

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONSTAR MORTGAGE LLC
vs.
PETRINA M BARTEL (et al.)

Case Number
2017CV952

PROPERTY ADDRESS
2961 ROHRSBURG ROAD, BENTON, PA 17814

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
09/28/2017	Advance Fee	Advance Fee	15000798	\$0.00	\$1,350.00
09/28/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/28/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/28/2017	Crying Sale			\$10.00	\$0.00
09/28/2017	Docketing			\$15.00	\$0.00
09/28/2017	Levy			\$15.00	\$0.00
09/28/2017	Mailing Costs			\$60.00	\$0.00
09/28/2017	Posting Handbill			\$15.00	\$0.00
09/28/2017	Press Enterprise Inc.			\$1,150.80	\$0.00
09/28/2017	Sheriff Automation Fund			\$50.00	\$0.00
09/28/2017	Web Posting			\$100.00	\$0.00
01/10/2018	Continued or Cancelled Sale	Postponed to: 2/28/2018		\$10.00	\$0.00
02/21/2018	Service			\$210.00	\$0.00
02/21/2018	Service Mileage			\$40.00	\$0.00
02/21/2018	Copies			\$7.00	\$0.00
02/21/2018	Notary Fee			\$10.00	\$0.00
02/21/2018	Tax Claim Search			\$5.00	\$0.00
02/21/2018	Surcharge			\$150.00	\$0.00
02/28/2018	Continued or Cancelled Sale	Postponed to: 5/2/2018		\$10.00	\$0.00
05/02/2018	Continued or Cancelled Sale	Postponed to: 6/6/2018		\$10.00	\$0.00
				\$1,900.30	\$1,350.00

TOTAL BALANCE:	\$(550.30)
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COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Cory Mackanich

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: June 5, 2018

RE: Petrina Bartel

CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$550.30.

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DENARDO +

+ Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and Texas
+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEND. LITTLE +
Managing Attorney - PA

KEVIN S. FRANKEL +

SAMANTHA GABLE +

DANIEL T. LUTZ ++

LESLIE J. RASE *

ALISON H. TULIO +

STEPHANIE A. WALCZAK +

KATHERINE M. WOLF +

Office of the Sheriff of Columbia County
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Deputy

RE: Nationstar Mortgage LLC vs. Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
Docket No.: 2017-CV-0000952-MF
Property Address: 2961 Rohrsburg Road, Benton, PA 17814
S&D File No.: 17-057015
Sale Date: June 6, 2018

Dear Real Estate Deputy:

Kindly stay Sheriff's sale currently scheduled for June 6, 2018 in the above-referenced matter. Plaintiff has realized no monies.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,
Cory Mackanich
Foreclosure Department

cc: Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
117 Deussen Drive
Bloomsburg, PA 17815

Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
c/o Robert L. Dluge, Jr., Esq.
PO Box 304
Elysburg, PA 17824

NEW JERSEY OFFICE: 14000 Commerce Parkway, Suite B, Mount Laurel, NJ 08054

Petrina M. Bartel
103 East Avenue
Mt Carmel, PA 17851

Petrina M. Bartel
RR 1 Box 1
Benton, PA 17814

TX Result Report

P 1
06/05/2018 16:06
Serial No. A6VF011029028
TC:00021609

Addressee	Start Time	Time	Prints	Result	Note
916102789980	06-05 16:04	00:01:23	002/002	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 Feode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

COLUMBIA COUNTY SHERIFF'S OFFICE
 PO BOX 380
 PH 570-389-5622 | FAX 570-389-5625
 www.sheriffofcolumbiacounty.com

fax

TO: Cory Mackanich FROM: Sheriff Timothy Chamberlain
 FAX: PAGES: 2
 PHONE: DATE: June 5, 2018
 RE: Petrina Bartel CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$550.30.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONSTAR MORTGAGE LLC

vs.

Defendant
PETRINA M BARTEL
BRITT BARTEL, ESTATE ADMINISTRATRIX
ROBERT L DLUGE, ESQ

Attorney for the Plaintiff:
SHAPIRO & DENARDO
3600 HORIZON DRIVE
SUITE 150
KING OF PRUSSIA, PA 19406

Sheriff's Sale Date: Wednesday, June 6, 2018
Writ of Execution No. : 2017CV952
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2961 ROHRSBURG ROAD, BENTON, PA 17814

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		\$60.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,150.80
Sheriff Automation Fund		\$50.00
Web Posting		\$100.00
Continued or Cancelled Sale	Postponed to: 2/28/2018	\$10.00
Service		\$210.00
Service Mileage		\$40.00
Copies		\$7.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$150.00
Prothonotary, Acknowledge Deed		\$10.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Distribution Form		\$25.00
Continued or Cancelled Sale	Postponed to: 5/2/2018	\$10.00
Continued or Cancelled Sale	Postponed to: 6/6/2018	\$10.00
Total Sheriff Costs		\$2,095.30

Distribution Costs

Recording Fees	\$71.75	
Total Distribution Costs		\$71.75

Grand Total: **\$2,167.05**

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

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

NATIONSTAR MORTGAGE LLC VS PETRINA BARTEL

NO. 125-2017 ED

NO. 952-2017 JD

DATE/TIME OF SALE: *June 6*, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

TX Result Report

P 1
 05/01/2018 15:01
 Serial No. A6VF011029028
 TC:00018999

Addressee	Start Time	Time	Prints	Result	Note
916102789980	05-01 15:00	00:01:22	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

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
 CIVIL DIVISION
 Nationstar Mortgage LLC
 PLAINTIFF
 NO: 2017-CV-0000952-MF

VS.

Petrina M. Bartel, Administratrix of the
 Estate of Britt A. Bartel, deceased
 DEFENDANT

ORDER

AND NOW, this 1st day of May, 2018, upon consideration of
 Plaintiff's Petition to Continue Sheriff's sale on Real Property situated at 2961 Rohrsburg Road,
 Benton, PA 17814 and after notice of the filing of said Petition to Defendant, it is hereby

ORDERED that the Columbia County Sheriff's sale on the aforementioned real property
 scheduled for May 2, 2018, be continued to June 6, 2018, at the location previously noticed on
 all parties without further advertising or notice necessary; and it is further

ORDERED that the Columbia County Sheriff announce said continuance at the Sheriff's
 Sale on May 2, 2018; and it is further

ORDERED that a copy of this Order shall be served upon Defendant via first-class mail,
 postage pre-paid.

BY THE COURT:



RECEIVED
 COURT CLERK
 MAY - 1 2 2018
 10:27 AM

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

Nationstar Mortgage LLC
PLAINTIFF

NO: 2017-CV-0000952-MF

VS.

Petrina M. Bartel, Administratrix of the
Estate of Britt A. Bartel, deceased
DEFENDANT

FILED
PROTHONOTARY
2018 MAY -1 P 12:04
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA

ORDER

AND NOW, this 1st day of May, 2018, upon consideration of

Plaintiff's Petition to Continue Sheriff's sale on Real Property situated at 2961 Rohrsburg Road, Benton, PA 17814 and after notice of the filing of said Petition to Defendant, it is hereby

ORDERED that the Columbia County Sheriff's sale on the aforementioned real property scheduled for May 2, 2018, be continued to June 6, 2018, at the location previously noticed on all parties without further advertising or notice necessary; and it is further

ORDERED that the Columbia County Sheriff announce said continuance at the Sheriff's Sale on May 2, 2018; and it is further

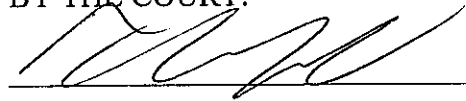
ORDERED that a copy of this Order shall be served upon Defendant via first-class mail, postage pre-paid.

Fax:

610-278-9980

Attn:
Cory

BY THE COURT:



J.

GEORGE and DENISE CAMERON * IN THE COURT OF COMMON PLEAS
 PLAINTIFFS, * OF THE 26TH JUDICIAL DISTRICT
 VS. * OF PENNSYLVANIA
 PETRINA M. BARTEL, * COLUMBIA COUNTY BRANCH
 Individually and as * CIVIL ACTION - LAW
 ADMINISTRATRIX of the * 2017-CV-1337
 Estate of BRIT A. BARTEL. *
 DEFENDANT. *

FILED
 CLERK OF COURTS
 COUNTY OF COLUMBIA
 2018 FEB 27 P 3:40
 CLERK OF COURTS
 COUNTY OF COLUMBIA

APPEARANCES:

LESLIE BRYDEN, ESQUIRE, Attorney for George and Denise Cameron.

SAMANTHA GABLE, ESQUIRE, Attorney for Nationstar Mortgage.

ROBERT L. DLUGE, EQUIRE, Attorney for Petrina M. Bartel.

ORDER OF COURT

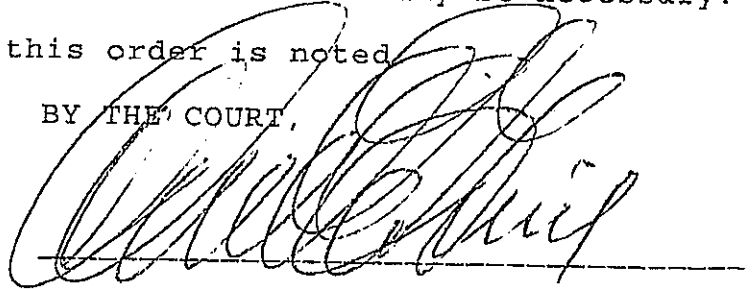
AND NOW, to wit, on this 16th day of February, 2018, this being the date and time set in the above-captioned matter, after conference with Counsel it it is ORDERED that this matter is continued to the 2nd day of May, 2018, at 11:00 o'clock a.m., in Courtroom 2, Columbia County Courthouse, Bloomsburg, Pennsylvania.

The Sheriff sale in the above-captioned matter will be continued until the date in May set by Columbia County for Sheriff sale.

The Court has set March 29, 2018, 9:00 o'clock

a.m. as the date and time for hearing in the Cameron versus
Bartell matter. All parties are advised that if they fail to
appear, the Court will enter such orders as may be necessary.
Plaintiff's objection to this order is noted.

BY THE COURT,

A large, stylized handwritten signature in black ink, appearing to read 'D. E. Grine', is written over a horizontal dashed line.

HONORABLE DAVID E. GRINE, S.J.

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++
DAVID S. KREISMAN **
CHRISTOPHER A. DENARDO +

+ Licensed in Pennsylvania and New Jersey
++ Licensed in Pennsylvania and Texas
+++ Licensed in Illinois and Florida

* Licensed in Pennsylvania Only
** Licensed in Illinois Only

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
KEVIN S. FRANKEL +
SAMANTHA GABLE +
DANIEL T. LUTZ ++
LESLIE J. RASE *
ALISON H. TULLIO +
STEPHANIE A. WALCZAK +
KATHERINE M. WOLF +

Prothonotary of Columbia County
Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

RE: Nationstar Mortgage LLC vs. Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased
Docket No.: 2017-CV-0000952-MF
Property Address: 2961 Rohrsburg Road, Benton, PA 17814
S&D File No.: 17-057015

Dear Sir/Madam:

Enclosed please find an Affidavit of Service of the Notice of Sale upon Petrina M. Bartel, Administratrix of the Estate of Britt A. Bartel, deceased. Kindly file same and return a time-stamped copy in the envelope provided.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC

Cory Mackanich
Legal Assistant

Enclosures

cc: Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815



235 SOUTH 13TH STREET
 PHILADELPHIA, PA 19107
 PHONE: (215) 546-7400
 FAX: (215) 985-0169



Nationstar Mortgage LLC

: COURT

Court of Common Pleas of

-VS-

Pennsylvania

Petrina M. Bartel, et al.

: CASE NUMBER

Columbia County

2017-CV-0000952-MF

State of Pennsylvania

AFFIDAVIT

County of Snyder

B&R Control # CS142490.01

Reference Number 17-057015

SERVICE INFORMATION

On 12/18/2017, we received the
 Notice of Sheriff Sale
 For service upon: Petrina M. Bartel
 At 103 East Avenue, Mt. Carmel, PA 17851

Served Date 12/27/17 Time 9:45 AM Accepted By: Susanne Ferrari

In the manner described below.

Personally served.

Adult in charge of residence, relationship is mother

Adult in charge of residence who refused to give name and/or relationship.

Manager/Clerk of place of residence lodging

Agent or person in charge of office or usual place of business

Other

Description of Person Age 60 Height 5'00" Weight 145 Race White Sex Female
 Other BLACK hair

Not Served Date _____ Time _____ Moved Unknown No Answer Vacant

Other _____

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this

5 day of Jan 2018

Matthew C. Smith

Notary Public

Process Server/Sheriff Nathan Morgan

Client Phone (610) 278-6800

Sale Date: 01/31/2018 Filed Date: _____ BR Serve By: 12/31/2017

Cory Mackanich, Legal Assistant
 Shapiro and DeNardo, LLC
 3600 Horizon Drive
 Suite 150
 King of Prussia, PA 19406



COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 MATTHEW C SMITH
 Notary Public
 MONROE TWP, SNYDER COUNTY
 My Commission Expires Oct 23, 2020

ORIGINAL

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
SAMANTHA GABLE, PA I.D. NO. 320695
DANIEL T. LUTZ, PA I.D. NO. 318144
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULLIO, PA I.D. NO. 87075
STEPHANIE A. WALCZAK, PA I.D. NO. 320431
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 17-057015

Nationstar Mortgage LLC
PLAINTIFF

vs.

Petrina M. Bartel, Administratrix of the
Estate of Britt A. Bartel, deceased
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

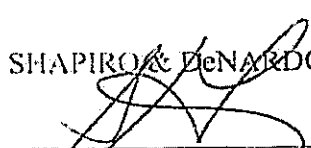
NO:2017-CV-0000952-MF

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA PUBLIC
ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies 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.

SHAPIRO & DeNARDO, LLC

BY:


Samantha Gable, Esquire

17-952

SHERIFF'S SALE COST SHEET

vs. Bartlel

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>60.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</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>7.00</u>	
NOTARY	\$ <u>16.00</u>	
TOTAL *****		\$ <u>499.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1150.80</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1400.80</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. <u>Ppd IX</u>	\$ <u>10.00</u>	
TOTAL *****		\$ <u>16.00</u>

TOTAL COSTS (OPENING BID) \$ 2147.05