

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
SUSAN B GOSCIMINSKI

Case Number
2019CV513

PROPERTY ADDRESS
114 SOUTH STREET, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

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

TOTAL BALANCE:	\$0.00
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GRENE & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

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

July 8, 2019

VIA FAX (570) 389-5625

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

Dear Sir/Madam:

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

First National Bank of Pennsylvania

vs.

Susan B. Gosciminski

Docket No.: 2019-CV-513

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

Very truly yours,

Kristine M. Anthou

KMA/klm

2019 ED73

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 73
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 114 SOUTH STREET
 CATAWISSA, PA 17820
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 7/11/19 **Time:** 8:10
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: GRENN & BIRSIC P.C. **Phone:**

Service Attempts:

Date:	6/25/19	6/26/19				
Time:	2:52	5:51				
Mileage:						
Deputy:	8	8				

Service Attempt Notes:

1. Ye
2. Card gone no one home
3. Home is empty
- 4.
- 5.
- 6.

OCCUPANT 2019CV513 114 SOUTH STREET, CATAWISSA, PA 17820 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 73
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S 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: 8/25/19 **Time:** 2:46p
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: GRENN & BIRSIC P.C. **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

CLARK, PAULA

2019CV513

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 73

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted · Other

Adult In Charge: Connie Cole

Relation: Clerk

Date: 6/25/19 Time: 2:43p

Deputy: 8 Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

CATAWISSA BOROUGH

2019CV513

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 73

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S 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: Connie Cole

Relation: Clerk

Date: 8/25/19 Time: 2:43p

Deputy: 8 Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
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-
-

CATAWISSA WATER AUTH

2019CV513

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 73

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ALLEN FUNERAL HOME INC

Primary Address: 745 MARKET STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: JOSH ALLEN

Relation: OWNER'S SON

Date: 4/20/19 Time: 1420

Deputy: 4 Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

ALLEN FUNERAL HOME IN

2019CV513

745 MARKET STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 06/18/19

Account:

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

SALE	Ad ID:	1171149
	Description:	SUSAN GOSCIMINSKI
	Run Dates:	08/07/19 to 08/21/19
	Class:	2
	Agate Lines:	216
	Blind Box:	

Total Ad Cost	\$1,374.80			
Amount Paid	\$0.00			
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	08/07/19	08/21/19	3	\$1,374.80

SHERIFF'S SALE

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

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

WEDNESDAY, AUGUST 28, 2019 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

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

Tract No. 2.

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

On the West by Lot of Arley H. Kelchner and wife; And on the North by South Street.

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

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

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

GRENN & BIRSIC, P.C.

By: Kristine M. Anthou, Esquire

Attorney for Plaintiff

One Gateway Center, Ninth Floor

PROPERTY ADDRESS: 114 SOUTH STREET, CATAWISSA, PA 17820

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

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

PRESS ENTERPRISE
Lackawanna PRESS Avenue
Bloomsburg, PA 17815

Date: June 18, 2019

Re: Sheriff's Sale Advertising Dates

First National Bank Of Pennsylvania
VS.

Susan B. Gosciminski

No 73 of 2019 E.D. and No. 513 of 20189 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week August 7th 2019

2nd Week August 14th 2019

3rd Week August 21st 2019

SALE DATE: August 28th 2019 at 9:00 am

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 73
Manner: < Not Specified >	Expires:
Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	
Warrant:	

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 · <u>Adult In Charge</u> · Posted · Other
Adult In Charge: <u>SHERRY EVANS</u>
Relation: <u>CLERK</u>
Date: <u>6/18/19</u> Time: <u>1505</u>
Deputy: <u>4</u> Mileage:
Phone:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.
Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV513

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 73

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Claudia Roper

Relation: CLERK

Date: 6/18/19 Time: 1310

Deputy: 4 Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2019CV513 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 114 SOUTH 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: GRENEN & BIRSIC P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- _____
- _____
- _____
- _____
- _____
- _____

(POSTING)

2019CV513

114 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

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

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,

2019 - ED - 73

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

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

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

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

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

Susan B. Gosciminski

114 South Street
Catawissa, PA 17820

2. The name and address of the defendants in the judgment:

Susan B. Gosciminski

114 South Street
Catawissa, PA 17820

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

First National Bank of Pennsylvania

PLAINTIFF

Remit Corporation

36 W Main Street
Bloomsburg, PA 17815 ✓

Roger Allen d/b/a Allen Funeral Home

745 Market Street
Bloomsburg, PA 17815 ✓

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

First National Bank of Pennsylvania

PLAINTIFF

Columbia County Housing Corporation

700 Sawmill Road, Suite 101
Bloomsburg, PA 17815 ✓

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

Columbia Domestic Relations

11 West Main Street
Bloomsburg, PA 17815 -

PA Department of Revenue

Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230 -

Commonwealth of Pennsylvania

Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105 ✓

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

NONE

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

Tenant(s)

114 South Street
Catawissa, PA 17820

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

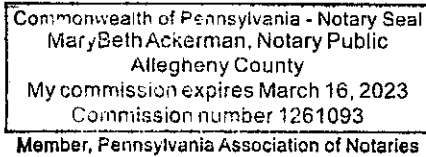
BY: *Kristine M. Anthou*
Kristine M. Anthou, Esquire
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 11th DAY OF June 2019.

by Kristine M. Anthou

MaryBeth Ackerman
Notary Public



THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

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

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

LONG FORM DESCRIPTION

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

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

Tract No. 2:

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

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

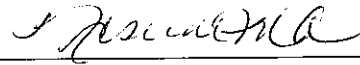
And on the North by South Street.

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

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

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

GRELEN & BIRSIC, P.C.

By: 

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Parcel # 08-01-089-01

SHERIFF'S SALE

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

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

WEDNESDAY, AUGUST 28, 2019
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

Tract No. 2:

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

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

And on the North by South Street.

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

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

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GRENNEN & BIRSIC, P.C.

By:

Kristine M. Anthou, Esquire

Attorney for Plaintiff

One Gateway Center, Ninth Floor

PROPERTY ADDRESS: 114 SOUTH STREET, CATAWISSA, PA 17820

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

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder 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:
GRENNEN & BIRSIC P.C.
PITTSBURGH, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

CIVIL DIVISION

Plaintiff,

NO.: 2019-CV-513

2019 - E.D - 73

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

WRIT OF EXECUTION (Mortgage Foreclosure) (Rule 3257)

Commonwealth of Pennsylvania County of Columbia

To the Sheriff of COLUMBIA COUNTY

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

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

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

Barbara M. Schutte
Prothonotary

Date Sealed: 06-17-19

Plaintiff Attorney: Kristine M. Anthon, Esquire
Phone: (412) 281-7650

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

REAL ESTATE OUTLINE

ED # 2019 ED 73

DATE RECEIVED 6-17-19
DOCKET AND INDEX 2019 CV 513

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR _____ X CK# 162097

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

SALE DATE Aug. 28th TIME 9:00

POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK 8-1-19
2ND WEEK 8-14-19
3RD WEEK 8-21-19



GRELEN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

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

COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE

Re:

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

Plaintiff,

CIVIL DIVISION

NO.: 2019-CV-513

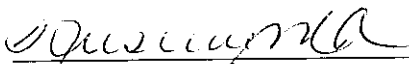
vs.

SUSAN B. GOSCIMINSKI,

Defendant.

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

GRELEN & BIRSIC, P.C.

BY: 

Kristine M. Anthou, Esquire
Attorneys for Plaintiff

THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

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

Plaintiff,

CIVIL DIVISION

NO.: 2019-CV-513

2019-ED-73

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

LONG FORM DESCRIPTION

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

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

Tract No. 2:

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

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

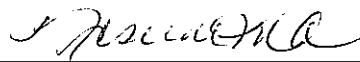
And on the North by South Street.

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

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

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

GRENN & BIRSIC, P.C.

By: 

Kristine M. Anthon, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Parcel # 08-01-089-01



GRENEN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222

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

FILED
PROTHONOTARY

June 13, 2019

2019 JUN 17 A 9:40

CLERK OF COURTS
COUNTY OF COLUMBIA

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

**Re: First National Bank of Pennsylvania et al vs. Susan B. Gosciminski
Case No. 2019-CV-513**

Dear Madam or Sir:

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

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

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

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

Very truly yours,

Melissa Cupec
Paralegal

/Enclosures

THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

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

Plaintiff,

CIVIL DIVISION

NO.: 2019-CV-513

2019 - ED - 73

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

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

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

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

on August 28, 2019 AT 9:00 am, the following described real estate, of which you are the owner or reputed owner:

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

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

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of
FIRST NATIONAL BANK OF PENNSYLVANIA,
successor by merger to REGENCY FINANCE COMPANY,

Plaintiff,

vs.

SUSAN B. GOSCIMINSKI,

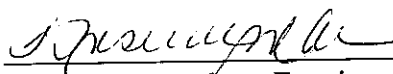
Defendant.

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

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

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

GRENN & BIRSIC, P.C.

By: 

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

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

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

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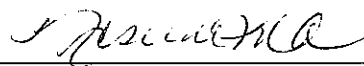
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GRELEN & BIRSIC, P.C.

By: 

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Parcel # 08-01-089-01

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FIRST NATIONAL BANK OF PENNSYLVANIA
vs.
GOSCIMINSKI, SUSAN B

Case Number
2019CV513

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: SALE DATE & TIME: 08/28/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 73
Warrant:

Serve To:

Name: REMIT CORP
Primary Address: 36 WEST MAIN STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: no longer in business
Relation:
Date:
Deputy:
Mileage:

Attorney / Originator:

Name: GRENN & BIRSIC P.C.
Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

REMIT CORP

2019CV513

36 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

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

Plaintiff,

CIVIL DIVISION

NO.: 2019-CV-513

2019 - ED - 73

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

LONG FORM DESCRIPTION

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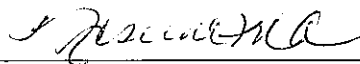
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GRENN & BIRSIC, P.C.

By: 

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Parcel # 08-01-089-01

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

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

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,

2019 - ED - 73

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

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

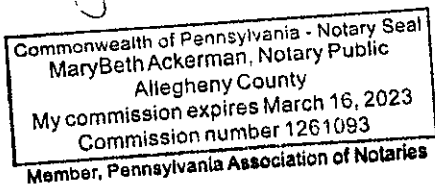
Kristine M. Anthou

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 11th DAY OF June 2019.

by Kristine M. Anthou

Mary Beth Ackerman
Notary Public



THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

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

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,

2019 - ED - 73

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

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

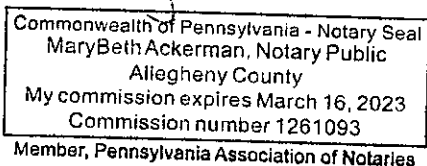
Kristine M. Anthou

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 11th DAY OF June 2019.

by Kristine M. Anthou

Mary Beth Ackerman
Notary Public



THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

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

CIVIL DIVISION

NO.: 2019-CV-513

Plaintiff,

2019-ED-73

vs.

SUSAN B. GOSCIMINSKI,

Defendant.

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

COMMONWEALTH OF PENNSYLVANIA)

) SS:

COUNTY OF ALLEGHENY)

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

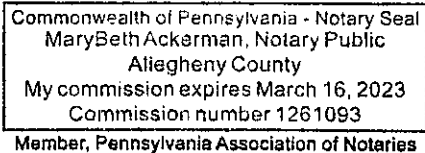
Kristine M. Anthou

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 11th DAY OF June, 2019.

by Kristine M. Anthou

MaryBeth Ackerman
Notary Public



Document Receipt

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

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000160954

Doc Ref #: 2019ED73

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans # 16484 Carrier / service: USPS Server First-Class Mail® 6/18/2019 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000160930

Doc Ref #: 2019ED73

Postage 5 4200

HARRISBURG PA 17105

Document Receipt

Trans # 16484 Carrier / service: USPS Server First-Class Mail® 6/18/2019 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000160930

Doc Ref #: 2019ED73

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans # 16483 Carrier / service: USPS Server First-Class Mail® 6/18/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000160923

Doc Ref #: 2019ED73

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 16483 Carrier / service: USPS Server First-Class Mail® 6/18/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000160923

Doc Ref #: 2019ED73

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 16483 Carrier / service: USPS Server First-Class Mail® 6/18/2019 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000160923

Doc Ref #: 2019ED73

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans # 16485 Carrier / service: USPS Server First-Class Mail® 6/18/2019 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

1150 FIRST AVENUE
SUITE 1001

Tracking #: 71901140006000160947
Doc Ref #: 2019ED73
Postage 5.4200

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	16482	Carrier / service:	USPS Server	First-Class Mail®	6/18/2019 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000160916

Doc Ref #: 2019ED73

Postage 5.4200

HARRISBURG PA 17105

162097

162097



60-685/433

GRENNEN & BIRSIC, P.C.
1 GATEWAY CENTER, 9TH FLOOR
PITTSBURGH, PA 15222
(412) 281-7650

AMOUNT

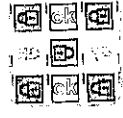
DATE

One Thousand Three hundred Fifty dollars and Zero cents

06/11/2019 \$1,350.00

PAY
TO THE
ORDER
OF

Columbia County Sheriff



[Handwritten Signature]

AUTHORIZED SIGNATURE

For Sheriff Deposit- RE Execution Cost

⑆ 162097⑆ ⑆043306855⑆ 3001874506⑆

Security features. Details on back.