

# SHERIFF'S SALE COST SHEET

Deutsche Bank vs. Shotwell  
 NO. 166-07 ED NO. 1786-06 JD DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>41.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>361.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>194.20</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>344.20</u>	

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</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.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1500 Dep  
\$ 860.70  
Refund 639.30

**Mancini & Associates**

201A Fairview Drive  
Monaca, PA 15061  
Phone (724) 728-4233  
Fax (724) 728-4239  
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.  
\*Licensed in PA and FL

January 31, 2008

Columbia County Sheriff  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815

ATTN: Real Estate

**STAY SHERIFF'S SALE  
CAROL A. SHOTWELL  
637 CATHERINE STREET  
BLOOMSBURG, PA 17815  
2006-CV-1486-MF  
SALE DATE 02/06/08**

Dear Sheriff,

Kindly stay the Sheriff's Sale scheduled for February 6, 2008. This defendant is currently in Bankruptcy. No monies have been received by the bank for this case to date.

If there is anything else you may need, please do not hesitate to contact me. Thank you in advance for your cooperation.

Respectfully submitted,



Daniel J. Mancini, Esquire

*Sale Stayed  
TC*

**DANIEL J. MANCINI & ASSOCIATES****201A Fairview Drive****Monaca, PA 15061****Phone (724) 728-4233****Fax (724) 728-4239****mancinilawfirm@comcast.net****Fax Cover Sheet****DATE:** 1/30/08**TO:** Columbia County Sheriff  
**ATTN:** Real Estate**PHONE:** .....  
**FAX:** (570) 389-5625**FROM:** Daniel J. Mancini, Esquire**PHONE:** (724) 728-4233  
**FAX:** (724) 728-4239**RE:** Carol A. Shotwell Case #2006-CV-1486-MF

|| | | | | | |

**COMMENT:** Please stay the sheriff Sale that is scheduled for February 6, 2008.  
**Thank you.****STATEMENT OF CONFIDENTIALITY**

The documents included with this facsimile transmittal sheet contain information from the offices of the **Daniel J. Mancini & Associates** which is confidential and/or privileged and/or exempt from disclosure under applicable laws. This information is intended to be for the use of the addressee named on this transmittal sheet. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this faxed information is prohibited. If you have received this facsimile in error, please notify us by telephone (collect) immediately so that we can arrange for the retrieval of the original documents at no cost to you.

*PLEASE INITIAL + RETURN VIA FAX TO  
VERIFY THIS SALE WILL BE STAYED.  
THANK YOU!*

# SHERIFF'S SALE COST SHEET

Deutsche Bank Nat. Trust vs. Cecil Shokwell  
 NO. 166-07 ED NO. 1486-05 JD DATE/TIME OF SALE 2-6-08 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>41.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>10.00</u>
TOTAL *****	\$ <u>446.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>114.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>419.20</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$	<u>2534.03</u>
TOTAL *****	\$	<u>2534.03</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	<u>416.45</u>
WATER 20	\$	
TOTAL *****	\$	<u>416.45</u>

SURCHARGE FEE (DSTE)	\$	<u>150.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****	\$	<u>0-</u>

TOTAL COSTS (OPENING BID) \$ 4077.68

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat. Trust vs Carol Shotwell

NO. 166-07 ED NO. 1486-06 JD

DATE/TIME OF SALE: 2-6-08 000

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 \$ \_\_\_\_\_

PARCEL ID: 05E-02-249-00,000

TAX YEAR: 2008

ALTERNATE ID:

EFFECTIVE DATE: 02012008

<i>Year</i>	<i>Authority</i>	<i>Fund</i>
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[illegible]

**DANIEL J. MANCINI & ASSOCIATES**  
**201A Fairview Drive**  
**Monaca, PA 15061**  
**Phone (724) 728-4233**  
**Fax (724) 728-4239**  
**mancinilawfirm@comcast.net**

## **Fax Cover Sheet**

**DATE: 11/7/07**

**TO: SHERIFF CHAMBERLAIN**

**PHONE: ....**

**FAX: (570) 389-5625**

**FROM: Mancini & Associates**

**PHONE: (724) 728-4233**

**FAX: (724) 728-4239**

**RE: SHOTWELL SHERIFF SALE**

**Number of pages including cover sheet:**

**COMMENT: Sheriff Chamberlain,**

We have a sale scheduled for the Carol A. Shotwell property today at 10:00 am. Please postpone this sale for 60 days due to a Bankruptcy filing. Please let our office know the new sale date once it is assigned. Please let Attorney Flick know of this postponement. He is the attorney that was scheduled to cover this sale for our office. I have attached the fax verification of the Bankruptcy filing. Let me know if you need anything else. Thanks for all of your help.



Daniel J. Mancini

**Sale rescheduled for** February 6, 2008 9H 10:00 AM

### **STATEMENT OF CONFIDENTIALITY**

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Nov. 7. 2007- 9:05AM/VERSI 3.1.5L

NO. 7047 - 11/7/2007

**Open a Voluntary Bankruptcy Case****U.S. Bankruptcy Court****Middle District of Pennsylvania****Notice of Bankruptcy Case Filing**

The following transaction was received from Walsh, Kevin M entered on 11/7/2007 at 8:53 AM EST and filed on 11/7/2007

**Case Name:** Carol A. Shorwell

**Case Number:** 5:07-bk-52893

**Document Number:** )

**Docket Text:**

Chapter 13 Voluntary Petition with Sch C and D. Filing fee due in the amount of \$ 274.00 Filed by Kevin M Walsh on behalf of Carol A. Shorwell. (Walsh, Kevin)

The following document(s) are associated with this transaction:

**Document description: Main Document**

**Original filename:** C:\Program Files\LexisNexis\Collier TopForm Bankruptcy\E-Filing\OUT\Carol\_A\_Shorwell\Shotw000.pdf

**Electronic document Stamp:**

[STAMP bkecfStamp\_ID=1009835235 [Date=11/7/2007] [FileNumber=4516258-0] [2ad65bd3bdf0b14dc6f6f745b78150d799ef360082a3bb75adacabca84aacddb452d0ebb89ec0dc2d9af2f936d9faceae651ab019b094ca2db74a1820e75f70]]

**5:07-bk-52893 Notice will be electronically mailed to:**

United States Trustee    ustpreion03.ha.ecf@usdoj.gov

Kevin M Walsh    KMWesq@aol.com, law297@aol.com

**5:07-bk-52893 Notice will not be electronically mailed to:**



**Kevin M Walsh, Esq**  
**297-299Pierce St**  
**Kingston, Pa. 18704**

**(570)-283-3041**  
**570)-283-2778 Fax**

# Fax

<b>To:</b> Daniel J Mancini, Esq	<b>From:</b> Kevin M Walsh, Esq
<b>Fax:</b> 724-728-4239	<b>Pages:</b> Cover sheet and Bankr. Petition
<b>Phone:</b> 724-728-4233	<b>Date:</b> 11-5-07
<b>Re:</b> Carol A Shotwell 637 Catherine St, Bloomsburg	<b>CC:</b> Columbia Cty. Sheriff's Dept. by fax 389-5625
Chapter 13 Case No. 5-07-5	

☒ Urgent    ☒ For Review    ☐ Please Comment    ☐ Please Reply    ☐ Please Recycle

Enclosed please find a copy of a recently filed Chapter 13 Bankruptcy Petition and Chapter 13 Plan.

Please stay the Sheriff's sale set for Columbia County at 10:00a.m. on Wen, Nov 7, 2007 in the matter of Deutsche Bank 2006 CV 1488, 2007 ED 166.

Thank-You for your kind attention. Kindly advise if you have any questions or comments.

#### Confidentiality Notice

This facsimile transmission is privileged, confidential and/or protected under the attorney work product doctrine and is intended solely for the view and use of those persons designated to receive same. Should this communication be received in error contact us immediately by telephone and return the facsimile transmission to us by mail. Thank You for your understanding.

**Open a Voluntary Bankruptcy Case****U.S. Bankruptcy Court****Middle District of Pennsylvania****Notice of Bankruptcy Case Filing**

The following transaction was received from Walsh, Kevin M entered on 11/7/2007 at 8:53 AM EST and filed on 11/7/2007

**Case Name:** Carol A. Shotwell

**Case Number:** 5:07-bk-52893

**Document Number:** 1

**Docket Text:**

Chapter 13 Voluntary Petition *with Sch C and D*. Filing fee due in the amount of \$ 274.00 Filed by Kevin M Walsh on behalf of Carol A. Shotwell. (Walsh, Kevin)

The following document(s) are associated with this transaction:

**Document description:**Main Document

**Original filename:**C:\Program Files\LexisNexis\Collier TopForm Bankruptcy\E-Filing\OUT\Carol\_A\_Shotwell\Shotw000.pdf

**Electronic document Stamp:**

[STAMP bkecfStamp\_ID=1009835235 [Date=11/7/2007] [FileNumber=4516258-0] [2ad65bd3bdf0b14dc6f6f745b78150d799ef360082a3bb75adacabca84aacddb452d0ebb89ec0de2d9af2f936d9faecac651ab019b094ea2db74a1820e75f70]]

**5:07-bk-52893 Notice will be electronically mailed to:**

United States Trustee ustpregion03.ha.ecf@usdoj.gov

Kevin M Walsh KMWesq@aol.com, law297@aol.com

**5:07-bk-52893 Notice will not be electronically mailed to:**

November 5, 2007

**United States Bankruptcy Court  
Middle District of Pennsylvania**

**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle): <b>Shotwell, Carol A</b>	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): <b>Carol A Holminski</b>	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec./Complete EIN or other Tax I.D. No. (if more than one, state all): <b>...-8007</b>	Last four digits of Soc. Sec./Complete EIN or other Tax I.D. No. (if more than one, state all):
Street Address of Debtor (No. & Street, City, and State): <b>637 Catherine Street Bloomsburg, PA</b>	Street Address of Joint Debtor (No. & Street, City, and State):
ZIP CODE <b>17815</b>	ZIP CODE
County of Residence or of the Principal Place of Business: <b>Columbia</b>	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address):	Mailing Address of Joint Debtor (if different from street address):
ZIP CODE	ZIP CODE
Location of Principal Assets of Business Debtor (if different from street address above):	
ZIP CODE	

<b>Type of Debtor</b> (Form of Organization) (Check one box.)  <input checked="" type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<b>Nature of Business</b> (Check one box)  <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other  <b>Tax-Exempt Entity</b> (Check box, if applicable)  <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code.)	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box)  <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input checked="" type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding  <b>Nature of Debts</b> (Check one box)  <input checked="" type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input type="checkbox"/> Debts are primarily business debts.
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<b>Filing Fee</b> (Check one box)  <input checked="" type="checkbox"/> Full Filing Fee attached  <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1005(b) See Official Form 3A.  <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.	<b>Chapter 11 Debtors</b>  Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).  Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000.  Check all applicable boxes <input type="checkbox"/> A plan is being filed with this petition <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
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<b>Statistical/Administrative Information</b> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.  <table style="width:100%;"> <tr> <th colspan="10">Estimated Number of Creditors</th> </tr> <tr> <th>1-49</th> <th>50-99</th> <th>100-199</th> <th>200-999</th> <th>1,000-5,000</th> <th>5,001-10,000</th> <th>10,001-25,000</th> <th>25,001-50,000</th> <th>50,001-100,000</th> <th>Over 100,000</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <table style="width:100%;"> <tr> <th colspan="5">Estimated Assets</th> </tr> <tr> <td><input type="checkbox"/> \$0 to \$10,000</td> <td><input type="checkbox"/> \$10,000 to \$100,000</td> <td><input checked="" type="checkbox"/> \$100,000 to \$1 million</td> <td><input type="checkbox"/> \$1 million to \$100 million</td> <td><input type="checkbox"/> More than \$100 million</td> </tr> </table> <table style="width:100%;"> <tr> <th colspan="5">Estimated Liabilities</th> </tr> <tr> <td><input type="checkbox"/> \$0 to \$50,000</td> <td><input type="checkbox"/> \$50,000 to \$100,000</td> <td><input checked="" type="checkbox"/> \$100,000 to \$1 million</td> <td><input type="checkbox"/> \$1 million to \$100 million</td> <td><input type="checkbox"/> More than \$100 million</td> </tr> </table>	Estimated Number of Creditors										1-49	50-99	100-199	200-999	1,000-5,000	5,001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	Over 100,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Estimated Assets					<input type="checkbox"/> \$0 to \$10,000	<input type="checkbox"/> \$10,000 to \$100,000	<input checked="" type="checkbox"/> \$100,000 to \$1 million	<input type="checkbox"/> \$1 million to \$100 million	<input type="checkbox"/> More than \$100 million	Estimated Liabilities					<input type="checkbox"/> \$0 to \$50,000	<input type="checkbox"/> \$50,000 to \$100,000	<input checked="" type="checkbox"/> \$100,000 to \$1 million	<input type="checkbox"/> \$1 million to \$100 million	<input type="checkbox"/> More than \$100 million	<b>THIS SPACE IS FOR COURT USE ONLY</b>
Estimated Number of Creditors																																																			
1-49	50-99	100-199	200-999	1,000-5,000	5,001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	Over 100,000																																										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																										
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**Voluntary Petition**

(This page must be completed and filed in every case)

Name of Debtor(s):

Carol A Shotwell

All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)

Location Where Filed: <b>Ch 13 MD of PA</b>	Case Number: <b>07-50132</b>	Date Filed: <b>01/20/2007</b>
Location Where Filed:	Case Number:	Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor: <b>None</b>	Case Number:	Date Filed:
District:	Relationship:	Judge:

**Exhibit A**

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition.**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that (he or she) may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b).

X

Signature of Attorney for Debtor(s)  
**Kevin M. Walsh, Esquire**Date  
**35209****Exhibit C**

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

- ☐ Yes, and Exhibit C is attached and made a part of this petition.  
☐ No

**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☒ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.**Information Regarding the Debtor - Venue**  
(Check any applicable box)

- ☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- ☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
- ☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

**Statement by a Debtor Who Resides as a Tenant of Residential Property**  
(Check all applicable boxes.)

- ☐ Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following).

(Name of landlord that obtained judgment)

(Address of landlord)

- ☐ Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and
- ☐ Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

# **Voluntary Petition**

(This page must be completed and filed in every case)

Name of Debtor(s):  
**Carol A Shotwell**

## **Signatures**

### **Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X   
Signature of Debtor **Carol A Shotwell**

X **Not Applicable**

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

### **Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of Title 11, United States Code. Certified Copies of the documents required by § 1515 of title 11 are attached.

☐ Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the Chapter of title 11 specified in the petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X **Not Applicable**

(Signature of Foreign Representative)

(Printed Name of Foreign Representative)

Date

### **Signature of Attorney**

X   
Signature of Attorney for Debtor(s)

**Kevin M. Walsh, Esquire, 35209**

Printed Name of Attorney for Debtor(s) / Bar No.

**Kevin M. Walsh, Esquire**

Firm Name

**297-299 Pierce Street Kingston, PA 18704**

Address

**(570) 283-3041**

Telephone Number

**(570) 283-2778**

Date

### **Signature of Non-Attorney Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19B is attached.

**Not Applicable**

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. 110.)

Address

X **Not Applicable**

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.

### **Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X **Not Applicable**

Signature of Authorized Individual

Printed Name of Authorized Individual

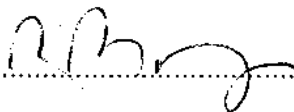
Title of Authorized Individual

Date


STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

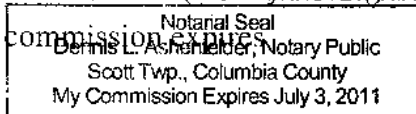
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

October 17, 24, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 30<sup>th</sup> day of October 2007.....

.....  


My commission expires  
  
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.

.....

**BLOOMSBURG SCHOOL DISTRICT**

2007 SCHOOL REAL ESTATE DATE 07/01

07 BILL# 002536 TAXCOLLECTOR COPY

**TOWN OF BLOOMSBURG**
**MAKE CHECKS PAYABLE TO:**

 MARY F. WARD  
 301 East Second Street  
 Bloomsburg, PA 17815

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	44647	36.200	1583.90	1616.22	1777.84
ASSESSED VALUE	44647	1616.22	1583.90	1616.22	1777.84
TAXABLE ASSESSMENT	44647	1616.22	IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31

**INSTALLMENT PLAN**

First payment	538.74
Second Payment	538.74
Final Payment	538.74

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 05E02 24900000	11811
637 CATHERINE ST 20950-7433 0.11 ACRES	3500.00 41147.00

 THIS TAX RETURNED  
 TO COURT HOUSE  
 JANUARY 1, 2008

**Tax Notice 2007 County & Municipality**
**TOWN OF BLOOMSBURG**
**MAKE CHECKS PAYABLE TO:**

 Mary F Ward  
 TOWN HALL  
 301 E Second St  
 BLOOMSBURG PA 17815

**HOURS:** THURSDAY AND FRIDAY, 9:00AM TO 4:30 PM  
 DURING DISCOUNT AND LAST TWO  
 WEEKS OF FACE

**PHONE:** 570-784-1581

**FOR: COLUMBIA COUNTY**

 DATE  
 03/01/2007

 BILL NO.  
 9304

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	44,647	6.146	268.91	274.40	301.84
SINKING		1.345	58.85	60.05	66.06
FIRE/LIBRARY		.596	26.08	26.61	29.27
STREET LIGHT		.882	38.59	39.38	43.32
DEBT SERVICE		.981	42.92	43.80	48.18
TOWN RE		4.659	203.85	208.01	228.81
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	639.20	717.48
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**PAYEE ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

 SHOTWELL CAROL A  
 PO BOX 674  
 BENTON PA 17814 0674

 CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 10 %  
 PARCEL: 05E-02 -249-00,000  
 637 CATHERINE ST  
 .1111 Acres Land 3,500  
 Buildings 41,147  
 Total Assessment 44,647

 This tax returned to  
 courthouse on:  
 January 1, 2008

 If you desire a receipt, send a self addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (370) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-8300

Tuesday, September 11, 2007

**MARY WARD-TAX COLLECTOR  
2ND STREET  
BLOOMSBURG, PA 17815-**

**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE  
VS  
CAROL A. SHOTWELL**

**DOCKET # 166ED2007**

**JD # 1486JD2006**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF  
VS

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

*2007-ED-166*  
MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

**DATE:** ~~November~~ 7, 2007

**TIME:** 10:00 am

**LOCATION:** Columbia County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

**DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815.**

Legal Descriptions: All that certain property situated in the TOWN OF BLOOMSBURG in the county of COLUMBIA, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL 05E-02-049 and being more fully described in a deed dated 05/08/2005, and recorded 05/10/2005, among the land records of the county and state set forth above, in Deed Book 2005, page 04671.

Being the same premises conveyed to Carol A. Shotwell, by Deed of Carol A. Shotwell and Jason C. Shotwell, dated 5/5/2005 and recorded in Columbia County Deed Book 2005, page 4671.

**THE LOCATION** of your property to be sold is:

**637 CATHERINE STREET  
BLOOMSBURG, PA 17815**

**THE JUDGMENT** under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

**NO. 2006 CV 1486 MF**

**THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS** of this property

**CAROL A. SHOTWELL**

**A SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. 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. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

**NORTH PENN LEGAL SERVICES  
W. 5TH STREET,  
BLOOMSBURG, PA 17815  
(570) 784.8760**

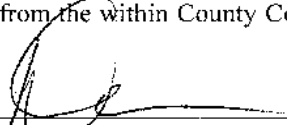
**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.

  
\_\_\_\_\_  
**Daniel Mancini, Esq.**

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

DEUTSCHE NATIONAL TRUST COMPANY

VS.

CAROL SHOTWELL.

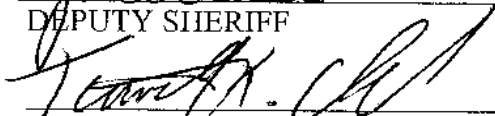
WRIT OF EXECUTION #166 OF 2007 ED

POSTING OF PROPERTY

October 2, 2007      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CAROL SHOTWELL. AT 637 CATHERINE STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

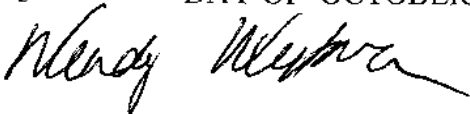
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3<sup>RD</sup> DAY OF OCTOBER 2007



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

165

**Mancini & Associates**

201A Fairview Drive  
Monaca, PA 15061  
Phone (724) 728-4233  
Fax (724) 728-4239  
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.  
\*Licensed in PA and FL

September 21, 2007

Columbia County Sheriff  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815

**RE: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE  
VS**

**CAROL A. SHOTWELL**

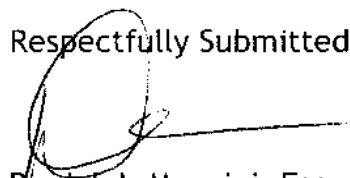
Affidavit of Service for Mortgage Foreclosure  
2006 CV 1486 MF

To Whom It May Concern:

Enclosed find a Return of Service along with the Notice Pursuant to Rule 3129 that was sent to notify the Creditors of the scheduled Sheriff sale. Please file these documents with the above mentioned case. We have sent the originals to the Prothonotary for filing.

Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,



Daniel J. Mancini, Esquire  
PA Bar ID 39353

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CIVIL ACTION - LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

---

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Monaca, Pennsylvania on September 20, 2007, a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to all lien holders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), which mailing receipts are attached. Service addresses are as follows:

YELLOW BOOK USA, INCORPORATED  
2560 Renaissance Boulevard  
King of Prussia, PA 19406

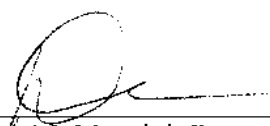
WILLIAM COLELLO  
36 9<sup>th</sup> Street  
Mifflintown, PA 17059

CITIFINANCIAL, INC  
900 Scott Town Center  
Bloomsburg, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
P.O. Box 280946  
Harrisburg, PA 17128-0946

TAX CLAIM BUREAU  
Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

CHARLES SHOTWELL  
637 Catherine Street  
Bloomsburg, PA 17815

By   
Daniel J. Mancini, Esq.  
Attorney for Plaintiff

7007 0710 0001 2397 1061

*Nos Shotwell*  
Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

TO: *Carol A. Shotwell*  
FROM: *Mancini & Associates*  
ADDRESS: *637 Catherine Street*  
CITY: *Greensburg, PA 17815*



U.S. POSTAL SERVICE  
CERTIFICATE OF MAILING  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
PROVIDE FOR INSURANCE, POSTMASTER

Received From:  
*Mancini & Associates*  
*201A Fairview Drive*  
*Monaca, PA 15061*

One piece of ordinary mail addressed to:  
*Carol A. Shotwell*  
*637 Catherine Street*  
*Greensburg, PA 17815*

*Nos Shotwell*  
APPLICABLE TO: *1st class*  
OF: *meter postage and*  
POSTAGE: *includes of*  
POSTMASTER: *pay current*  
fee.



Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

VS

MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

**NOTICE PURSUANT TO PA. R.C.P. 3129**

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens or any claim against the real estate of **637 CATHERINE STREET, BLOOMSBURG, PA 17815**.

YELLOW BOOK USA, INCORPORATED  
2560 Renaissance Boulevard  
King of Prussia, PA 19406  
2005-CV-1448 FILED 11/14/2005 AMOUNT \$2,858.90

WILLIAM COIELLO  
36 9<sup>th</sup> Street  
Mifflintown, PA 17059  
2006-CV-667-JU FILED 5/16/2006  
AMOUNT \$50,000.00

CITIFINANCIAL, INC  
900 Scott Town Center  
Bloomsburg, PA 17815  
MBV&PAGE 2005-5137 RECORDED 5/20/2005  
AMOUNT \$9,635.91

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
P.O. Box 280946,  
Harrisburg, PA 17128-0946  
2005-CV-991 FILED 8/9/2005 AMOUNT \$2,581.62

TAX CLAIM BUREAU  
Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

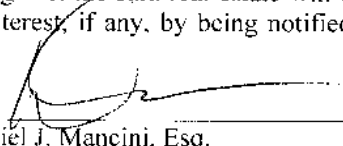
CHARLES SHOTWELL  
637 Catherine Street  
Bloomsburg, PA 17815  
2005-CV-1292-DU Filed 10/17/2005

You are hereby notified that on Wednesday, November 7, 2007 at 10:00 A.M. prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of, DEUTSCHE BANK NATIONAL, TRUST COMPANY AS TRUSTEE the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the **Sheriff's Office, Courthouse, Borough of Bloomsburg, Columbia County, PA**, the real estate of CAROL A. SHOTWELL, known and numbered as **637 CATHERINE STREET, BLOOMSBURG, PA 17815, Columbia County**. A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of **Columbia** County within thirty (30) days, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

DATE: September 19, 2007

By:   
Daniel J. Mancini, Esq.  
Attorney for Plaintiff



### **LONG PROPERTY DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERN SIDE OF CATHERINE STREET, IN LINE OF LAND NOW OR LATE OF LEONARD COX AND ETHEL COX, HIS WIFE;

THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN SIDE OF CATHERINE STREET, 40 FEET, 7 INCHES, TO A POINT IN THE LINE OF LAND NOW OR LATE OF JAMES W. CASEY AND ANN R. CASEY, HIS WIFE;

THENCE ALONG SAID CASEY LAND IN AN EASTERLY DIRECTION, 119 FEET, 6 INCHES, TO A POINT ON THE WESTERN SIDE OF AN ALLEY;

THENCE ALONG THE WESTERN SIDE OF SAID ALLEY IN A SOUTHERLY DIRECTION, 40 FEET, 7 INCHES, TO A POINT IN LINE OF LAND NOW OR LATE OF THE SAID LEONARD COX, ET UX.;

THENCE IN A WESTERLY DIRECTION ALONG SAID COX LAND, 119 FEET, 6 INCHES, TO A POINT ON THE EASTERN SIDE OF CATHERINE STREET, THE PLACE OF BEGINNING.

Being the same premises conveyed to Carol A. Shotwell, by Deed of Carol A. Shotwell and Jason C. Shotwell, dated 5/5/2005 and recorded in Columbia County Deed Book 2005, page 4671.

DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815

IDENTIFIED as TAX/PARCEL ID#: 05E-02-249 in the Deed Registry Office of Columbia County, Pennsylvania.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Address *166*

B. Received by (Printed Name) *5 Pennell* ☒ Addressee *166*

C. Date of Delivery *9/14/07*

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

ANIA  
SHERIFF SALE

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Address *166*

B. Received by (Printed Name) *144 E B* ☒ Addressee *166*

C. Date of Delivery *SEP 14 2007*

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Address *166*

B. Received by (Printed Name) *[Signature]* ☒ Addressee *166*

C. Date of Delivery *SEP 14 2007*

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 4. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label) *7006 2760 0004 5957 5441*

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Address *166*

B. Received by (Printed Name) *[Signature]* ☒ Addressee *166*

C. Date of Delivery *9/14*

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 4. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA  
Dept. 280946  
Harrisburg, PA 17128

2. Article Number (Transfer from service label) *7006 2760 0004 5957 5410*

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Address *166*

B. Received by (Printed Name) *[Signature]* ☒ Addressee *166*

C. Date of Delivery *SEP 14 2007*

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 4. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5TH FLOOR  
PHILADELPHIA, PA 19107

2. Article Number (Transfer from service label) *7006 2760 0004 5957 5458*

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Address *166*

B. Received by (Printed Name) *[Signature]* ☒ Addressee *166*

C. Date of Delivery *9/14/07*

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

166

**Mancini & Associates**

201A Fairview Drive  
Monaca, PA 15061  
Phone (724) 728-4233  
Fax (724) 728-4239  
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.  
\*Licensed in PA and FL

September 24, 2007

Columbia County Sheriff  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815

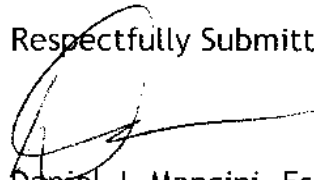
**RE: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE**  
**VS**  
**CAROL A. SHOTWELL**  
Affidavit of Service for Mortgage Foreclosure  
2006 CV 1486 MF

To Whom It May Concern:

Enclosed find a Return of Service along with the Notice Pursuant to Rule 3129 that was sent to notify the Creditors of the scheduled Sheriff sale. Please file these documents with the above mentioned case. We have sent the originals to the Prothonotary for filing.

Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,



Daniel J. Mancini, Esquire  
PA Bar ID 39353

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

VS

MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

---

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Monaca, Pennsylvania on September 20, 2007, a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to all lien holders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), which mailing receipts are attached. Service addresses are as follows:

YELLOW BOOK USA, INCORPORATED  
2560 Renaissance Boulevard  
King of Prussia, PA 19406


WILLIAM COLELLO  
36 9<sup>th</sup> Street  
Mifflintown, PA 17059

CITIFINANCIAL, INC  
900 Scott Town Center  
Bloomsburg, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
P.O. Box 280946  
Harrisburg, PA 17128-0946

TAX CLAIM BUREAU  
Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

CHARLES SHOTWELL  
637 Catherine Street  
Bloomsburg, PA 17815

By   
Daniel J. Mancini, Esq.  
Attorney for Plaintiff

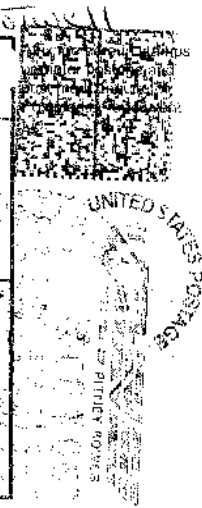
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From: **Mancini & Associates**  
**201A Fairview Drive**  
**Monaca, PA 15061**

One piece of ordinary mail addressed to:  
**Charles Shotwell**  
**637 Catherine Street**  
**Bloomsburg, PA 17815**

PS Form 3817, January 2001



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

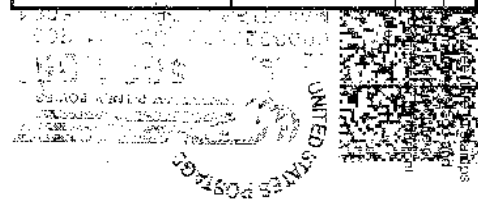
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From: **Mancini & Associates**  
**201A Fairview Drive**  
**Monaca, PA 15061**

One piece of ordinary mail addressed to:  
**William Colella**  
**36 9th Street**  
**Mifflintown, PA 17059**

PS Form 3817, January 2001

*Wes-Creditac-Shotwell*



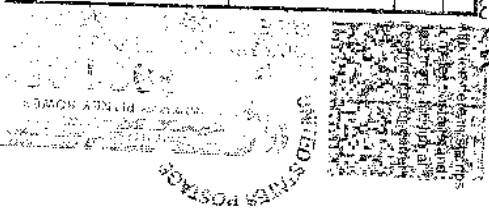
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From: **Mancini & Associates**  
**201A Fairview Drive**  
**Monaca, PA 15061**

One piece of ordinary mail addressed to:  
**Cliffhanger, Inc.**  
**900 Scott Town Center**  
**Bloomsburg, PA 17815**

PS Form 3817, January 2001



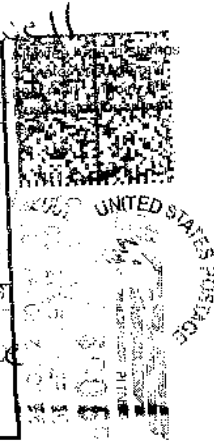
U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From: **Mancini & Associates**  
**201A Fairview Drive**  
**Monaca, PA 15061**

One piece of ordinary mail addressed to:  
**Commonwealth of PA Dept of Revenue**  
**Jefferson**

PS Form 3817, January 2001



*Wes-Creditac-Shotwell*

*Nas - Creditor - Shotwell*

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From: **Mancini & Associates**  
**201A Fairview Drive**  
**Monaca, PA 15061**

One piece of ordinary mail addressed to:  
*Tax Claim Bureau*  
*Carthorse*  
*35 West Main Street*  
*Blauisburg PA 17815*

PS Form 3817, January 2001

UNITED STATES POSTAGE  
\$0.10  
SEP 1 2001  
PITNEY BOWES

*Nas - Creditor - Shotwell*

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From: **Mancini & Associates**  
**201A Fairview Drive**  
**Monaca, PA 15061**

One piece of ordinary mail addressed to:  
*Yellow Book USA, Inc*  
*2560 Renaissance Blvd*  
*King of Prussia, PA 19406*

PS Form 3817, January 2001

UNITED STATES POSTAGE  
\$0.10  
SEP 1 2001  
PITNEY BOWES

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL A. SHOTWELL  
DEFENDANT

CIVIL ACTION LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

**NOTICE PURSUANT TO PA. R.C.P. 3129**

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens or any claim against the real estate of **637 CATHERINE STREET, BLOOMSBURG, PA 17815**.

YELLOW BOOK USA, INCORPORATED  
2560 Renaissance Boulevard  
King of Prussia, PA 19406  
2005-CV-1448 FILED 11/4/2005 AMOUNT \$2,858.90

WILLIAM COLELLO  
36 9<sup>th</sup> Street  
Mifflintown, PA 17059  
2006-CV-667-JU FILED 5/16/2006  
AMOUNT \$50,000.00

CITIFINANCIAL, INC  
900 Scott Town Center  
Bloomsburg, PA 17815  
MBV&PAGE 2005-5137 RECORDED 5/20/2005  
AMOUNT \$9,635.91

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
P.O. Box 280946,  
Harrisburg, PA 17128-0946  
2005-CV-991 FILED 8/9/2005 AMOUNT \$2,581.62

TAX CLAIM BUREAU  
Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

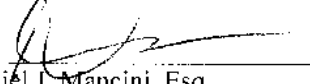
CHARLES SHOTWELL  
637 Catherine Street  
Bloomsburg, PA 17815  
2005-CV-1292-DU Filed 10/17/2005

You are hereby notified that on Wednesday, November 7, 2007 at 10:00 A.M. prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of, DEUTSCHE BANK NATIONAL, TRUST COMPANY AS TRUSTEE the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the **Sheriff's Office, Courthouse, Borough of Bloomsburg, Columbia County, PA**, the real estate of CAROL A. SHOTWELL, known and numbered as **637 CATHERINE STREET, BLOOMSBURG, PA 17815, Columbia County**. A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of **Columbia** County within thirty (30) days, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

DATE: September 19, 2007

By:   
Daniel J. Mancini, Esq.  
Attorney for Plaintiff

### **LONG PROPERTY DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERN SIDE OF CATHERINE STREET, IN LINE OF LAND NOW OR LATE OF LEONARD COX AND ETHEL COX, HIS WIFE;

THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN SIDE OF CATHERINE STREET, 40 FEET, 7 INCHES, TO A POINT IN THE LINE OF LAND NOW OR LATE OF JAMES W. CASEY AND ANN R. CASEY, HIS WIFE;

THENCE ALONG SAID CASEY LAND IN AN EASTERLY DIRECTION, 119 FEET, 6 INCHES, TO A POINT ON THE WESTERN SIDE OF AN ALLEY;

THENCE ALONG THE WESTERN SIDE OF SAID ALLEY IN A SOUTHERLY DIRECTION, 40 FEET, 7 INCHES, TO A POINT IN LINE OF LAND NOW OR LATE OF THE SAID LEONARD COX, ET UX.;

THENCE IN A WESTERLY DIRECTION ALONG SAID COX LAND, 119 FEET, 6 INCHES, TO A POINT ON THE EASTERN SIDE OF CATHERINE STREET, THE PLACE OF BEGINNING.

Being the same premises conveyed to Carol A. Shotwell, by Deed of Carol A. Shotwell and Jason C. Shotwell, dated 5/5/2005 and recorded in Columbia County Deed Book 2005, page 4671.

DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815

IDENTIFIED as TAX/PARCEL ID#: 05E-02-249 in the Deed Registry Office of Columbia County, Pennsylvania.



**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

Chairman  
Thomas Evans  
Vice Chairman  
George Turner  
Treasurer  
Michael Upton  
Secretary-Asst. Treasurer  
Carol L. Mas  
Solicitor  
Gary E. Norton, Esq.

Board of Directors

Thomas Evans  
Andrew D. Keister  
Lawrence L. Mack  
George Turner  
Michael Upton

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

September 13, 2007

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Carol A. Shotwell  
637 Catherine Street  
Bloomsburg, Pa. 17815

DOCKET # 166ED2007

JD # 1486JD2006

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$416.45.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Jeanette Cashner  
Office Manager

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 09/13/2007

Fee: \$5.00

Cert. NO: 3868

SHOTWELL CAROL A  
637 CATHERINE ST  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20050 -7433  
Location: 637 CATHERINE ST  
Parcel Id:05E-02 -249-00,000

Assessment: 44,647  
Balances as of 09/13/2007

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T Chamberlain, Sheriff Per: dm

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/10/2007

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 166ED2007

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUSTEE

DEFENDANT CAROL A. SHOTWELL  
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION \_\_\_\_\_

DATE 9-13-7 TIME 1345 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA \_\_\_\_\_  
C. CORPORATION MANAGING AGENT \_\_\_\_\_  
D. REGISTERED AGENT \_\_\_\_\_  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_\_\_

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

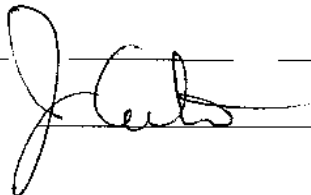
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 9-13-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2007

SERVICE# 4 - OF - 15 SERVICES  
DOCKET # 166ED2007

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE

DEFENDANT CAROL A. SHOTWELL  
ATTORNEY FIRM MANCINI AND ASSOC

<b>PERSON/CORP TO SERVED</b>
CITIFINANCIAL INC.
900 SCOTT TOWN CENTER
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Rocco Nestico

RELATIONSHIP Asst. Manager IDENTIFICATION \_\_\_\_\_

DATE 9-13 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB X POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA \_\_\_\_\_  
C. CORPORATION MANAGING AGENT \_\_\_\_\_  
D. REGISTERED AGENT \_\_\_\_\_  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_\_\_

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>9-13-7</u>	<u>0940</u>	<u>2</u>	<u>Closed</u>

DEPUTY

DATE 9-13-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2007

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 166ED2007

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE

DEFENDANT CAROL A. SHOTWELL  
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Dropped in mail slot

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-13-7 TIME 10:10 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

DATE 9-13-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2007

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 166ED2007

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE

DEFENDANT CAROL A. SHOTWELL  
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON JEANETTE CASHAWAY

RELATIONSHIP OFFICE MANAGER IDENTIFICATION \_\_\_\_\_

DATE 9-13-07 TIME 1005 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB X POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY

DATE 9-13-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/10/2007

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 166ED2007

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUSTEE

DEFENDANT CAROL A. SHOTWELL  
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON ~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ MAURIZIO Cole

RELATIONSHIP Custom Service IDENTIFICATION \_\_\_\_\_

DATE 9-13-07 TIME 1015 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB ☒ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

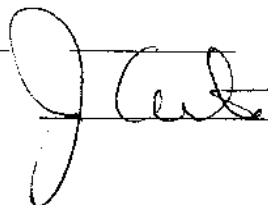
F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 9-13-07

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUSTEE

VS

Docket # 166ED2007

MORTGAGE FORECLOSURE

CAROL A. SHOTWELL

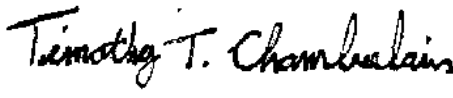
AFFIDAVIT OF SERVICE

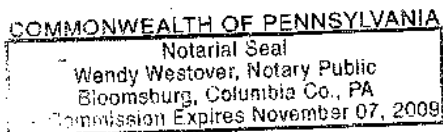
NOW, THIS TUESDAY, SEPTEMBER 11, 2007, AT 9:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CAROL SHOTWELL AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO CAROL SHOTWELL, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, SEPTEMBER 11, 2007

  
NOTARY PUBLIC

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF





# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2007

SERVICE# 6 - OF - 15 SERVICES  
DOCKET # 166ED2007

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE

DEFENDANT CAROL A. SHOTWELL  
ATTORNEY FIRM MANCINI AND ASSOC

<b>PERSON/CORP TO SERVED</b>
CHARLES SHOTWELL
637 CATHERINE ST.
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Charles

RELATIONSHIP DEF IDENTIFICATION \_\_\_\_\_

DATE 9-11-7 TIME 1050 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) Holding Cell  
2<sup>nd</sup> Floor Columbia Court House

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 9-11-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2007

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 166ED2007

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE

DEFENDANT CAROL A. SHOTWELL  
ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED	PAPERS TO SERVED
CAROL SHOTWELL	MORTGAGE FORECLOSURE
637 CATHERINE STREET	
BLOOMSBURG	

SERVED UPON Carol

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 9-11-07 TIME 0900 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO XX  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY TC DATE \_\_\_\_\_

# REAL ESTATE OUTLINE

ED # 166-07

DATE RECEIVED 9-10-07  
DOCKET AND INDEX 9-11-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$ <del>1,350.00</del> OR <u>1500.00</u>	<u>✓</u>	CK# <u>90216</u>

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

SALE DATE	<u>Nov. 1, 07</u>	TIME <u>1000</u>
POSTING DATE	<u>Oct. 2, 07</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>Oct. 17</u>
	2 <sup>ND</sup> WEEK	<u>24</u>
	3 <sup>RD</sup> WEEK	<u>31, 07</u>

# SHERIFF'S SALE

Wednesday, November 7th, 2007 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 166ED2007 AND CIVIL WRIT NO. 1486JD2006 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERN SIDE OF CATHERINE STREET, IN LINE OF LAND NOW OR LATE OF LEONARD COX AND ETHEL COX, HIS WIFE;

THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN SIDE OF CATHERINE STREET, 40 FEET, 7 INCHES, TO A POINT IN THE LINE OF LAND NOW OR LATE OF JAMES W. CASEY AND ANN R. CASEY, HIS WIFE;

THENCE ALONG SAID CASEY LAND IN AN EASTERLY DIRECTION, 119 FEET, 6 INCHES, TO A POINT ON THE WESTERN SIDE OF AN ALLEY;

THENCE ALONG THE WESTERN SIDE OF SAID ALLEY IN A SOUTHERLY DIRECTION, 40 FEET, 7 INCHES, TO A POINT IN LINE OF LAND NOW OR LATE OF THE SAID LEONARD COX, ET UX.;

THENCE IN A WESTERLY DIRECTION ALONG SAID COX LAND, 119 FEET, 6 INCHES, TO A POINT ON THE EASTERN SIDE OF CATHERINE STREET, THE PLACE OF BEGINNING.

## 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 (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 either to sue the bidder for the balance due without a resale of 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 a 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.

Plaintiff's Attorney  
Daniel J. Mancini  
201A Fairview Drive  
Monaca, PA 15061

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

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Monaca, PA 15061

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

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

**CIVIL ACTION – LAW**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL SHOTWELL  
DEFENDANT

CERTIFICATE OF LOCATION

637 CATHERINE STREET  
BLOOMSBURG, PA 17815

TOWN OF BLOOMSBURG

PARCEL No: 05E-02-249

CIVIL Division  
Case Number: 2006 CV1486 MF

*2007-ED 166*  
**Type of Pleading**

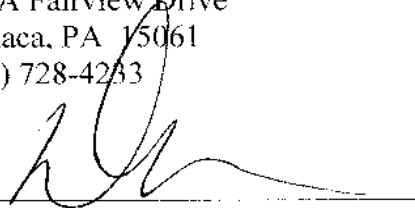
Mortgage Foreclosure  
Writ of Execution

**Code and Classification:**

**Filed on Behalf Of:**  
Plaintiff

**Counsel of Record:**

Daniel J. Mancini, Esquire  
Attorney at Law  
201 A Fairview Drive  
Monaca, PA 15061  
(724) 728-4233

  
By: DANIEL J. MANCINI, ESQ.  
PA I.D. No. 39353

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CIVIL ACTION -- LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

**Writ of Execution**

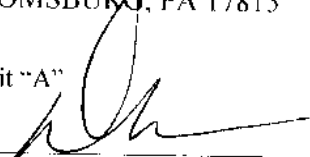
TO THE SHERIFF OF COLUMBIA COUNTY:

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

637 CATHERINE STREET, BLOOMSBURG, PA 17815

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff

  
Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$169,988.59

INTEREST  
from 02/15/06 \$  
to 09/05/07  
(Costs to be added) \$

Date:

9/10/07

By

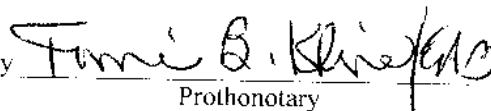
  
Prothonotary



EXHIBIT ALEGAL DESCRIPTIONPROPERTY LOCATED AT 637 CATHERINE STREET,  
BLOOMSBURG, COLUMBIA COUNTY, PA 17815

ALL THAT certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street, in line of land now or late of Leonard Cox and Ethel Cox, his wife;

THENCE in a northerly direction along the eastern side of Catherine Street, 47 feet, 7 inches, to a point in line of land now or late of James W. Casey and Ann R. Casey, his wife;

THENCE along said Casey land in an easterly direction, 119 feet, 6 inches, to a point on the western side of an alley;

THENCE along the western side of said alley in a southerly direction, 40 feet, 7 inches, to a point in line of land now or late of the said Leonard Cox, et ux;

THENCE in a westerly direction along said Cox land, 119 feet, 6 inches, to a point on the eastern side of Catherine Street, the PLACE OF BEGINNING.

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
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**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF  
VS

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF  
*2007-ED-166*  
MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

**DATE:**

**TIME:**

**LOCATION:** Columbia County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

**DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815.**

Legal Descriptions: All that certain property situated in the TOWN OF BLOOMSBURG in the county of COLUMBIA, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL 05E-10-149 and being more fully described in a deed dated 15/05/2005, and recorded 05/10/2005, among the land records of the county and state set forth above, in Deed Book 2005, page 0467.

Being the same premises conveyed to Carol A. Shotwell, by Deed of Carol A. Shotwell and Jason C. Shotwell, dated 5/5/2005 and recorded in Columbia County Deed Book 2005, page 4671.

**THE LOCATION** of your property to be sold is:

**637 CATHERINE STREET  
BLOOMSBURG, PA 17815**

**THE JUDGMENT** under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

**NO. 2006 CV 1486 MF**

**THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS** of this property

**CAROL A. SHOTWELL**

**A SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. 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. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

**NORTH PENN LEGAL SERVICES  
W. 5TH STREET,  
BLOOMSBURG, PA 17815  
(570) 784.8760**

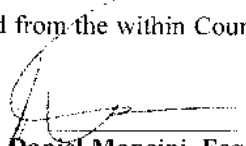
**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.

  
**Daniel Mancini, Esq.**

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL A. SHOTWELL  
DEFENDANT

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

*NOTED 10/6*  
MORTGAGE FORECLOSURE

**LONG PROPERTY DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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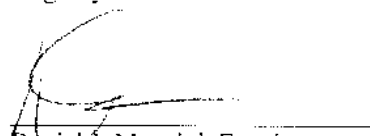
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Being the same premises conveyed to Carol A. Shotwell, by Deed of Carol A. Shotwell and Jason C. Shotwell, dated 5/5/2005 and recorded in Columbia County Deed Book 2005, page 4671.

DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815

IDENTIFIED as TAX/PARCEL ID#: 05E-02-249 in the Deed Registry Office of Columbia County, Pennsylvania.

  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

Daniel Mancini & Associates  
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MORTGAGE FORECLOSURE

*2007-ED-166*

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Attorney for Plaintiff

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DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL A. SHOTWELL  
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CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

*2007-ED-166*

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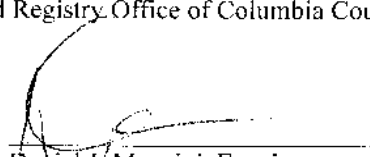
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IDENTIFIED as TAX/PARCEL ID#: 05E-02-249 in the Deed Registry Office of Columbia County,  
Pennsylvania.

  
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Attorney for Plaintiff

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VS

CAROL A. SHOTWELL  
DEFENDANT

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

*2007-ED-1166*

**LONG PROPERTY DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERN SIDE OF CATHERINE STREET, IN LINE OF LAND NOW OR LATE OF LEONARD COX AND ETHEL COX, HIS WIFE;

THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN SIDE OF CATHERINE STREET, 40 FEET, 7 INCHES, TO A POINT IN THE LINE OF LAND NOW OR LATE OF JAMES W. CASEY AND ANN R. CASEY, HIS WIFE;

THENCE ALONG SAID CASEY LAND IN AND EASTERLY DIRECTION, 119 FEET, 6 INCHES, TO A POINT ON THE WESTERN SIDE OF AN ALLEY;

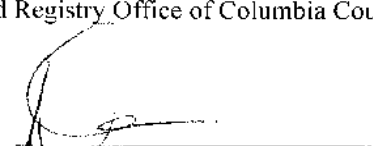
THENCE ALONG THE WESTERN SIDE OF SAID ALLEY IN A SOUTHERLY DIRECTION, 40 FEET, 7 INCHES, TO A POINT IN LINE OF LAND NOW OR LATE OF THE SAID LEONARD COX, ET UX.;

THENCE IN A WESTERLY DIRECTION ALONG SAID COX LAND, 119 FEET, 6 INCHES, TO A POINT ON THE EASTERN SIDE OF CATHERINE STREET, THE PLACE OF BEGINNING.

Being the same premises conveyed to Carol A. Shotwell, by Deed of Carol A. Shotwell and Jason C. Shotwell, dated 5/5/2005 and recorded in Columbia County Deed Book 2005, page 4671.

DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815

IDENTIFIED as TAX/PARCEL ID#: 05F-02-249 in the Deed Registry Office of Columbia County, Pennsylvania.

  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL A. SHOTWELL  
DEFENDANT

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

*2007-ED-166*

**LONG PROPERTY DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERN SIDE OF CATHERINE STREET, IN LINE OF LAND NOW OR LATE OF LEONARD COX AND ETHEL COX, HIS WIFE;

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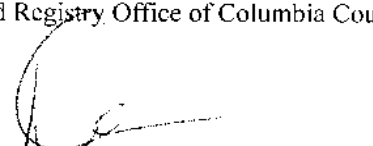
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DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815

IDENTIFIED as TAX/PARCEL ID#: 05E-02-249 in the Deed Registry Office of Columbia County, Pennsylvania.

  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff



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mancini@lawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL A. SHOTWELL  
DEFENDANT

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

*2007-ED 166*

**LONG PROPERTY DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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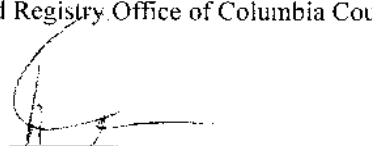
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Being the same premises conveyed to Carol A. Shotwell, by Deed of Carol A. Shotwell and Jason C. Shotwell, dated 5/5/2005 and recorded in Columbia County Deed Book 2005, page 4671.

DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815

IDENTIFIED as TAX/PARCEL ID#: 05E-02-249 in the Deed Registry Office of Columbia County, Pennsylvania.

  
\_\_\_\_\_  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL A. SHOTWELL  
DEFENDANT

CIVIL ACTION LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

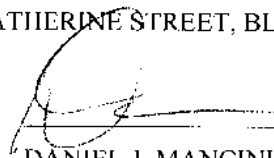
*2007 E.D. 166*

**AFFIDAVIT OF NAMES AND ADDRESSES**  
**OF OWNERS AND DEFENDANTS**

**COMMONWEALTH OF PENNSYLVANIA**  
**COUNTY OF COLUMBIA**

DANIEL J. MANCINI, Esq., being duly authorized to make this affidavit on behalf of the Plaintiff in the above action DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE, being duly sworn according to law deposes and says that to the best of his knowledge, information and belief the owner of 637 CATHERINE STREET, BLOOMSBURG, PA 17815, the real property to be sold in the within execution and the defendants in the judgment are CAROL A. SHOTWELL, whose last known address 637 CATHERINE STREET, BLOOMSBURG, PA 17815.

DATE: September 5, 2007



DANIEL J. MANCINI, ESQUIRE

Attorney for Plaintiff

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL A. SHOTWELL  
DEFENDANT

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

*2007-ED-166*

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA       )  
COUNTY OF COLUMBIA                    )       SS:

Daniel J. Mancini, being duly sworn according to law, deposes and says that he is the attorney of record, for the above-named Plaintiff, that he makes this Affidavit on Plaintiff's behalf, and that the statements in this Affidavit are true to the best of his knowledge, information and belief.

Defendant CAROL A. SHOTWELL is over 21 years of age.

Defendant is not in the military service of the United States as contemplated by the Soldier's and Sailor's Civil Relief Act, as amended.

This affidavit is made in connection with the judgment upon a note and mortgage secured upon the premises located at 637 CATHERINE STREET, BLOOMSBURG, PA 17815.

By: 

Daniel J. Mancini, Esq.

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL A. SHOTWELL  
DEFENDANT

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

*2017-ED 166*

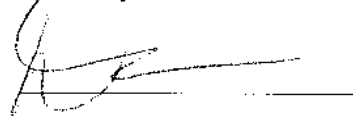
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Waiver of Watchman

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I, Daniel J. Mancini, Esq., do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Daniel J. Mancini, Esq.  
Attorney for Plaintiff



---

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL A. SHOTWELL  
DEFENDANT

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

*2007-ED 114*

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)**

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE, Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 637 CATHERINE STREET, BLOOMSBURG, PA 17815.

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

CAROL A. SHOTWELL  
637 CATHERINE STREET  
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the judgment:

CAROL A. SHOTWELL  
637 CATHERINE STREET  
BLOOMSBURG, PA 17815

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

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE  
1100 Corporate Center Drive, Raleigh, NC 27607  
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061  
2006 CV 1486 MF JUDGMENT SENT FOR RECORDING 9/5/2007 AMOUNT \$169,988.59

YELLOW BOOK USA, INCORPORATED  
2560 Renaissance Boulevard  
King of Prussia, PA 19406  
2005-CV-1448 FILED 114/14/2005 AMOUNT \$2,858.90

WILLIAM COLELLO  
36 9<sup>th</sup> Street  
Mifflintown, PA 17059  
2006-CV-667-JU FILED 5/16/2006 AMOUNT \$50,000.00

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

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE  
1100 Corporate Center Drive, Raleigh, NC 27607  
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061  
MBV&PAGE 2005-4672 RECORDED 5/10/2005 AMOUNT \$137,700.00

CITIFINANCIAL, INC  
900 Scott Town Center, Bloomsburg, PA 17815  
MBV&PAGE 2005-5137 RECORDED 5/20/2005 AMOUNT \$9,635.91

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

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
P.O. Box 280946, Harrisburg, PA 17128-0946  
2005-CV-991 FILED 8/9/2005 AMOUNT \$2,581.62

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

TAX CLAIM BUREAU  
Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

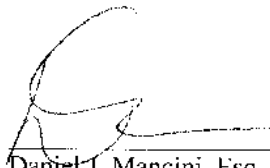
CHARLES SHOTWELL  
637 Catherine Street, Bloomsburg, PA 17815  
2005-CV-1292-DU Filed 10/17/2005

7. 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:

UNKNOWN

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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 this 5<sup>TH</sup> Day of September 2007

  
\_\_\_\_\_  
Daniel J. Mancini, Esq.  
Attorney Bar No.: 39353

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

**CIVIL ACTION – LAW**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CAROL SHOTWELL  
DEFENDANT

CERTIFICATE OF LOCATION

637 CATHERINE STREET  
BLOOMSBURG, PA 17815

TOWN OF BLOOMSBURG

PARCEL No: 05E-02-249

CIVIL Division  
Case Number: 2006 CV1486 MF

*2007-L.D. 16-4*  
**Type of Pleading**

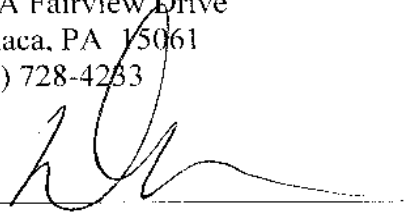
Mortgage Foreclosure  
Writ of Execution

**Code and Classification:**

**Filed on Behalf Of:**  
Plaintiff

**Counsel of Record:**

Daniel J. Mancini, Esquire  
Attorney at Law  
201 A Fairview Drive  
Monaca, PA 15061  
(724) 728-4233

  
By: DANIEL J. MANCINI, ESQ.  
PA I.D. No. 39353

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

**Writ of Execution**

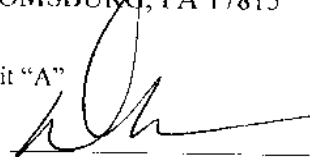
TO THE SHERIFF OF COLUMBIA COUNTY:

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

637 CATHERINE STREET, BLOOMSBURG, PA 17815

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff

  
Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$169,988.59

INTEREST  
from 02/15/06 \$ \_\_\_\_  
to 09/05/07  
(Costs to be added) \$ \_\_\_\_

Date: 9/10/07

By Toni B. Kline/Esq.  
Prothonotary



EXHIBIT ALEGAL DESCRIPTIONPROPERTY LOCATED AT 637 CATHERINE STREET,  
BLOOMSBURG, COLUMBIA COUNTY, PA. 17815

ALL THAT certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern side of Catherine Street, in line of land now or late of Leonard Cox and Ethel Cox, his wife;

THENCE in a northerly direction along the eastern side of Catherine Street, 43 feet, 7 inches, to a point in line of land now or late of James W. Casey and Ann R. Casey, his wife;

THENCE along said Casey land in an easterly direction, 119 feet, 6 inches, to a point on the western side of an alley;

THENCE along the western side of said alley in a southerly direction, 40 feet, 7 inches, to a point in line of land now or late of the said Leonard Cox, et ux;

THENCE in a westerly direction along said Cox land, 119 feet, 6 inches, to a point on the eastern side of Catherine Street, the PLACE OF BEGINNING.

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
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**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CIVIL ACTION – LAW  
CASE NO: 2006 CY 1486 MF

*2007-ED-166*  
MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)**

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE, Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 637 CATHERINE STREET, BLOOMSBURG, PA 17815.

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637 CATHERINE STREET  
BLOOMSBURG, PA 17815

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c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061  
2006 CV 1486 MF JUDGMENT SENT FOR RECORDING 9/5/2007 AMOUNT \$169,988.59

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WILLIAM COLELLO  
36 9<sup>th</sup> Street  
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DEPARTMENT OF REVENUE  
P.O. Box 280946, Harrisburg, PA 17128-0946  
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Courthouse  
35 West Main Street  
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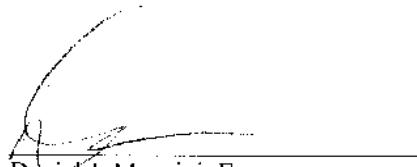
CHARLES SHOTWELL  
637 Catherine Street, Bloomsburg, PA 17815  
2005-CV-1292-DU Filed 10/17/2005

7. 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:

UNKNOWN

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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 this 5<sup>TH</sup> Day of September 2007

  
\_\_\_\_\_  
Daniel J. Mancini, Esq.  
Attorney Bar No.: 39353

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancini@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF  
VS

CIVIL ACTION -- LAW  
CASE NO: 2006 CV 1486 MF

*2007-ED-164*  
MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

**DATE:**

**TIME:**

**LOCATION:** Columbia County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

**DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815.**

Legal Description: All that certain property situated in the TOWN OF BLOOMSBURG in the county of COLUMBIA, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL (SE-00-04) and being more fully described in a deed dated 05/05/2005, and recorded 05/11/2005, among the land records of the county and state set forth above, in Deed Book 2005, page 04671.

Being the same premises conveyed to Carol A. Shotwell, by Deed of Carol A. Shotwell and Jason C. Shotwell, dated 5/5/2005 and recorded in Columbia County Deed Book 2005, page 4671.

**THE LOCATION** of your property to be sold is:

**637 CATHERINE STREET  
BLOOMSBURG, PA 17815**

**THE JUDGMENT** under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

**NO. 2006 CV 1486 MF**

**THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS** of this property

**CAROL A. SHOTWELL**

**A SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. 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. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

**NORTH PENN LEGAL SERVICES  
W. 5TH STREET,  
BLOOMSBURG, PA 17815  
(570) 784.8760**

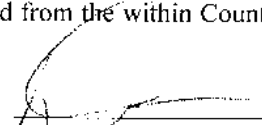
**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.

  
**Daniel Mancini, Esq.**

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724)728-4233  
mancinilawfirm@comcast.net

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
PLAINTIFF

VS

CIVIL ACTION – LAW  
CASE NO: 2006 CV 1486 MF

*Shotwell D. Cox*  
MORTGAGE FORECLOSURE

CAROL A. SHOTWELL  
DEFENDANT

**LONG PROPERTY DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERN SIDE OF CATHERINE STREET, IN LINE OF LAND NOW OR LATE OF LEONARD COX AND ETHEL COX, HIS WIFE;

THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN SIDE OF CATHERINE STREET, 40 FEET, 7 INCHES, TO A POINT IN THE LINE OF LAND NOW OR LATE OF JAMES W. CASEY AND ANN R. CASEY, HIS WIFE;

THENCE ALONG SAID CASEY LAND IN AN EASTERLY DIRECTION, 119 FEET, 6 INCHES, TO A POINT ON THE WESTERN SIDE OF AN ALLEY;

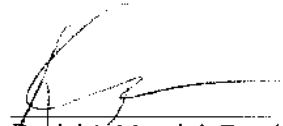
THENCE ALONG THE WESTERN SIDE OF SAID ALLEY IN A SOUTHERLY DIRECTION, 40 FEET, 7 INCHES, TO A POINT IN LINE OF LAND NOW OR LATE OF THE SAID LEONARD COX, ET UX.;

THENCE IN A WESTERLY DIRECTION ALONG SAID COX LAND, 119 FEET, 6 INCHES, TO A POINT ON THE EASTERN SIDE OF CATHERINE STREET, THE PLACE OF BEGINNING.

Being the same premises conveyed to Carol A. Shotwell, by Deed of Carol A. Shotwell and Jason C. Shotwell, dated 5/5/2005 and recorded in Columbia County Deed Book 2005, page 4671.

DWELLING KNOWN AS 637 CATHERINE STREET, BLOOMSBURG, PA 17815

IDENTIFIED as TAX/PARCEL ID#: 05E-02-249 in the Deed Registry Office of Columbia County, Pennsylvania.

  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

## Mancini & Associates

201A Fairview Drive  
Monaca, PA 15061  
Phone (724) 728-4233  
Fax (724) 728-4239  
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.  
\*Licensed in PA and FL

September 5, 2007

Columbia County Sheriff  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE  
VS

CAROL A. SHOTWELL  
2006 CV 1486 MF

To Whom It May Concern:

I am including the Sheriff's package forms, which need to be submitted to the Sheriff to be placed on the next available Sheriff Sale. I have uploaded all the information into M4APP. I will check this website for the sale information.

Please personally serve Carol A. Shotwell at the address of 637 CATHERINE STREET, BLOOMSBURG, PA 17815 with the Notice of Sheriff Sale. Also please post your handbill on the property of 637 CATHERINE STREET, BLOOMSBURG, PA 17815. I have enclosed a SASE for the Sheriff's Returns once service has been made.

I have enclosed your deposit for the Service and filing. Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,

  
Daniel J. Mancini, Esquire

PA Bar ID 39353

DANIEL J. MANCINI  
ATTORNEY AT LAW  
201A FAIRVIEW DRIVE 724-728-4233  
MONACA, PA 15061

9046

60-7322/2433  
2792038426

DATE Sept. 5, 07

PAY TO THE ORDER OF Columbia County Sheriff \$ 1200.00  
Fifteen hundred & 00/100 DOLLARS

Amount in Words  
Must be Printed  
Clearly on Back

11



HOPEWELL OFFICE  
ALBUQUERQUE, NM 87101

A Subsidiary of ESB Financial Corp.

MEMO: Shetwell - 2006-CV-1486-MF

Shetwell 1046 MP

⑆243373222⑆ 2792038426⑆

Amount in Words  
Must be Printed  
Clearly on Back