Notes:				47.V. 10 120.V
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Timothy T. Chamberlain Sheriff



VS.	NATIONAL ASSOC /SKI, ROSEMARIE (et al.)				Number CV459		
	SERVICE CO	OVER SH	EET				
Service De	tails:	CALL STORY CHAR		NAME OF STREET			
Category:	Real Estate Sale - Sale Notice		A	Zone:	15		
Manner:	< Not Specified >	Expires:	AND MARK.	Warrant:			
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS						
Serve To:		Final Serv	ice:		31085 Jaja		
Name:	SOUTHERN COLUMBIA SCHOOL DISTRICT	Served:	Personally A	lult In Charge · F	Posted · Other		
Primary Address:	800 SOUTHERN DRIVE CATAWISSA, PA 17820	Adult In Charge:	LORI L	ewayd			
Phone:	DOB:	Relation:	Acct Rel	Pay			
Alternate Address:		Date:		Time:	14'19		
Phone:		Deputy:	3	Mileage:			
Attorney / C	Originator:						
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-151	5			
Service Att	empts:	N. Index of the Line					
Date:	4-5-21			7			
Time:				· ·			
Mileage:	A SUNDA						
Deputy:	3 1 2 3		o.t.	5	6		
Service Atte	empt Notes:		ayen jiranê				
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<u>. </u>							
4.							

Timothy T. Chamberlain *Sheriff*



VS.	K NATIONAL ASSOC VSKI, ROSEMARIE (et al.)				Number OCV459	
		COVER SH	EET			
Service De				属影響展開展		19
Category:	Real Estate Sale - Sale Notice			Zone:	15	
Manner:	< Not Specified >	Expires:	1.0	Warrant:		
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE A		RIGHTS	-photos ex		- Labor
Serve To:		Final Serv	ice:			A
Name:	CATAWISSA WATER AUTHORITY	Served:	Personally · Adu	It In Charge	Posted · Other	
Primary Address:	19 SCHOOLHOUSE ROAD CATAWISSA, PA 17820	Adult In Charge:	Roseann	Lucas L	ukas	
Phone:	DOB:	Relation:	Secretary			
Alternate Address:		Date:	4-7-21	Time:	141.12	
Phone:		Deputy:	3	Mileage:		
Attorney / (Originator:					200
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515			
Service Att	empts:		STATE OF THE OWNER.	ned Likewitten,		
Date:				Deskin in Justin		2611
Time:					P-1964	
Mileage:					name!	
Deputy:	7 2	3	4 5	7	n	
Service Atte	empt Notes:					
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6.						** <u>=</u>

Press * Enterprise

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152

Proof of Ad 04/07/21

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

Total Ad Cost

Amount Paid

Ad ID:

1217761

Description: Run Dates:

Keszkowski Sale 07/07/21 to 07/21/21

Class: Agate Lines:

2 207

Blind Box:

Publication Press Enterprise

Start Stop 07/07/21 07/21/21 **Inserts**

\$1,349.15

\$0.00

Cost 3 \$1,349.15

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2020CV459

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 28, 2021 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 Sheriffs Office prior thereto.

ALL THAT CERTAIN PARCLE OF LOT OF LAND situate in the Borough of Catawissa,

Columbia County, Pennsylvania, bounded and described as follows, to wit

BEGINNING at an iron pin at the intersection of the Northern line of Pine Street with the Eastern line of Fourth Street, and running thence by the Eastern line of Fourth Street, North 27 0 20' East, 76 feet to an iron pin in line of other lands of Thomas E. Harder, thence by said line, South 70 0 10' East, 122 feet to an iron pin; thence by same, South 220 10' West, 75.4 feet to an iron pin in the Northern line of Pine Street, thence by the Northern line of Pine Street North 70 0 10' West, 130 feet to the iron pin on the Eastern line of Fourth Street, the place of beginning. Upon which is erected a two (2) story frame

TITLE TO SAID PREMISES IS VESTED by special Warranty Deed dated 7/26/1972, conveying from Thomas E. Harder and Ruth C. Harder, his Wife to Joseph Keszkowski and Rosemarie Keszkowski, Husband and Wife, as Tenants by the Entireties, Recorded 8/1/1972, In Deed Book 257, Page 230.

Property being known as: 202 North 4th Street, Catawissa, PA 17820

Being Columbia County parcel number: 08-04-032-01-000

Improvements thereon consist of: Single Family Dwelling

PROPERTY ADDRESS: 202 NORTH 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-04-032-01-000

Seized and taken into execution to be sold as the property of ROSEMARIE KESZKOWS-KI, ANITA MARIE KESZKOWSKI in suit of U.S. BANK NATIONAL ASSOC.

TERMS OF SALE: MINIMUM PAYMENT ATTIME OF SALE: The greater of ten (10%) per-cent 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 THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER, DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The default ing 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 ROMANO & GARUBO & ARGENTIERI WOODBURY, NJ 1-856-384-1515

TIMOTHY T. CHAMBERI AIN Sheriff Columbia County, Pennsylvania

Timothy T. Chamberlain *Sheriff*



VS.	WSKI, ROSEMARIE (et al.)			Case Number 2020CV459		
			E COVER SH	EET		
Service De	tails:			PARTY CARRO		
Category:	Real Estate Sale - Sa	le Notice	* -		Zone:	15
Manner:	< Not Specified >		Expires:	¥	Warrant:	
Notes:	SALE DATE & TIME: PLAINTIFF NOTICE (RIGHTS		
Serve To:			Final Serv	ice:		
Name:	ROSEMARIE KESZK	OWSKI	Served:	Personally Ad	ult In Charge ·	Posted · Other
Primary Address:	202 NORTH 4TH STR CATAWISSA, PA 178		Adult In Charge:			
Phone:		DOB:	Relation:	homeown	19	
Alternate Address:			Date:	4-5-21	Time:	13:12
Phone:			Deputy:	3	Mileage:	
Attorney / (Originator:					
Name:	ROMANO & GARUBO	& ARGENTIERI	Phone:	1-856-384-1518	5	garing.
Service Att	empts:					
Date:		***				
Time:	7,44	BACTURE SERVICES AND	tree à la laire			4 No.
Mileage:		i boya				
Deputy:	7	.2	3	4	ŝ,	8
Service Att	empt Notes:					
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC **Case Number** 2020CV459 KESZKOWSKI, ROSEMARIE (et al.) KESZKOWSKI, ANITA MAR SERVICE COVER SHEET Service Details: 15 Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: 2020CV459 Personally · Adult In Charge · Posted · Other Name: ANITA MARIE KESZKOWSKI Served: Primary 202 NORTH 4TH STREET Adult In lose Marie Keszkowski Charge: Address: CATAWISSA, PA 17820 Mother Relation: Phone: DOB: **Alternate** 516 FISHER AVENUE Date: Time: 13:12 A-5-21 Address: CATAWISSA, PA 17820 Mileage: Deputy: Phone: Attorney / Originator: Name: ROMANO & GARUBO & ARGENTIERI Phone: 1-856-384-1515 Service Attempts: Date: Time: Mileage: Deputy: 4 Service Attempt Notes: 1. 2. 3. 4. 5. 6.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC **Case Number** 2020CV459 KESZKOWSKI, ROSEMARIE (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice 15 Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: **OCCUPANT** Served: Personally · Adult In Charge · Posted · Other **Primary 202 NORTH 4TH STREET** Adult In Charge: Address: CATAWISSA, PA 17820 Relation: Phone: DOB: Alternate Date: Time: 202 NORTH 4TH STREET, CATAWISSA, PA 17820 Address: Deputy: Mileage: Phone: Attorney / Originator: Name: ROMANO & GARUBO & ARGENTIERI Phone: 1-856-384-1515 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

2020CV459

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC **Case Number** 2020CV459 KESZKOWSKI, ROSEMARIE (et al.) CLARK, PAULA SERVICE COVER SHEET Service Details: 15 Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: 2020CV459 Name: Paula Clark Served: Personally Adult In Charge · Posted · Other **Primary** 138 South Street Adult In Charge: Address: Catawissa, PA 17820 Relation: Phone: 570-356-2189 DOB: **Alternate** 4-5-21 Date: Time: 13!24 Address: 138 SOUTH STREET, CATAWISSA, PA 17820 Deputy: Mileage: Phone: Attorney / Originator: Name: **ROMANO & GARUBO & ARGENTIERI** Phone: 1-856-384-1515 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

Timothy T. Chamberlain Sheriff



VS.	NATIONAL ASSOC /SKI, ROSEMARIE (et al.)				Number OCV459
	SERVICE	COVER SH	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	15
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				
Serve To:		Final Serv	ice:	Me supress	
Name:	CATAWISSA BOROUGH	Served:	Personally · Adu	ılt In Charge	Posted · Othe
Primary Address:	307 MAIN STREET CATAWISSA, PA 17820	Adult In Charge:	CONNie	cole	
Phone:	DOB:	Relation:	Secreta	24	
Alternate Address:		Date:	4-5-21	Time:	13:20
Phone:		Deputy:	3	Mileage:	
ttorney / (Originator:			TE DE NOTAL CO	
Vame:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515		
ervice Att	empts:				
Date:					3
Time:		Eva, y	4.		Market Ma
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Deputy:	7 2	3	4	5	5
ervice Att	empt Notes:	Esterna College	Sale No his de 1951	The series party	N. SEPT. AND SE
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l					
5.					

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

 \mathbf{v}_{\bullet}

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To:

Rosemarie Keszkowski 202 North 4th Street Catawissa, PA 17820 Anita Marie Keszkowski 202 North 4th Street Catawissa, PA 17820

The real estate located at 202 North 4th Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on <u>July 28th 2021</u> at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$144,631.72 plus fees, costs and other charges obtained by U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

- 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 the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution.
- 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 03/31/2021

Cert. NO: 39507

KESZKOWSKI JOSEPH & ROSEMARIE 202 NORTH FOURTH STREET CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 0257 -0230
Location: 202 N FOURTH ST
Parcel Id:08 -04 -032-01,000

Assessment: 23,312 Balances as of 03/31/2021

TAX AMOUNT PENALTY DISCOUNT PAID

BALANCE

YEAR TAX TYPE TA NO TAX CLAIM TAXES DUE

By: Columbia	a County Sheriff	Per:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC **Case Number** 2020CV459 KESZKOWSKI, ROSEMARIE (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Zone: Manner: < Not Specified > Expires: Warrant: Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM SHERIFF'S SALE BILL Serve To: Final Service: Name: (POSTING) Served: Personally · Adult In Charge · Posted · Other **Primary 202 NORTH 4TH STREET** Adult In Charge: Address: CATAWISSA, PA 17820 Relation: Phone: DOB: **Alternate** Date: Time: Address: Deputy: Phone: Mileage: Attorney / Originator: Name: **ROMANO & GARUBO & ARGENTIERI** Phone: 1-856-384-1515 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

(POSTING)

2020CV459

202 NORTH 4TH STREET, CATAWISSA, PA 17820

NO EXPIRATION

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

v.

Plaintiff,

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15

MORTGAGE FORECLOSURE

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as <u>Exhibit "A"</u>.

Amount due \$65,138.38

Interest from 10/15/2020 to 3/22/2021 \$1,692.18
(at the per diem rate of \$10.71)
Subtotal \$66,830.56

Costs \$______

Total \$66,830.56

(SEAL)

Date: 3/39/3031

Proth & Clerk of Sev. Courts
My Copy Ex. 18t Monday in 200

Deputy

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE: P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

Date: March 31, 2021

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Re: Sheriffs Sale Advertising Dates

U.S. Bank National Assoc

VS.

Rosemarie Keszkowski & Anita Marie Keszkowski

No. 15 of 2021 E.D. and No. 459 of 2020 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week J

July 7th 2021

2nd Week

July 14th 2021

3rd Week

July 21st 2021

SALE DATE:

July 28th 2021

Feel free to contact me if you have any questions.

Respectfully,

Timothy Chamberlain Sheriff of Columbia County

3129

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021 - EP-15 CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 202 North 4th Street, Catawissa, PA 17820.

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

	product so maleute
Rosemarie Keszkowski	202 North 4th Street, Catawissa, PA 17820
Anita Marie Keszkowski	202 North 4th Street, Catawissa, PA 17820
	tar Street, Catawissa, 1 A 17020

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Rosemarie Keszkowski	202 North 4th Street, Catawissa, PA 17820
Anita Marie Keszkowski	202 North 4th Street, Catawissa, PA 17820

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

Trustee for Truman 2016 SC6 Title Trust St. Paul, MN 55107	U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust	60 Livingston Avenue, EP-MN-WS3D St. Paul, MN 55107
--	--	--

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust	60 Livingston Avenue, EP-MN-WS3D St. Paul, MN 55107
---	---

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)
800 Southern Drive
Catawissa PA 17820
c/o Paula Clark
138 South Street
Catawissa, PA 17820
c/o Connie Cole
307 Main St

	Catawissa, PA 17820	
Columbia County Tax Claim Office	11 West Main Street	
	Bloomsburg, PA 17815	ı
Columbia County Treasurer	P.O. Box 380, Bloomsburg, PA 17815	1,
Columbia County Domestic Relations	11 West Main Street, 2 nd Floor	
	Bloomsburg, PA 17815	L
Columbia County Probation	35 West Main Street	
	Bloomsburg, PA 17815	
Commonwealth of Pennsylvania	333 Health and Welfare Building	1
Department of Welfare	Harrisburg, PA 17105	ν
Pennsylvania Department of Revenue, Bureau	Attn: Sheriff's Sales	
of Compliance	P.O. Box 281230, Harrisburg, PA 17128-	1230
Commonwealth of PA	Inheritance Tax Division	1250
Bureau of Individual Tax	P.O. Box 280601	\rangle
	Harrisburg, PA 17105	V
Department of Public Welfare	Estate Recovery Program	
	P.O. Box 8486 - Willow Oak Building	, 1
	Harrisburg, PA 17105	
Internal Revenue Service	201 W. Rivercenter Blvd.	
Federal Estate Tax	Covington, KY 41011	1
Special Procecure Branch		~
Commonwealth of Pennsylvania	Bureau of Individual Taxes	
Department of Revenue	P.O. Box 280509, Harrisburg, PA 17128-	. 1
	0509	
Commonwealth of PA-Department of	P.O. Box 280948	
Revenue Bureau of Compliance	Harrisburg, PA 17128	1
		1
Commonwealth of PA-Department of	P.O. Box 280946	
Revenue Bureau of Compliance	Harrisburg, PA 17128	X
DA D		,
PA Department of Revenue- Office of Chief	c/o Sherrie J. Caudill, Analyst	
Counsel	PO Box 281061	A
	Harrisburg PA 17128-1061	

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

T 1/0		
Tenant/Occupant	202 North 14h Church C + 1 200	1
	202 North 4th Street, Catawissa, PA 17820	2
	111 17020 V	

ONLY THOSE LISTED ABOVE.

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI Emmanuel J. Argentieri, Esquire Attorney ID# 59264 52 Newton Avenue, P.O. Box 456 Woodbury, NJ 08096 (856) 384-1515 Attorney for Plaintiff

U.S. Bank National Association as legal title trustee for Truman 2016 SC6 Title Trust 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618

Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski

Defendants.

Property address: 202 North 4th Street Catawissa, PA 17820

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15 CIVIL ACTION

MORTGAGE FORECLOSURE

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 that non-confidential information and documents.

By: Emmanuel J. Argenneri, Esq.

ROMANO GARUBO & ARGENTIERI

Dated: March 22, 2021

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCLE OF LOT OF LAND situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the Northern line of Pine Street with the Eastern line of Fourth Street, and running thence by the Eastern line of Fourth Street, North 27° 20' East, 76 feet to an iron pin in line of other lands of Thomas E. Harder; thence by said line, South 70° 10' East, 122 feet to an iron pin; thence by same, South 22° 10' West, 75.4 feet to an iron pin in the Northern line of Pine Street, thence by the Northern line of Pine Street North 70° 10' West, 130 feet to the iron pin on the Eastern line of Fourth Street, the place of beginning. Upon which is erected a two (2) story frame dwelling.

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 7/26/1972, conveying from Thomas E. Harder and Ruth C. Harder, his Wife to Joseph Keszkowski and Rosemarie Keszkowski, Husband and Wife, as Tenants by the Entireties, Recorded 8/1/1972, In Deed Book 257, Page 230.

Property being known as: 202 North 4th Street, Catawissa, PA 17820

Being Columbia County parcel number: 08-04-032-01-000

EXHIBIT "A"

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15

CIVIL ACTION

MORTGAGE FORECLOSURE

PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

TO THE PROTHONOTARY OF COLUMBIA COUNTY:

Kindly issue a writ of execution in the above matter:

Amount due

\$65,138.38

Interest from 10/15/2020 to 3/22/2021

\$1,692.18

(at the per diem rate of \$10.71)

Subtotal

\$66,830.56

Costs

\$

Total

\$66,830.56

ROMANO, GARUBO & ARGENTIERI

Dated: March 22, 2021

By:

Emmanuel J. Argentieri, Esquire

Attorney for Plaintiff

REAL ESTATE OUTLINE

ED # 2021 ED 15

DATE RECEIVED DOCKET AND INDEX 3-29-	2021 200-CV-459
CHECK FOR PROPER WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE	INFO. X X X X X X X
WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR 2,000 **IF ANY OF ABOVE IS MISSIN	$ \frac{\frac{X}{X}}{X} $ CK#15490 G DO NOT PROCEED**
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	July 28 th TIME 9:00 1 ST WEEK 7-14 3 RD WEEK 7-21

- 08-04-032-01-000
- 202 North 4th St. Ratawissa. PA
- Boro of Catavissa

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020CV459

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JULY 28, 2021 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 PARCLE OF LOT OF LAND situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the Northern line of Pine Street with the Eastern line of Fourth Street, and running thence by the Eastern line of Fourth Street, North 27 0 20' East, 76 feet to an iron pin in line of other lands of Thomas E. Harder; thence by said line, South 70 0 10' East, 122 feet to an iron pin; thence by same, South 220 10' West, 75.4 feet to an iron pin in the Northern line of Pine Street, thence by the Northern line of Pine Street North 70 0 10' West, 130 feet to the iron pin on the Eastern line of Fourth Street, the place of beginning. Upon which is erected a two (2) story frame dwelling.

TITLE TO SAID PREMISES IS VESTED by special Warranty Deed dated 7/26/1972, conveying from Thomas E. Harder and Ruth C. Harder, his Wife to Joseph Keszkowski and Rosemarie Keszkowski, Husband and Wife, as Tenants by the Entireties, Recorded 8/1/1972, In Deed Book 257, Page 230.

Property being known as: 202 North 4th Street, Catawissa, PA 17820

Being Columbia County parcel number: 08-04-032-01-000

Improvements thereon consist of: Single Family Dwelling

PROPERTY ADDRESS: 202 NORTH 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-04-032-01-000

Seized and taken into execution to be sold as the property of ROSEMARIE KESZKOWSKI, ANITA MARIE KESZKOWSKI in suit of U.S. BANK NATIONAL ASSOC.

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

Attorney for the Plaintiff: ROMANO & GARUBO & ARGENTIERI WOODBURY, NJ 1-856-384-1515 By virtue of a Writ of Execution issued by Plaintiff U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

To case number 2020-CV-459

ALL THAT CERTAIN PARCLE OF LOT OF LAND situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the Northern line of Pine Street with the Eastern line of Fourth Street, and running thence by the Eastern line of Fourth Street, North 27° 20' East, 76 feet to an iron pin in line of other lands of Thomas E. Harder; thence by said line, South 70° 10' East, 122 feet to an iron pin; thence by same, South 22° 10' West, 75.4 feet to an iron pin in the Northern line of Pine Street, thence by the Northern line of Pine Street North 70° 10' West, 130 feet to the iron pin on the Eastern line of Fourth Street, the place of beginning. Upon which is erected a two (2) story frame dwelling.

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed dated 7/26/1972, conveying from Thomas E. Harder and Ruth C. Harder, his Wife to Joseph Keszkowski and Rosemarie Keszkowski, Husband and Wife, as Tenants by the Entireties, Recorded 8/1/1972, In Deed Book 257, Page 230.

Property being known as: 202 North 4th Street, Catawissa, PA 17820

Being Columbia County parcel number: 08-04-032-01-000

Improvements thereon consist of: Single Family Dwelling

Seized and taken in execution as the property of: Rosemarie Keszkowski and Anita Marie Keszkowski

SHERIFF SALE

By virtue of a Writ of Execution, Case No. 2020-CV-459

Plaintiff:

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title

Trust

vs. Defendant: Rosemarie Keszkowski and Anita Marie Keszkowski

Owner of the property situate in the Borough of Catawissa, County of Columbia, Pennsylvania

Being parcel and PIN number: 08-04-032-01-000

Property being known as: 202 North 4th Street, Catawissa, PA 17820

Improvements thereon: Residential Single Family Dwelling

Attorney: Emmanuel J. Argentieri, Esq./Romano, Garubo & Argentieri, LLC

314-RushTrucapPA-207
ROMANO GARUBO & ARGENTIERI
Counselors at Law LLC
By: EMMANUEL J. ARGENTIERI, ESQUIRE
Attorney ID# 59264
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096
(856) 384-1515
Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust Plaintiff,

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15 CIVIL ACTION

MORTGAGE FORECLOSURE

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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

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

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760

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

ROMANO, GARUBO & ARGENTIERI

Dated: March 22, 2021

Emmanuel J. Argentieri, Esquire Attorney for Plaintiff

Timothy T. Chamberlain Sheriff



VS.	(NATIONAL ASSOC VSKI, ROSEMARIE (et al.)				Number OCV459	
	SERVICE C	OVER SH	EET			
Service De		Sell Story				
Category:	Real Estate Sale - Sale Notice			Zone:	15	
Manner:	< Not Specified >	Expires:		Warrant:	27 2 specified	
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	,	J	
Serve To:		Final Serv	ice:			
Name:	COLUMBIA COUNTY ADULT PROBATION Served: Personally Adult In Charge Posted Other				Posted · Other	
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815	Adult In Charge:				
Phone:	DOB:	Relation:	Relation: Clerk			
Alternate Address:		Date:	03-31-21	Time:	1:45pm	
Phone:		Deputy:	7	Mileage:		
Attorney / (Originator:					
Name:	ROMANO & GARUBO & ARGENTIERI	Phone:	1-856-384-1515	e const		
Service Att	empts:		17/13 30 N S R S A	49. SMIRT		
Date:					348040	
Time:						
Mileage:						
Deputy:	1 2 3		4 5		ā	
Service Att	empt Notes:		WAS INCLUDED.			
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2.						
3.						
4.					_	
5.						
6.						

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

2020CV459

vs. KESZKOWSKI, ROSEMARIE (et al.)			Case Number 2020CV459				
		SERVICE	COVER SHI	EET		=	
Service De	tails:	STEP STATE					
Category:	Real Estate Sale - Sale	Notice		100	Zone:	15	
Manner:	< Not Specified >		Expires:		Warrant:		
Notes:	SALE DATE & TIME: 07 PLAINTIFF NOTICE OF			RIGHTS			
Serve To:			Final Servi	ce:		ka (E) ja kuji ko	
Name:	Columbia County Tax (Office	Served:	Personally Adul	t In Charge	Posted · Othe	
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult In Charge:	dult In			
Phone:	570-389-5649	DOB:	Relation:	: Clerk			
Alternate Address:			Date:	03-31-21	Time:	1:48 pm	
Phone:		Deputy:	7	Mileage:	a		
Attorney / C	Priginator:				7. 7.59 (1)	ale Hust	
Name:	ROMANO & GARUBO &	ARGENTIERI	Phone:	1-856-384-1515			
Service Att	empts:		#01-10 Tie (1-20-20)				
Date:				, <u> </u>			
Time:				,			
Mileage:		reset stade				Militarios scales ()	
Deputy:	7	2	3	d 5		8	
Service Atte	empt Notes:						
1.							
2.							
3.							
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5.							
6.							

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOC **Case Number** 2020CV459 KESZKOWSKI, ROSEMARIE (et al.) DOMESTIC RELATIONS SERVICE COVER SHEET Service Details: 15 Category: Real Estate Sale - Sale Notice Zone: < Not Specified > Expires: Warrant: Manner: Notes: SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 유 Serve To: Final Service: 2020CV459 Name: Domestic Relations Office of Columbia Col Served: Personally Adult In Charge Posted · Other **Primary** 11 WEST MAIN STREET Adult In Feitner Charge: Address: 2ND FLOOR Bloomsburg, PA 17815 Relation: Phone: DOB: WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION Alternate 1155pm 03-31-21 Date: Time: Address: Phone: Deputy: Mileage: Attorney / Originator: Name: **ROMANO & GARUBO & ARGENTIERI** Phone: 1-856-384-1515 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

Timothy T. Chamberlain Sheriff



VS.	(NATIONAL ASSOC /SKI, ROSEMARIE (et al.)				Number OCV459
	SERVICE C	OVER SH	EET		
Service De	tails:				DESILA
Category:	Real Estate Sale - Sale Notice			Zone:	15
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN		RIGHTS	٠	
Serve To:		Final Servi	ice:	Where the constraint of the second product () as	
Name:	COLUMBIA COUNTY TREASUER	Served:	Personally Adul	t In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET BLOOMSBURG, PA 17815 Adult In Charge: Circle Circle Circle Congressions				9
Phone:	DOB:	Relation:	Tres.		
Alternate Address:		Date:	03-31-21	Time:	1:50pm
Phone:		Deputy:	7	Mileage:	
ttorney / C	Originator:				
Name:	ROMANO & GARUBO & ARGENTIERI Phone: 1-856-384-1515				
ervice Att	empts:				
Date:					APPCINGS .
Time:					
Mileage:				render	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Deputy:	7 2 3		4 5	100-3	8
ervice Atte	empt Notes:				
3.					
ļ					
5.					

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15

CIVIL ACTION

MORTGAGE FORECLOSURE

ACT 91 CERTIFICATION

I, Emmanuel J. Argentieri, hereby certify that a Combined Act 6/Act 91 Notice was provided to Rosemarie Keszkowski and Anita Marie Keszkowski, by letter dated March 13, 2018, via U.S. First Class Mail and Certified Mail, postage prepaid.

ROMANO, GARUBO & ARGENTIERI

Dated: March 23, 2021

By: ___

Emmanuel J. Argentieri, Esquire

Attorney for Plaintiff

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

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U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

Plaintiff,

v.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 **COURT OF COMMON PLEAS COLUMBIA COUNTY**

NO. 2020-CV-459

2021-ED-15

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief that the last known address of Defendants, Rosemarie Keszkowski and Anita Marie Keszkowski is 202 North 4th Street, Catawissa, PA 17820.

Emmanuel J. Argentier! Esquire

Attorney for Plaintiff

Sworn to and subscribed to before me this 23 day of March, 2021

OTARY PUBLIC

LAURA DOLLY My Commission Expires April 16, 2024

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

v.

Plaintiff,

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021 - ED-15 CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

BEFORE ME, the undersigned authority, personally appeared Emmanuel J. Argentieri, Esquire, who, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief, the Defendants, Rosemarie Keszkowski and Anita Marie Keszkowski, are not known to be in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Emmanuel J, Argentieri, Esquire

Attorney for Plaintiff

Sworn to and subscribed to before me this 23rd day of March, 2021

NOTARY PUBLIC

LAURA DOLLY
My Commission Expires
April 16, 2024

TO: SHERIFF, COLUMBIA COUNTY, PA

SIR: There will be placed in your hands for service a Writ of Execution, styled as

follows: U.S. Bank National Association, etc. vs. Rosemarie Keszkowski;

Anita Marie Keszkowski

Plaintiff

Defendant

No. 2020-CV-459

WAIVER OF WATCHMAN

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

ROMANO, GARUBO & ARGENTIERI

Emmanuel J. Argentieri, Esquire

Attorney for Plaintiff

3/22/2/ DATE

Document Receipt

Trans # 18176 Carrier / service: USPS Server First-Class Mail® 3/31/2021 12:00:00 AM

Ship to:

COMMON OF PA BUREAU OF COMPLIANCE

P.O. BOX 280948 Tracking #: 71901140006000175965

Doc Ref #: 2021ED15

Postage 5.8600

Trans # 18177

Carrier / service: USPS Server

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3/31/2021 12:00:00 AM

Ship to:

COMMON OF PENNA

BUREAU OF COMPLIANCE

P.O. BOX 280946

Tracking #:

Doc Ref#:

2021ED15

71901140006000175972

Postage

5.8600

Docur	nant	Paca	int

Ship to:

PA DEPT OF REVENUE OFFICE OF CHIEF

C/O SHERRIE CAUDILL P.O. BOX Tracking #: 71901140006000175989

281061

Doc Ref #: 2021ED15

Postage 5.8600

Trans # 18175 Carrier / service:

USPS Server First-Class Mail® 3/31/2021 12:00:00 AM

Ship to:

COMMON OF PENNA

DEPT OF REVENUE

BUREAU OF IND TAXES

Tracking #:

71901140006000175958

P.O. BOX 280509

Doc Ref#: Postage

2021ED15

5.8600

HARRISBURG

PA 17128

Trans # 18174

Carrier / service: USPS Server

First-Class Mail®

3/31/2021 12:00:00 AM

Ship to:

INTERNAL REVENUE SERVICE

FEDERAL ESTATE TAX

201 W. RIVERCENTER BLVD

Tracking #:

Doc Ref#:

71901140006000175941 2021ED15

Postage

ge 5.8600

COVINGTON

KY 41011

Document Receipt

Trans # 18173 Carrier / service: USPS Server First-Class Mail® 3/31/2021 12:00:00 AM

Ship to:

DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY

PROGRAM

P.O. BOX 8486 WILLOW OAK BUILDING Tracking #: 71901140006000175934

Doc Ref #: 2021ED15 Postage 5.8600

Trans # 18172

Carrier / service: USPS Server

First-Class Mail®

3/31/2021 12:00:00 AM

Ship to:

COMMONWEALTH OF PA

INHERITANCE TAX DIVISON

P.O. BOX 280601

Tracking #:

71901140006000175927

Doc Ref #: Postage 2021ED15

5.8600

HARRISBURG

PA 17105

Trans# 18173 Carrier / service: USPS Server

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3/31/2021 12:00:00 AM

Ship to:

DEPARTMENT OF PUBLIC WELFARE

ESTATE RECOVERY PROGRAM

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: Doc Ref#:

71901140006000175934

Postage

2021ED15 5.8600

Trans # 18171

Carrier / service: USPS Server

First-Class Mail®

3/31/2021 12:00:00 AM

Ship to:

COMMON OF PENNA

DEPARTMENT OF WELFARE

333 HEALTH AND WELFARE BUILDING

Tracking #:

71901140006000175910

Doc Ref#:

2021ED15

Postage

5.8600

Document Receipt

Trans # 18171 Carrier / service: USPS Server First-Class Mail® 3/31/2021 12:00:00 AM

Ship to:

COMMON OF PENNA DEPARTMENT OF WELFARE

333 HEALTH AND WELFARE BUILDING Tracking #: 71901140006000175910

Doc Ref #: 2021ED15 Postage 5.8600

Postage 5.86

Page 1 of 1 **Print Your Documents**

Document Receipt

Trans# 18170 Carrier / service: USPS Server First-Class Mail® 3/31/2021 12:00:00 AM

Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE 71901140006000175903 Tracking #:

SUITE 1001 Doc Ref#: 2021ED15

Postage 5.8600

KING OF PA 19406

PRUSSIA

Page 1 of 1 **Print Your Documents**

Document Receipt

3/31/2021 12:00:00 AM Trans# 18169 Carrier / service: USPS Server First-Class Mail®

Ship to:

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

71901140006000175897 Tracking #: PO BOX 8016

Doc Ref #: 2021ED15 Postage 5.8600

Document Receipt

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000175880

Doc Ref #: 2021ED15

Postage 5.8600

Columbia County Columbia County Sheriff 35 West Main Street PO Box 380

Bloomsburg

PA 17815



71901140006000175903

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
1150 FIRST AVENUE
SUITE 1001
KING OF PA 19406

PRUSSIA

314-RushTrucapPA-207

ROMANO GARUBO & ARGENTIERI

Counselors at Law LLC

By: EMMANUEL J. ARGENTIERI, ESQUIRE

Attorney ID# 59264

52 Newton Avenue, P.O. Box 456

Woodbury, NJ 08096

(856) 384-1515

Attorney for Plaintiff

U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

 \mathbf{v} .

Plaintiff.

Rosemarie Keszkowski Anita Marie Keszkowski Defendant.

Property address: 202 North 4th Street Catawissa, PA 17820 COURT OF COMMON PLEAS COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To:

Rosemarie Keszkowski

202 North 4th Street

Catawissa, PA 17820

Anita Marie Keszkowski

202 North 4th Street

Catawissa, PA 17820

The real estate located at 202 North 4th Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on July 28th 2021 at 9:00 AM, at the Columbia County Courthouse, Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$144,631.72 plus fees, costs and other charges obtained by U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

- 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 the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution.
- 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760 Columbia County Prothonotary Columbia County Sheriff June 23, 2020 Page 2

To the Sheriff

Please schedule the sale for the property located at 202 North 4th Street, Catawissa, PA 17820, and notify me of the sale date. My email is ldolly@rgalegal.com. Enclosed is our check in the amount of \$1,350.00 made payable to the Sheriff of Columbia County for your costs for the sale and two (2) self-addressed, prepaid envelopes for returns of service.

Please **SERVE** the Defendants at the mortgaged premises located at:

Rosemarie Keszkowski 202 North 4th Street Catawissa, PA 17820 Anita Marie Keszkowski 202 North 4th Street Catawissa, PA 17820

Please **POST** the property with the Handbill of Sale:

202 North 4th Street Catawissa, PA 17820

Kindly be advised that we will serve the Defendants via U.S. First Class Mail, as well as all lienholders, and will file the appropriate affidavit with the Court.

Thank you for your kind assistance and please call me if you have any questions at (856) 384-1515, Ext. 128, or email me at mgalati@rgalegal.com.

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

Ву:

Laura Dolly, Paralega

/lld encls.

