

**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 26, 2022 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2697.43

POUNDAGE – 2% OF BID \$ 53.95

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2751.38

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

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

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

PURCHASER(S) SIGNATURE(S): B. W. Kelly

TOTAL DUE: \$ 2751.38

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 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

**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

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

Other	ELECTRIC	\$54.03
Sewer		\$46.00
Water		\$41.00

**Total Municipal Costs** **\$141.03**

## Distribution Costs

Recording Fees	\$71.75
----------------	---------

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

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

<b>Total Distribution Costs</b>	<b>\$71.75</b>
---------------------------------	----------------

---

<b>Grand Total:</b>	<b>\$2,697.43</b>
---------------------	-------------------

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
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: CSD

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			
	<b>TOTAL CHARGES</b>	\$71.75		
	<b>PAYMENTS</b>			
	CHECK: 9102 - SHERIFF	\$71.75		
	<b>TOTAL PAYMENTS</b>	\$71.75		
	<b>AMOUNT DUE</b>	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

**REV-183**

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

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

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 ...**	
Mailing Address 35 West Main Street		Mailing Address C/o RLMS, 15480 Laguna Canyon Road, Suite 100			
City Bloomsburg	State PA	ZIP Code 17815	City Irvine	State CA	ZIP Code 92618

**SECTION II REAL ESTATE LOCATION**

Street Address 202 North 4th Street		City, Township, Borough Catawissa	
County Columbia	School District Southern Columbia Area	Tax Parcel Number 08-04-032-01-000	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? ☐ YES ☒ 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 Ratio Factor x 5.18	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 Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

\*\*as Legal Title Trustee for Truman 2016 SC6 Title Trust

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Emmanuel J. Argentieri		Telephone Number (856) 384-1515	
Mailing Address 52 Newton Avenue	City Woodbury	State NJ	ZIP Code 08096

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date 1/28/22
---	-----------------

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



1830019105

1830019105

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 255182	Invoice Date: 04/28/2022 8:09:42 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: CSD

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	202204058	CATAWISSA BORO
	Grantor - KESZKOWSKI, ROSEMARIE		04/28/22 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			
	<b>TOTAL CHARGES</b>	<u>\$71.75</u>		
	<b>PAYMENTS</b>			
	CHECK: 9100 - SHERIFF	\$71.75		
	<b>TOTAL PAYMENTS</b>	<u>\$71.75</u>		
	<b>AMOUNT DUE</b>	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

# ROMANO GARUBO & ARGENTIERI

*Counselors at Law LLC*

Michael F.J. Romano, Member \*  
[mromano@rgalegal.com](mailto:mromano@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto:eargentieri@rgalegal.com)

Louis W. Skinner\*  
[lskinner@rgalegal.com](mailto: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](mailto:agarubo@rgalegal.com)

Evan J. Salan, Esquire\*\*\*  
[esalan@rgalegal.com](mailto:esalan@rgalegal.com)

Michael V. Baronio, Esquire\*\*  
[mbaronio@gmail.com](mailto:mbaronio@gmail.com)  
Nanuet NY 10954  
PH: (914) 715-7072

January 27, 2022

314-207

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

**Re: U.S. Bank National Association ... v. Rosemarie Keszowski**  
**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/ldd  
Enclosures

## Timothy Chamberlain

---

**From:** catwatsec <catwatsec@ptd.net>  
**Sent:** Tuesday, February 1, 2022 9:34 AM  
**To:** Timothy Chamberlain  
**Subject:** Keszowski 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 - Keszowski. 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

15-21  
459-20 CV

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>526.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1349.15</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1599.15</u>

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

## REAL ESTATE TAXES:

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

Fees -		
MUNICIPAL FEES DUE:	\$ <u>54.03</u>	
SEWER 20	\$ <u>46.00</u>	
WATER 20	\$ <u>41.00</u>	
TOTAL *****		\$ <u>141.03</u>

SURCHARGE FEE (DSTE)	\$ <u>324.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2677.43

**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 Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:  
202 North 4<sup>th</sup> 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 than 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,**

**v.**

**Rosemarie Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:  
202 North 4<sup>th</sup> 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 than 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 Keszowski  
202 North 4th Street  
Catawissa, PA 17820

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

ROMANO, GARUBO & ARGENTIERI

Dated: September 7<sup>th</sup>, 2021

By: \_\_\_\_\_

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

**ROMANO GARUBO & ARGENTIERI***Counselors at Law LLC*

Michael F.J. Romano, Member \*  
[mromano@rgalegal.com](mailto:mromano@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto:eargentieri@rgalegal.com)

Louis W. Skinner\*  
[lskinner@rgalegal.com](mailto: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](mailto:agarubo@rgalegal.com)

Evan J. Salan, Esquire\*\*\*  
[esalan@rgalegal.com](mailto:esalan@rgalegal.com)

Michael V. Baronio, Esquire\*\*  
[mbaronio@gmail.com](mailto: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 Keszowski; Anita Marie Keszowski  
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 **September 15, 2021** be **POSTPONED** to **January 26, 2022** 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](mailto:ldolly@rgalegal.com).

Very truly yours,

ROMANO, GARUBO &amp; ARGENTIERI

By:

  
Emmanuel J. Argentieri, Esquire

EJAMld

# ROMANO GARUBO & ARGENTIERI

*Counselors at Law LLC*

Michael F.J. Romano, Member \*  
[mromano@rgalegal.com](mailto:mromano@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto:eargentieri@rgalegal.com)

Louis W. Skinner\*  
[lskinner@rgalegal.com](mailto: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](mailto:agarubo@rgalegal.com)

Evan J. Salan, Esquire\*\*\*  
[esalan@rgalegal.com](mailto:esalan@rgalegal.com)

Michael V. Baronio, Esquire\*\*  
[mbaronio@gmail.com](mailto: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 Keszowski; Anita Marie Keszowski  
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](mailto:ldolly@rgalegal.com).

Very truly yours,  
ROMANO, GARUBO & ARGENTIERI

By:

\_\_\_\_\_  
Laura Dolly, Paralegal

/lld

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 (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 PARCELS 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 22' 0" 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 Keszowski and Rosemarie Keszowski, 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

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

Seized and taken into execution to be sold as the property of ROSEMARIE KESZOWSKI, ANITA MARIE KESZOWSKI 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the plaintiff.

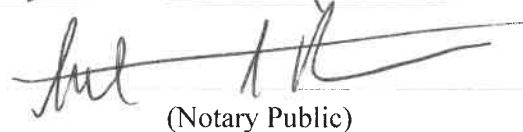
Attorney for the Plaintiff: ROMANO & GARUBO & ARGENTIERI  
WOODBURY, NJ 1-856-384-1515

TIMOTHY T. CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

Ad Text: Keszowski Sale

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

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

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

TIM CHAMBERLAIN - COLUM COUNTY SHER  
PO BOX 380  
BLOOMSBURG PA 17815

## ROMANO GARUBO & ARGENTIERI

*Counselors at Law LLC*

Michael F.J. Romano, Member \*  
[mromano@rgalegal.com](mailto:mromano@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto:eargentieri@rgalegal.com)

Louis W. Skinner\*  
[lskinner@rgalegal.com](mailto: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](mailto:agarubo@rgalegal.com)

Evan J. Salan, Esquire\*\*\*  
[esalan@rgalegal.com](mailto:esalan@rgalegal.com)

Michael V. Baronio, Esquire\*\*  
[mbaronio@gmail.com](mailto: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 Keszowski; Anita Marie Keszowski  
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 **September 15, 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 [ldolly@rgalegal.com](mailto:ldolly@rgalegal.com).

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By: 

Laura Dolly, Paralegal

EJA\lld

*Sale is January 26, 2022*



## TX Result Report

P 1

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	OK	ORG

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

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

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

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

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

To: 5703895625

From: RGA Fax

8-19-21 2:59pm p. 1 of 1

## ROMANO GARUBO &amp; 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. Salas, Esquire\*\*\*  
esalas@rgalegal.com

Michael V. Baronio, Esquire\*\*  
mbaronio@rgmail.com  
Nanuet NY 10954  
PH: (914) 715-7072

July 7, 2021

File No. 314-TrucapPA-207

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

RE: U.S. Bank National Association, et al. vs. Rosemarie Keszowski; Anita Marie Keszowski  
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 September 15, 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 [ldolly@rgalegal.com](mailto:ldolly@rgalegal.com).

Very truly yours,

ROMANO, GARUBO &amp; ARGENTIERI

By:   
Laura Dolly, Paralegal

EJA/HJ

*Sale is January 26, 2022*



**Catawissa Borough**

307 Main Street

Catawissa, PA 17820

Phone: (570) 356-2561

Fax: (570) 356-2794

**FAX****To:** Sheriff's Office**From:** Catawissa Borough**Fax:** 570.389.5625**Pages:** 2 including cover sheet**Phone:****Date** 07/26/2021**Re:** Sheriff Sale 202 N. 4<sup>th</sup> Street**cc:**

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

Thank You,



Connie M. Cole

Borough Secretary

Confidential

# ROMANO GARUBO & ARGENTIERI

*Counselors at Law LLC*

Michael F.J. Romano, Member \*  
[mromano@rgalegal.com](mailto:mromano@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto:eargentieri@rgalegal.com)

Louis W. Skinner\*  
[lskinner@rgalegal.com](mailto: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](mailto:agarubo@rgalegal.com)

Evan J. Salan, Esquire\*\*\*  
[esalan@rgalegal.com](mailto:esalan@rgalegal.com)

Michael V. Baronio, Esquire\*\*  
[mbaronio@gmail.com](mailto: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 Keszowski; Anita Marie Keszowski  
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](mailto:ldolly@rgalegal.com).

Very truly yours,  
ROMANO, GARUBO & ARGENTIERI

By: 

Laura Dolly, Paralegal

/lld

2021 JUL 20 A 10:59

PROTHONOTARY  
FILED

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

FILED  
PROTHONOTARY

2021 JUL 20 A 10:59

CLERK OF COURTS  
COUNTY OF COLUMBIA

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

v.

Rosemarie Keszowski  
Anita Marie Keszowski  
Defendant,

Property address:  
202 North 4<sup>th</sup> 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 than 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:

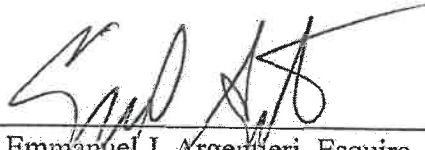
Rosemarie Keszowski  
202 North 4th Street  
Catawissa, PA 17820

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

ROMANO, GARUBO & ARGENTIERI

Dated: July 8, 2021

By:

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

FILED  
PROTHONOTARY  
2021 JUL 20 A 10:59  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA

**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 Keszowski  
Anita Marie Keszowski  
Defendant.

Property address:  
202 North 4<sup>th</sup> 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 (at the per diem rate of \$10.71)	\$1,692.18
Subtotal	\$66,830.56
Costs	\$ _____
Total	\$66,830.56

ROMANO, GARUBO & ARGENTIERI

Dated: March 22<sup>nd</sup>, 2021

By: \_\_\_\_\_

Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

FILED  
PROTHONOTARY  
2021 MAR 29 A 9 44  
CLERK OF COURT  
COLUMBIA COUNTY

# WRIT OF EXECUTION – MORTGAGE FORECLOSURE

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

Plaintiff,

v.

Rosemarie Keszowski  
Anita Marie Keszowski  
Defendant.

Property address:  
202 North 4<sup>th</sup> 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: 3/29/2021

Barbara N. Jurecki  
Prothonotary  
Prothonotary, Proth. & Clerk of the Courts  
By My Com. Ex. 1st 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 Keszowski  
Anita Marie Keszowski

Defendants.

Property address:  
202 North 4<sup>th</sup> 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 than 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](mailto:mromano@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto:eargentieri@rgalegal.com)

Louis W. Skinner\*  
[lskinner@rgalegal.com](mailto: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](mailto:agarubo@rgalegal.com)

Evan J. Salan, Esquire\*\*\*  
[esalan@rgalegal.com](mailto:esalan@rgalegal.com)

Michael V. Baronio, Esquire\*\*  
[mbaronio@gmail.com](mailto:mbaronio@gmail.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

RE: U.S. Bank National Association, ... vs. Rosemarie Keszowski; Anita Marie Keszowski  
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 **July 28, 2021** be **POSTPONED** to **September 15, 2021** due to a loss mitigation workout.

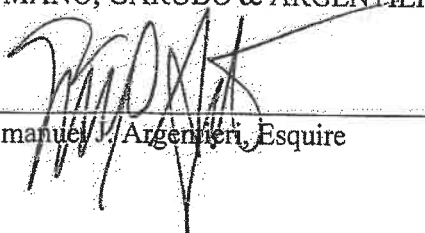
We sent the Notice of the Date of Continued Sheriff's Sale Pursuant to Rule 3129.3 for filing and asked the Prothonotary to forward a copy to your office. Please announce the postponement at the July 28, 2021 sale.

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

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

  
Emmanuel J. Argentieri, Esquire

EJA:lld

CATAWISSA BOROUGH  
307 MAIN ST.  
CATAWISSA, PENNSYLVANIA 17820

ACCOUNT NO. BILLING PERIOD DUE DATE  
000309-01 06/16/2021 - 07/26/2021 08/20/2021

SERVICE TO:  
202 N 4TH ST.

NEW	99922
OLD	99775
USED	147

OUTSTANDING BALANCE	Electric	Sewer
COST	46.98	40.00
PA TAX		

NET AMOUNT	46.98	40.00
------------	-------	-------

AFTER	08/20/2021	
PENALTY	7.05	6.00
GROSS AMOUNT	54.03	46.00

PAYMENTS MADE AFTER 07/26/2021  
ARE NOT REFLECTED ON THIS BILL

PRESORTED  
FIRST CLASS MAIL  
USPS PERMIT NO. 20  
BLOOMSBURG PA

PAY BILLS AT CATAWISSA FCBT

Final Bill



ACCOUNT NO. BILLING PERIOD  
000309-01 06/16/2021 07/26/2021

NET AMOUNT	Electric	Sewer
GROSS AMOUNT	46.98	40.00
PAY GROSS AMOUNT AFTER	54.03	46.00
		08/20/2021

SERVICE TO: 202 N 4TH ST.  
METER #: 30-0

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

RETURN THIS PORTION WITH PAYMENT

## 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 Keszowski & Anita Marie  
Keszowski  
Docket # 2020-CV-459, 2021-ED-15

Dear Sheriff Chamberlain:

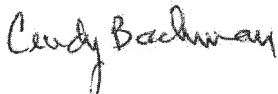
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property:

Rosemarie Keszowski - 202 North 4<sup>th</sup> 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  
Catawissa Water Authority

As of July 12 2021

SOUTHERN COLUMBIA AREA SD			2021 SCHOOL REAL ESTATE DATE 07/01/2021				BILL# 000293 TAXCOLLECTOR COPY	
CATAWISSA BOROUGH			DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:			REAL ESTATE	23312	53.3700	1129.84	1152.90	1268.19
CATAWISSA BOROUGH TAX COLLECTR								
PAULA CLARK								
138 SOUTH ST								
CATAWISSA, PA 17820								
INSTALLMENT PLAN	Face	Penalty	ASSESSED VALUE	23312	1244.161	1129.84	1152.90	1268.19
FIRST INSTALLMENT	384.30	384.30	HOMESTEAD REDUCTION	-1710	-91.263			
SECOND	384.30	422.73				IF PAID ON	IF PAID ON	IF PAID
THIRD INSTALLMENT	384.30	422.73	TAXABLE ASSESSMENT	21602	1152.899	OR BEFORE	OR BEFORE	AFTER
						AUG 31	OCT 31	OCT 31

School Penalty @ 10%

M  
A KESZKOWSKI JOSEPH & ROSEMARIE  
I 202 NORTH FOURTH STREET  
L CATAWISSA PA 17820

PROPERTY DESCRIPTION		ACCT.
PARCEL 08 04 03201000		861
202 N FOURTH ST	2835.00	This tax returned to Court House January 1, 2022
0257-0230	20477.00	
0.22 ACRES		

T  
O

**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 Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:**

**202 North 4<sup>th</sup> Street**

**Catawissa, PA 17820**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**NO. 2020-CV-459**

*2021-ED-15*

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

*Pd Ct 9-Bord  
3/15/21*

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

To: Rosemarie Keszowski  
202 North 4th Street  
Catawissa, PA 17820

Anita Marie Keszowski  
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 28<sup>th</sup> 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. 5<sup>th</sup> 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,

v.

Rosemarie Keszowski  
Anita Marie Keszowski  
Defendant.

Property address:  
202 North 4<sup>th</sup> Street  
Catawissa, PA 17820

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2020-CV-459

2021-ED-15  
CIVIL ACTION

MORTGAGE FORECLOSURE

*Bot # 292*  
*Bot # 293*

**NOTICE OF SALE TO LIENHOLDERS**

OWNERS: Rosemarie Keszowski and Anita Marie Keszowski  
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

Dated: March 22<sup>nd</sup>, 2021

By: \_\_\_\_\_

Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

**ROMANO GARUBO & ARGENTIERI***Counselors at Law LLC*

Michael F.J. Romano, Member \*  
[mromano@rgalegal.com](mailto:mromano@rgalegal.com)

Emmanuel J. Argentieri, Member\*  
[eargentieri@rgalegal.com](mailto:eargentieri@rgalegal.com)

Louis W. Skinner\*  
[lskinner@rgalegal.com](mailto: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](mailto:agarubo@rgalegal.com)

Evan J. Salan, Esquire\*\*\*  
[esalan@rgalegal.com](mailto:esalan@rgalegal.com)

Michael V. Baronio, Esquire\*\*  
[mbaronio@gmail.com](mailto: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 Keszowski; Anita Marie Keszowski  
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 **July 28, 2021** be **POSTPONED** for **60 days** 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 [ldolly@rgalegal.com](mailto:ldolly@rgalegal.com).

Very truly yours,

ROMANO, GARUBO &amp; ARGENTIERI

By: 

Laura Dolly, Paralegal

EJAMld

★ Next date is September 15<sup>th</sup>, 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 Keszowski  
Anita Marie Keszowski  
Defendant.

Property address:  
202 North 4<sup>th</sup> 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 Keszowski and Anita Marie Keszowski  
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

Dated: March <sup>22<sup>nd</sup></sup>, 2021

By: 

Emmanuel 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 Berwick, PA 18603
IMPROVEMENTS:	Single Family Dwelling
TAX PARCEL NO.:	04D-05-178-00.000

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<sup>th</sup> 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

Dated: March 22<sup>nd</sup>, 2021

By: 

Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 23, 2021

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2020CV459

## 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:

Name: (POSTING)

Primary Address: 202 NORTH 4TH STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: 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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

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:

Name: SOUTHERN COLUMBIA SCHOOL DISTRICT

Primary Address: 800 SOUTHERN DRIVE  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Lori Lewand

Relation: Acct Ref Pay

Date:

Time: 14:19

Deputy: 3

Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

### Service Attempts:

Date: 4-5-21

Time:

Mileage:

Deputy: 3 1 2 3 4 5 6

### Service Attempt Notes:

1. School Closed today

2.

3.

4.

5.

6.

SOUTHERN COLUMBIA SC

2020CV459

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

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:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Roseann ~~Lukas~~ Lukas

Relation: Secretary

Date: 4-7-21 Time: 14:12

Deputy: 3 Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

CATAWISSA WATER AUTHORITY

2020CV459

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 04/07/21

Account:

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

Ad ID: 1217761  
Description: Keszowski Sale  
Run Dates: 07/07/21 to 07/21/21  
Class: 2  
Agate Lines: 207  
Blind Box:

Total Ad Cost \$1,349.15  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	07/07/21	07/21/21	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 Sheriff's Office prior thereto.

ALL THAT CERTAIN PARCELS 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 Keszowski and Rosemarie Keszowski, 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 KESZOWSKI, ANITA MARIE KESZOWSKI 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
ROMANO & GARUBO & ARGENTIERI  
WOODBURY, NJ 1-856-384-1515

TIMOTHY T. CHAMBERLAIN, Sheriff  
Columbia County, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

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:

Name: ROSEMARIE KESZKOWSKI

Primary Address: 202 NORTH 4TH STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: homeowner

Date: 4-5-21

Time: 13:12

Deputy: 3

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.

KESZKOWSKI, ROSEMARIE

2020CV459

202 NORTH 4TH STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice		<b>Zone:</b>	15
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>		<b>Warrant:</b>
<b>Notes:</b>	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

<b>Name:</b>	ANITA MARIE KESZKOWSKI	
<b>Primary Address:</b>	202 NORTH 4TH STREET CATAWISSA, PA 17820	
<b>Phone:</b>		<b>DOB:</b>
<b>Alternate Address:</b>	516 FISHER AVENUE CATAWISSA, PA 17820	
<b>Phone:</b>		

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Rose Marie Keszowski		
<b>Relation:</b>	Mother		
<b>Date:</b>	4-5-21	<b>Time:</b>	13:12
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	ROMANO & GARUBO & ARGENTIERI	<b>Phone:</b>	1-856-384-1515
--------------	------------------------------	---------------	----------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

KESZKOWSKI, ANITA MAR

2020CV459

202 NORTH 4TH STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

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:

Name: OCCUPANT

Primary Address: 202 NORTH 4TH STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2020CV459

202 NORTH 4TH STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

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:

Name: Paula Clark

Primary Address: 138 South Street  
Catawissa, PA 17820

Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-5-21

Time: 13:24

Deputy: 3

Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

CLARK, PAULA

2020CV459

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice		<b>Zone:</b>	15
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>		
<b>Notes:</b>	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

<b>Name:</b>	CATAWISSA BOROUGH
<b>Primary Address:</b>	307 MAIN STREET CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Connie cole		
<b>Relation:</b>	Secretary		
<b>Date:</b>	4-5-21	<b>Time:</b>	13:20
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	ROMANO & GARUBO & ARGENTIERI	<b>Phone:</b>	1-856-384-1515
--------------	------------------------------	---------------	----------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

CATAWISSA BOROUGH

2020CV459

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION



**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 Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:  
202 North 4<sup>th</sup> 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 Keszowski  
202 North 4th Street  
Catawissa, PA 17820

Anita Marie Keszowski  
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 28<sup>th</sup> 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. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760**

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

REAL ESTATE TAX CERTIFICATION

Date: 03/31/2021

Fee: \$5.00

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

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

By: Columbia County Sheriff

Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2020CV459

## 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 Address: 202 NORTH 4TH STREET  
CATAWISSA, PA 17820

Adult In Charge:

Phone: DOB:

Relation:

Alternate Address:

Date:

Time:

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.

(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

Plaintiff,

v.

Rosemarie Keszowski  
Anita Marie Keszowski  
Defendant.

Property address:  
202 North 4<sup>th</sup> 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: 3/29/2021

Barbara W. Silvestri  
Prothonotary  
Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2024  
By [Signature]  
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 Keszowski & Anita Marie Keszowski

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:

1<sup>st</sup> Week      July 7<sup>th</sup> 2021

2<sup>nd</sup> Week      July 14<sup>th</sup> 2021

3<sup>rd</sup> Week      July 21<sup>st</sup> 2021

SALE DATE:    **July 28<sup>th</sup> 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 Keszowski  
Anita Marie Keszowski  
Defendant.

Property address:  
202 North 4<sup>th</sup> 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)

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

2. Name and address of Defendants in the judgment:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Rosemarie Keszowski	202 North 4th Street, Catawissa, PA 17820
Anita Marie Keszowski	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)
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)
Southern Columbia Area School District	800 Southern Drive Catawissa PA 17820 ✓
Catawissa Borough Tax Collector	c/o Paula Clark 138 South Street Catawissa, PA 17820 ✓
Catawissa Borough	c/o Connie Cole 307 Main St ✓



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

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)

Tenant/Occupant	202 North 4th Street, Catawissa, PA 17820 ✓
-----------------	---

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 Keszowski  
Anita Marie Keszowski

Defendants.

Property address:  
202 North 4<sup>th</sup> 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 than non-confidential information and documents.

  
By: Emmanuel J. Argentieri, 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 Keszowski and Rosemarie Keszowski, 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 Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:  
202 North 4<sup>th</sup> 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 (at the per diem rate of \$10.71)	\$1,692.18
Subtotal	\$66,830.56
Costs	\$ _____
Total	\$66,830.56

ROMANO, GARUBO & ARGENTIERI

Dated: March *22<sup>nd</sup>*, 2021

By: \_\_\_\_\_

*[Signature]*  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

# REAL ESTATE OUTLINE

ED # 2021ED15

DATE RECEIVED 3-29-2021  
DOCKET AND INDEX 2020-CV-459

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$ <del>1,350.00</del> OR <u>2,000</u>	<u>X</u>	CK# <u>15490</u>

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

SALE DATE July 28<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>7-7</u>
2 <sup>ND</sup> WEEK	<u>7-14</u>
3 <sup>RD</sup> WEEK	<u>7-21</u>

- 08-04-032-01-000
- 202 North 4<sup>th</sup> St.  
Catawissa, PA
- Boro of Catawissa

# 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 Keszowski and Rosemarie Keszowski, 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 fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
ROMANO & GARUBO & ARGENTIERI  
WOODBURY, NJ 1-856-384-1515

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

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 Keszowski and Rosemarie Keszowski, 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 Keszowski and Anita Marie Keszowski

## 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 Keszowski and Anita Marie Keszowski

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,**

**v.**

**Rosemarie Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:  
202 North 4<sup>th</sup> 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. 5<sup>th</sup> 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.

Dated: March 22<sup>nd</sup>, 2021

ROMANO, GARUBO & ARGENTIERI

By: \_\_\_\_\_

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

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:

Name: COLUMBIA COUNTY ADULT PROBATION

Primary Address: PO BOX 380  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Anita Manjone

Relation: Clerk

Date: 03-31-21

Time: 1:45 pm

Deputy: 7

Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

### Service Attempt Notes:

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

COLUMBIA COUNTY ADULT

2020CV459

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

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:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Hower

Relation: Clerk

Date: 03-31-21

Time: 1:48pm

Deputy: 7

Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

1	2	3	4	5	6

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2020CV459

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice		<b>Zone:</b>	15
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>		
<b>Notes:</b>	SALE DATE & TIME: 07/28/2021 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Co	
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	
<b>Phone:</b>		<b>DOB:</b>
<b>Alternate Address:</b>		
<b>Phone:</b>		

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> Posted Other		
<b>Adult In Charge:</b>	Shelley Feitner		
<b>Relation:</b>	Clerk		
<b>Date:</b>	03-31-21	<b>Time:</b>	1155pm
<b>Deputy:</b>	7	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	ROMANO & GARUBO & ARGENTIERI	<b>Phone:</b>	1-856-384-1515
--------------	------------------------------	---------------	----------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2020CV459 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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

Case Number  
2020CV459

## SERVICE COVER SHEET

### Service Details:

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:

Name: COLUMBIA COUNTY TREASURER

Primary Address: 11 WEST MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Cindy Creveling

Relation: Tres.

Date: 03-31-21 Time: 1:50pm

Deputy: 7 Mileage:

### Attorney / Originator:

Name: ROMANO & GARUBO & ARGENTIERI

Phone: 1-856-384-1515

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	3	4	5

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TREA

2020CV459

11 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

**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 Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:  
202 North 4<sup>th</sup> 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 Keszowski and Anita Marie Keszowski., 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*

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 Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:  
202 North 4<sup>th</sup> Street  
Catawissa, PA 17820**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**NO. 2020-CV-459**

*2021-ED-15*  
**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

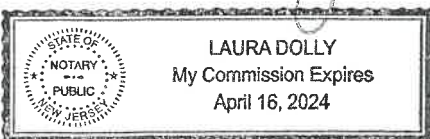
**AFFIDAVIT OF LAST KNOWN ADDRESS**

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 Keszowski and Anita Marie Keszowski is 202 North 4th Street, Catawissa, PA 17820.

  
Emmanuel J. Argentieri, Esquire  
Attorney for Plaintiff

Sworn to and subscribed to  
before me this 23<sup>rd</sup> day  
of March, 2021

  
NOTARY PUBLIC





**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 Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:  
202 North 4<sup>th</sup> Street  
Catawissa, PA 17820**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**NO. 2020-CV-459**

**2021-ED-15  
CIVIL ACTION**

**MORTGAGE FORECLOSURE**

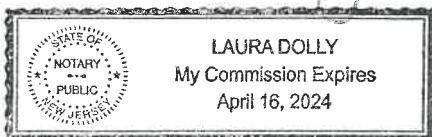
**AFFIDAVIT OF NON-MILITARY SERVICE**

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 Keszowski and Anita Marie Keszowski, 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 23<sup>rd</sup> day  
of March, 2021

  
NOTARY PUBLIC



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 Keszowski;

**Plaintiff**

Anita Marie Keszowski

**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

3/22/21  
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

HARRISBURG PA 17128

## Document Receipt

---

Trans #	18177	Carrier / service:	USPS Server	First-Class Mail®	3/31/2021 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PENNA

BUREAU OF COMPLIANCE

P.O. BOX 280946

Tracking #: 71901140006000175972

Doc Ref #: 2021ED15

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 18178 Carrier / service: USPS Server First-Class Mail® 3/31/2021 12:00:00 AM

Ship to:

PA DEPT OF REVENUE

OFFICE OF CHIEF

C/O SHERRIE CAUDILL P.O. BOX  
281061

Tracking #: 71901140006000175989

Doc Ref #: 2021ED15

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

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 #: 2021ED15
	Postage 5.8600
HARRISBURG PA 17128	

Document Receipt

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 #: 71901140006000175941

Doc Ref #: 2021ED15

Postage 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

HARRISBURG PA 17105



## Document Receipt

---

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 #: 2021ED15

Postage 5.8600

HARRISBURG PA 17105

## 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

HARRISBURG PA 17105

## 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

HARRISBURG PA 17105

## 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

HARRISBURG PA 17105

## Document Receipt

---

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

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #: 71901140006000175903

Doc Ref #: 2021ED15

Postage 5.8600

KING OF PA 19406  
PRUSSIA

## Document Receipt

---

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

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000175897

Doc Ref #: 2021ED15

Postage 5.8600

HARRISBURG PA 17105

## Document Receipt

---

Trans #	18168	Carrier / service:	USPS Server	First-Class Mail®	3/31/2021 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000175880

Doc Ref #: 2021ED15

Postage 5.8600

HARRISBURG PA 17128

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



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

---



**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 Keszowski  
Anita Marie Keszowski  
Defendant.**

**Property address:  
202 North 4<sup>th</sup> 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 Keszowski  
202 North 4th Street  
Catawissa, PA 17820

Anita Marie Keszowski  
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 28<sup>th</sup> 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. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(717) 784-8760**

***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](mailto: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 Keszowski  
202 North 4th Street  
Catawissa, PA 17820***

***Anita Marie Keszowski  
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](mailto:mgalati@rgalegal.com).

Very truly yours,

ROMANO, GARUBO & ARGENTIERI

By:

  
\_\_\_\_\_  
Laura Dolly, Paralegal

/lld  
encls.

Security features are indicated. Details on back.



**Romano Garibho & Argenti**  
Counselors At Law, LLC  
Attorney Business Account  
52 Newton Ave  
Woodbury, NJ 08096

**PARK BANK**  
601 Dalesea Drive  
Sewell, NJ 08080  
65-781812

15490

03/23/2021

\$ \*\*2,000.00

*Chellus*

Pay to the  
Order of Columbia County Sheriff

Two thousand and 00/100 \*\*\*\*\*  
Columbia County Sheriff

*[Signature]*

*Memo*  
314-RushTrucapPA-207 / Keszowski

⑈015490⑈ ⑆031207814⑆ 9000383740⑈