

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA VS Nicholas Rudolph + Kelsey Kinder

NO. 209-07 ED NO. 210-07 JD

DATE/TIME OF SALE: 2-6-08 1130

BID PRICE (INCLUDES COST) \$ 20,000.00

POUNDAGE - 2% OF BID \$ 400.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2640.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan + Schmieg
Larry L. Mull

TOTAL DUE: \$ 2640.82

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1290.82

SHERIFF'S SALE COST SHEET

Bank of America NA vs. Nicholas Rudolph & Kelsa Richter
 NO. 209-07 ED NO. 210-07 JD DATE/TIME OF SALE 2-6-08 1130

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>68.50</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>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>463.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>888.06</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1113.06</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>217.76</u>	
WATER 20	\$	
TOTAL *****		\$ <u>217.76</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$1990.82

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

February 7, 2008

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: Nicolas H. Rudolph & Kelsey Rider a/k/a Kelsey B. Rider
326 Penn Street
Bloomsburg, PA 17815
No. 2007-Cv-210

URGENT

Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me
Daniel G. Schmieg as "attorney-on-the-writ" to FANNIE MAE, 1900 Market Street,
Suite 800, Philadelphia, PA 19103.

Please send a copy of the Deed via facsimile, record the original and send
notification of the recording date. Enclosed please find two Realty Transfer Tax
Statement of Values and two stamped self-addressed envelopes for your
convenience.

Your cooperation in this matter would be appreciated.

Yours truly,



Nora Ferrer

Enclosure

cc: Bank of America

Account No. 6048490236

PS: Please fax cost sheets to my attention @ 215-567-0072.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 289603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: **Daniel G. Schmieg, Esquire** Suite 1400 Telephone Number: _____ Area Code (215) 563-7000
Street Address: **One Penn Center at Suburban Station** City: **Philadelphia** State: **PA** Zip Code: **19103**
1617 JFK Blvd.

B TRANSFER DATA

Grantor(s)/Lessor(s): **Timothy T. Chamberlain - Sheriff** Grantee(s)/Lessee(s): **FANNIE MAE**
Columbia County Courthouse
Street Address: **P.O. Box 380, 35 W. Main St.** Street Address: **1900 Market Street, Suite 800**
City: **Bloomsburg** State: **PA** Zip Code: **17815** City: **Philadelphia** State: **PA** Zip Code: **19103**

C PROPERTY LOCATION

Street Address: **326 Penn Street, Bloomsburg, PA 17815** City, Township, Borough: **Bloomsburg Township**
County: **COLUMBIA** School District: **Bloomsburg Township** Tax Parcel Number: **05E-03-378-00,000**

D VALUATION DATA

1. Actual Cash Consideration \$20,000.00	2. Other Consideration + -0-	3. Total Consideration = \$20,000.00
4. County Assessed Value \$21,138.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$ 75,039.90

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2003 , Page Number 05935 .
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

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

Signature of Correspondent or Responsible Party
DANIEL G. SCHMIEG, ESQUIRE

Date:

2/8/08

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

JOR
eriff of Columbia unty [SCOLU]

CHECK DATE CHECK NO.
02/12/2008 667606

APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
00063103B	02/12/2008		148239	1,290.82	0.00	1,290.82
49219] 6048490236 RUDOLPH, NICHOLAS						
						1,290.82

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
667606

JWC 02/12/2008

DATE	AMOUNT
02/12/2008	*****1,290.82

Pay ONE THOUSAND TWO HUNDRED NINETY AND 82/100 DOLLARS

Void after 180 days

To The Sheriff of Columbia County
Order 35 W Main Street
Of Bloomsburg, PA 17815

Francis S. Hallinan

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

667606 03600180836 150866 6

148239

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Nicholas Rudolph + Kelsey KinderNO. 209-07 ED NO. 210-07 IDDATE/TIME OF SALE: 2-6-08 1130BID PRICE (INCLUDES COST) \$ 20,000.00POUNDAGE - 2% OF BID \$ 400.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00TOTAL AMOUNT NEEDED TO PURCHASE \$ 2640.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) Agent for Phelan, Hallinan + SchmiegelFanny S. MullTOTAL DUE: \$ 2640.82LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1290.82

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 January 16, 23, 30, 2008 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 30th day of January, 2008.

.....
(Notary Public)
Dennis L. Ashenfelder, Notary Public
Columbia County
My Commission Expires July 3, 2011
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.

.....

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 28-JAN-08

FEE: \$5.00

CERT. NO: 4152

RIDER KELSEY
RUDOLPH NICHOLAS
2182 CARLISLE PARK
HANOVER PA 17331

DISTRICT: TOWN OF BLOOMSBURG
DEED
LOCATION: 326 PENN ST
PARCEL: 05E-03 -378-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January , 2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2007 *dm.*

REQUESTED BY: *Timothy T. Chamberlain, Sheriff*
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/7/2007

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 209ED207

PLAINTIFF BANK OF AMERICA, N.A.

DEFENDANT NICHOLAS H. RUDOLPH
KELSEY RIDER A/K/A KELSEY B. RIDER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	

SERVED UPON Deb

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-25-08 TIME 1550 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 TC DATE _____

[Handwritten mark]

201
PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1365
Operated Assisted # 215-563-7000 ext 1365
Fax # 215-563-7009
Kevin.olinger@fedphe.com

January 24, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: BANK OF AMERICA, N.A.
V. NICHOLAS H. RUDOLPH and KELSEY RIDER A/K/A KELSEY B. RIDER
COLUMBIA COUNTY, NO. 2007-CV-210MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

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

Yours truly,


Kevin Olinger
For PHELAN HALLINAN & SCHMIEG, LLP

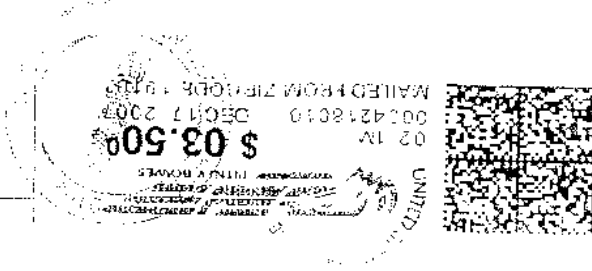
*****PROPERTY IS LISTED FOR THE 02/06/08 SHERIFF'S SALE.*****

Name and
Address
of Sender

PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 326 PENN STREET BLOOMSBURG, PA 17815		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		NORWEST MORTGAGE INC. P.O. BOX 5137 DES MOINES, IA 50306-5137		
5		NICHOLAS H. RUDOLPH 326 PENN STREET BLOOMSBURG, PA 17815		
6		KELSEY RIDER A/K/A KELSEY B. RIDER 326 PENN STREET BLOOMSBURG, PA 17815		
7		NICHOLAS H. RUDOLPH 429 WEST SIDE DRIVE, APT. 303 GAITHERSBURG, MD 20878		
8		KELSEY RIDER A/K/A KELSEY B. RIDER 429 WEST SIDE DRIVE, APT. 303 GAITHERSBURG, MD 20878		
9		NICHOLAS H. RUDOLPH 2182 CARLISLE PIKE HANOVER, PA 17815		
10		KELSEY RIDER A/K/A KELSEY B. RIDER 2182 CARLISLE PIKE HANOVER, PA 17815		
11		RE: NICHOLAS H. RUDOLPH PHS #148239. TEAM 3/LAB		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



BANK OF AMERICA, N.A.

vs.

**NICHOLAS H. RUDOLPH
KELSEY RIDER
A/K/A KELSEY B. RIDER**

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2007-CV-210MF**

:

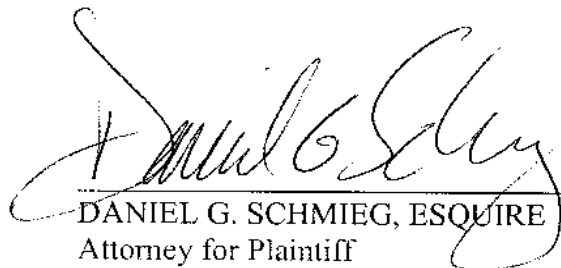
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **BANK OF AMERICA, N.A.** hereby
verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of
mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached
hereto.

DATE: January 24, 2008



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A.	:	Court of Common Pleas
Plaintiff	:	
	:	
vs.	:	Civil Division
	:	
NICHOLAS H. RUDOLPH	:	COLUMBIA County
KELSEY RIDER	:	
A/K/A KELSEY B. RIDER	:	No. 2007-CV-210MF
	:	
Defendants		

ORDER

AND NOW, this 14th day of January, 2008 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$52,148.04
Interest Through February 6, 2008	\$4,585.03
Per Diem \$8.39	
Late Charges	\$64.44
Legal fees	\$1,500.00
Cost of Suit and Title	\$1,811.26
Sheriff's Sale Costs	(\$0.00)
Property Inspections	\$17.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$5,176.06
TOTAL	\$65,301.83

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **309**
☒ Agent
☐ Addressee

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

C. Date of Delivery *12/17/07*

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

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

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **309**
☒ Agent
☐ Addressee

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

C. Date of Delivery *DEC 17 2007*

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label) **7007 0710 0002 4094 9529**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **309**
☒ Agent
☐ Addressee

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

C. Date of Delivery *DEC 17 2007*

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

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

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. 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 PENNSYLVANIA
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
 BUREAU OF COMPLIANCE
 CLEARANCE SUPPORT SECTION
 DEPARTMENT 281230
 HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **309**
☒ Agent
☐ Addressee

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

C. Date of Delivery *DEC 17 2007*

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label) **7007 0710 0002 4094 9550**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **309**
☒ Agent
☐ Addressee

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

C. Date of Delivery *DEC 17 2007*

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

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

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. 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:

OFFICE OF F.A.I.R.
 DEPARTMENT OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **309**
☒ Agent
☐ Addressee

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

C. Date of Delivery *DEC 17 2007*

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

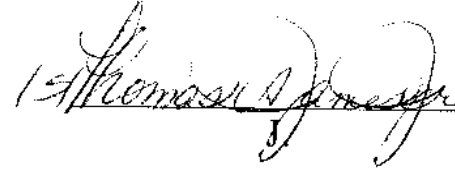
2. Article Number
 (Transfer from service label) **7007 0710 0002 4094 9543**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

Plus interest from February 6, 2008 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

A handwritten signature in cursive script, appearing to read "Thomas J. Gomez", written over a horizontal line.

148239

209

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1365
Operated Assisted # 215-563-7000 ext 1365
Fax # 215-563-7009

January 8, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: **BANK OF AMERICA, N.A.**
V. NICHOLAS H. RUDOLPH and KELSEY RIDER A/K/A KELSEY B. RIDER
COLUMBIA COUNTY, NO. 2007-CV-210MF

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,



Glen Young for
Phelan Hallinan & Schmieg, LLP

*****PROPERTY IS LISTED FOR THE 2/06/08 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS
Columbia COUNTY, PENNSYLVANIA

Bank of America, N.A.

vs.

CIVIL DIVISION
NO. 2007-CV-210MF

Nicholas H. Rudolph
Kelsey Rider a/k/a
Kelsey B. Rider

ORDER

AND NOW, this 23rd day of August, 2007, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendants, Nicholas H. Rudolph and Kelsey Rider a/k/a Kelsey B. Rider, by:

1. First class mail to Nicholas H. Rudolph and Kelsey Rider a/k/a Kelsey B. Rider at the last known addresses 429 West Side Drive, Apt. 303, Gaithersburg, MD 20878; 2182 Carlisle Pike, Hanover, PA 17331 and the mortgaged premises located at 326 Penn Street, Bloomsburg, PA 17815; and
2. Certified mail to Nicholas H. Rudolph and Kelsey Rider a/k/a Kelsey B. Rider at the last known addresses 429 West Side Drive, Apt. 303, Gaithersburg, MD 20878; 2182 Carlisle Pike, Hanover, PA 17331 and the mortgaged premises located at 326 Penn Street, Bloomsburg, PA 17815.

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2007 AUG 23 P 3:22

FILED
PROTHONOTARY

BY THE COURT:

(Signature)
J.

7160 3901 9845 2010 2356

TO:

NICHOLAS H. RUDOLPH
326 PENN STREET
BLOOMSBURG, PA 17815

SENDER:**REFERENCE:** team 3

148239 RUDOLPH, NICHOLAS

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	.41
	Restricted Delivery	2.65
	Total Postage & Fees	2.15

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE 9/31

7160 3901 9845 2010 2325

TO:

KELSEY RIDER
A/K/A KELSEY B. RIDER
429 WEST SIDE DRIVE, APT. 303
GAITHERSBURG, MD 20878

SENDER:**REFERENCE:** TEAM 3

148239 RUDOLPH, NICHOLAS

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	.41
	Restricted Delivery	2.65
	Total Postage & Fees	2.15

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE 9/31

7160 3901 9845 2010 2349

TO:

KELSEY RIDER
A/K/A KELSEY B. RIDER
326 PENN STREET
BLOOMSBURG, PA 17815

SENDER:**REFERENCE:** TEAM 3

148239 RUDOLPH, NICHOLAS

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	.41
	Restricted Delivery	2.65
	Total Postage & Fees	2.15

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE 9/31

7160 3901 9845 2010 2332

TO:

NICHOLAS H. RUDOLPH
429 WEST SIDE DRIVE, APT. 303
GAITHERSBURG, MD 20878

SENDER:**REFERENCE:** TEAM 3

148239 RUDOLPH, NICHOLAS

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	.41
	Restricted Delivery	2.65
	Total Postage & Fees	2.15

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE 9/31

7160 3901 9845 2010 2316

TO:

NICHOLAS H. RUDOLPH
2182 CARLISLE PIKE
HANOVER, PA 17815

SENDER:

REFERENCE: TEAM 3

148239 RUDOLPH, NICHOLAS

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	.41
	Restricted Delivery	2.65
	Total Postage & Fees	2.15
		4.10

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE 9.31



7160 3901 9845 2010 2301

TO:

KELSEY RIDER
A/K/A KELSEY B. RIDER
2182 CARLISLE PIKE
HANOVER, PA 17815

SENDER:

REFERENCE: TEAM 3

148239 RUDOLPH, NICHOLAS

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	.41
	Restricted Delivery	2.65
	Total Postage & Fees	2.15
		4.10

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE 9.31



Name and
Address
of Sender

PHILAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 326 PENN STREET BLOOMSBURG, PA 17815		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		NORWEST MORTGAGE INC. P.O. BOX 5137 DES MOINES, IA 50306-5137		
5		NICHOLAS H. RUDOLPH 326 PENN STREET BLOOMSBURG, PA 17815		
6		KELSEY RIDER A/K/A KELSEY B. RIDER 326 PENN STREET BLOOMSBURG, PA 17815		
7		NICHOLAS H. RUDOLPH 429 WEST SIDE DRIVE, APT. 303 GAITHERSBURG, MD 20878		
8		KELSEY RIDER A/K/A KELSEY B. RIDER 429 WEST SIDE DRIVE, APT. 303 GAITHERSBURG, MD 20878		
9		NICHOLAS H. RUDOLPH 2182 CARLISLE PIKE HANOVER, PA 17815		
10		KELSEY RIDER A/K/A KELSEY B. RIDER 2182 CARLISLE PIKE HANOVER, PA 17815		
11		RE:NICHOLAS H. RUDOLPH PHS #148239. TEAM 3/LAB		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



PHILAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
IDENTIFICATION NO. 62205
SUITE 1400 - ONE PENN CENTER
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

BANK OF AMERICA, N.A.

vs.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007-CV-210MF

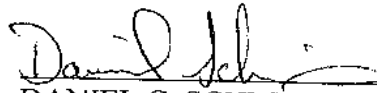
NICHOLAS H. RUDOLPH
KELSEY RIDER A/K/A KELSEY B. RIDER

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person **NICHOLAS H. RUDOLPH** and **KELSEY RIDER A/K/A KELSEY B. RIDER** in accordance with the Order of Court dated, **08/23/07**.

Which evidence of this will be sent along with the Final Affidavit pursuant with Rule 3129.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

DATE: January 8, 2008

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 180
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE

BANK OF AMERICA, N.A.

209ED207

VS.

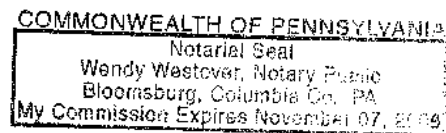
NICHOLAS H. RUDOLPH

KELSEY RIDER A/K/A KELSEY B. RIDER

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 11/28/2007 FOR THE FOLLOWING REASONS:
CERTIFIED MAIL UNCLAIMED

SWORN AND SUBSCRIBED BEFORE ME
THIS Monday, December 03, 2007

NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

MAP

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2007

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 209ED207

PLAINTIFF BANK OF AMERICA, N.A.

DEFENDANT NICHOLAS H. RUDOLPH
KELSEY RIDER A/K/A KELSEY B. RIDER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
326 PENN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kate McNulty

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11/26/07 TIME 1433 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) Served in Toward - Kate McNulty

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
DEPUTY <u>L. McNulty</u>	DATE <u>11/26/07</u>		

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2007

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 209ED207

PLAINTIFF BANK OF AMERICA, N.A.

DEFENDANT NICHOLAS H. RUDOLPH
KELSEY RIDER A/K/A KELSEY B. RIDER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON JEANETTE CASHNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 11-5-07 TIME 1510 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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2007

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 209ED207

PLAINTIFF BANK OF AMERICA, N.A.

DEFENDANT NICHOLAS H. RUDOLPH
KELSEY RIDER A/K/A KELSEY B. RIDER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Dropped in Mail Slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-5-7 TIME 1500 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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Thursday, November 08, 2007

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

**BANK OF AMERICA, N.A.
VS
NICHOLAS H. RUDOLPH
KELSEY RIDER A/K/A KELSEY B. RIDER**

DOCKET # 209ED207

JD # 210JD2007

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

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL that certain messuage and piece or parcel of land situate in Neal's addition to the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, and being the Southern end or part of Lot No. 5 in said addition as compiled by Samuel Neyhard, bounded and described as follows, to-wit:

BEGINNING at the Northwest corner of the intersection of South Penn Street and Anthony Alley, now Avenue; THENCE running Westerly along the Northern line of said Avenue a distance of forty (40) feet to Lot No. 4 now or formerly owned by Charles Werkheiser; THENCE northwardly along the line of said lot, forty-eight (48) feet to a corner; THENCE Easterly on a line parallel with Anthony Avenue, forty (40) feet to an iron pin on said Penn Street; THENCE along said Street, Southwardly forty-eight (48) feet to the place of BEGINNING.

WHEREON is erected a dwelling and a garage.

UNDER AND SUBJECT in the conditions, restrictions, covenants, rights-of-way, etc., as heretofore contained in the prior chain of title.

For identification purposes only, being known as all of Tax Parcel No. 5E-3-378 in the Office of the Columbia County Tax Assessor.

BEING the same premises which Kevin Leroy Knouse, also known as Kevin L. Knouse, also known as Kevin Knouse and Marcia D. Knouse, husband and wife, by deed dated August 3, 1999 and recorded in Columbia County Record Book 737 at page 34, granted and conveyed unto Brian K. Poust who has since married and Tammy L. Poust joins in this conveyance to transfer any and all interest she may have in the above described premises.

PARCEL IDENTIFICATION NO: 05E-03-378-00,000

TITLE TO SAID PREMISES IS VESTED IN Kelsey Rider and Nicholas Rodolph, by Deed from Brian K. Poust and Tammy L. Poust, husband and wife, dated 01/31/2002, recorded 02/06/2002, in Deed Book 2002, page 01529.

Premises being: 326 PENN STREET, BLOOMSBURG, PA 17815
Tax Parcel #05E-03-378-00,000

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer

Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

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

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Claude Renninger

December 6, 2007

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

RE: Nicholas H. Rudolph
2182 Carlisle Pike
Hanover, Pa. 17331

Kelsey Rider AKA Kelsey B. Rider
429 West Side Drive, Apt #303
Gaithersburg, MD. 20878

DOCKET # 209ED207


JD # 210JD2007

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 \$217.76.

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,


Jeannette Cashner
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/7/2007

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 209ED207

PLAINTIFF BANK OF AMERICA, N.A.

DEFENDANT NICHOLAS H. RUDOLPH
KELSEY RIDER A/K/A KELSEY B. RIDER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER - SER IDENTIFICATION _____

DATE 12-3-7 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

DEPUTY

DATE 12-3-7

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257**

BANK OF AMERICA, N.A.

vs.

NICHOLAS H. RUDOLPH

KELSEY RIDER

A/K/A KELSEY B. RIDER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-210MF Term 200__

2007-ED-209

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 326 PENN STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	<u>\$58,490.93</u>
Additional Fees and Costs	<u>\$2,736.26</u>
Interest from 10/12/07 to Sale	\$_____ and costs.
at \$9.61per diem	

Jami B. Kleri

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated Nov. 7, 2007
(SEAL)

PHS#148239

DESCRIPTION

ALL that certain messuage and piece or parcel of land situate in Neal's addition to the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, and being the Southern end or part of Lot No. 5 in said addition as compiled by Samuel Neyhard, bounded and described as follows, to-wit:

BEGINNING at the Northwest corner of the intersection of South Penn Street and Anthony Alley, now Avenue; THENCE running Westerly along the Northern line of said Avenue a distance of forty (40) feet to Lot No. 4 now or formerly owned by Charles Werkheiser; THENCE northwardly along the line of said lot, forty-eight (48) feet to a corner; THENCE Easterly on a line parallel with Anthony Avenue, forty (40) feet to an iron pin on said Penn Street; THENCE along said Street, Southwardly forty-eight (48) feet to the place of BEGINNING.

WHEREON is erected a dwelling and a garage.

UNDER AND SUBJECT in the conditions, restrictions, covenants, rights-of-way, etc., as heretofore contained in the prior chain of title.

For identification purposes only, being known as all of Tax Parcel No. 5E-3-378 in the Office of the Columbia County Tax Assessor.

BEING the same premises which Kevin Leroy Knouse, also known as Kevin L. Knouse, also known as Kevin Knouse and Marcia D. Knouse, husband and wife, by deed dated August 3, 1999 and recorded in Columbia County Record Book 737 at page 34, granted and conveyed unto Brian K. Poust who has since married and Tammy L. Poust joins in this conveyance to transfer any and all interest she may have in the above described premises.

PARCEL IDENTIFICATION NO: 05E-03-378-00,000

TITLE TO SAID PREMISES IS VESTED IN Kelsey Rider and Nicholas Rodolph, by Deed from Brian K. Poust and Tammy L. Poust, husband and wife, dated 01/31/2002, recorded 02/06/2002, in Deed Book 2002, page 01529.

Premises being: 326 PENN STREET, BLOOMSBURG, PA 17815
Tax Parcel #05E-03-378-00,000

No. Term 20 .. E.D.
No. 2007-CV-210MF .. Term 2005 .. A.D.
No. Term 20 .. J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A.

vs.

NICHOLAS H. RUDOLPH
KELSEY RIDER A/K/A KELSEY B. RIDER

WRIT OF EXECUTION
(Mortgage Foreclosure)

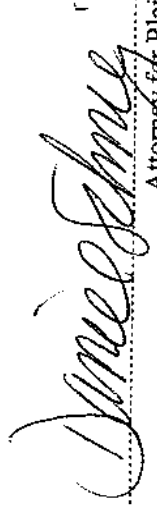
Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.


Attorney for Plaintiff(s)

Address: NICHOLAS H. RUDOLPH: 2182 CARLISLE PIKE, HANOVER, PA 17331
KELSEY RIDER A/K/A KELSEY B. RIDER: 429 WEST SIDE DRIVE, APT.

Complaint - \$90.50 pd
Judgment - \$14.00 pd
Writ - \$23.00 pd
Salary - \$7.00
Sheriff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

BANK OF AMERICA, N.A.
475 CROSSPOINT PARKWAY P.O. BOX 9000
GETZVILLE, NY 14068-9000

Plaintiff,

v.

NICHOLAS H. RUDOLPH
2182 CARLISLE PIKE
HANOVER, PA 17331

KELSEY RIDER A/K/A KELSEY B. RIDER
429 WEST SIDE DRIVE, APT. #303
GAITHERSBURG, MD 20878

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007-CV-210MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: NICHOLAS H. RUDOLPH
2182 CARLISLE PIKE
HANOVER, PA 17331

KELSEY RIDER A/K/A KELSEY B. RIDER
429 WEST SIDE DRIVE, APT. #303
GAITHERSBURG, MD 20878

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **326 PENN STREET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on February 6, 2008, at 11:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$58,490.93** obtained by BANK OF AMERICA, N.A., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, BANK OF AMERICA, N.A. , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
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**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

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Premises being: 326 PENN STREET, BLOOMSBURG, PA 17815
Tax Parcel #05E-03-378-00,000

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257**

BANK OF AMERICA, N.A.

vs.

NICHOLAS H. RUDOLPH

KELSEY RIDER

A/K/A KELSEY B. RIDER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-210MF Term 200__

2007-ED-209

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 326 PENN STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	<u>\$58,490.93</u>
Additional Fees and Costs	<u>\$2,736.26</u>
Interest from 10/12/07 to Sale	\$.....and costs.
at \$9.61per diem	

Jami B. Kleni

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Dated Nov. 7, 2007
(SEAL)

PHS#148239

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No. 2007-CV-210MF .. Term 2005 .. A.D.
No. Term 20 .. J.D.

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WRIT OF EXECUTION
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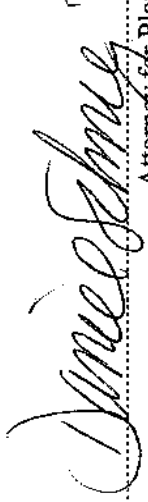
Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.


Attorney for Plaintiff(s)

Address: NICHOLAS H. RUDOLPH: 2182 CARLISLE PIKE, HANOVER, PA 17331
KELSEY RIDER A/K/A KELSEY B. RIDER: 429 WEST SIDE DRIVE, APT.

Complaint - \$90.50 pd
Judgment - \$14.00 pd
Writ - \$23.00 pd
Salusky - \$7.00
Sheriff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

BANK OF AMERICA, N.A.

475 CROSSPOINT PARKWAY P.O. BOX 9000

GETZVILLE, NY 14068-9000

Plaintiff,

v.

NICHOLAS H. RUDOLPH

2182 CARLISLE PIKE

HANOVER, PA 17331

KELSEY RIDER A/K/A KELSEY B. RIDER

429 WEST SIDE DRIVE, APT. #303

GAITHERSBURG, MD 20878

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: NICHOLAS H. RUDOLPH
2182 CARLISLE PIKE
HANOVER, PA 17331**

**KELSEY RIDER A/K/A KELSEY B. RIDER
429 WEST SIDE DRIVE, APT. #303
GAITHERSBURG, MD 20878**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **326 PENN STREET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on February 6, 2008, at 11:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$58,490.93** obtained by BANK OF AMERICA, N.A., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, BANK OF AMERICA, N.A. , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
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P.R.C.P. 3180-3183 and Rule 3257**

BANK OF AMERICA, N.A.

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A/K/A KELSEY B. RIDER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-210MF Term 200

2007-ED-209

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 326 PENN STREET, BLOOMSBURG, PA 17815
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Jami B. Kleni

(Clerk) Office of the Prothy Support, Common Pleas Court
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Dated Nov. 7, 2007
(SEAL)

PHS#148239

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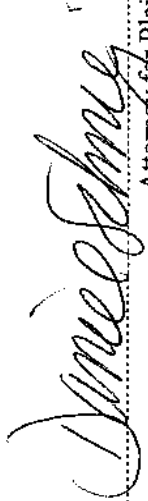
Costs

Office of Judicial Support

Judg. Fee

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Attorney for Plaintiff(s)

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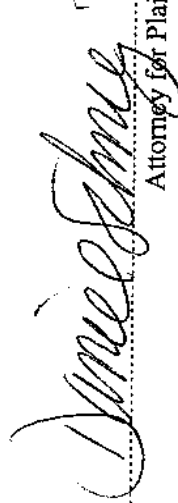
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For identification purposes only, being known as all of Tax Parcel No. 5E-3-378 in the Office of the Columbia County Tax Assessor.

BEING the same premises which Kevin Leroy Knouse, also known as Kevin L. Knouse, also known as Kevin Knouse and Marcia D. Knouse, husband and wife, by deed dated August 3, 1999 and recorded in Columbia County Record Book 737 at page 34, granted and conveyed unto Brian K. Poust who has since married and Tammy L. Poust joins in this conveyance to transfer any and all interest she may have in the above described premises.

PARCEL IDENTIFICATION NO: 05E-03-378-00,000

TITLE TO SAID PREMISES IS VESTED IN Kelsey Rider and Nicholas Rodolph, by Deed from Brian K. Poust and Tammy L. Poust, husband and wife, dated 01/31/2002, recorded 02/06/2002, in Deed Book 2002, page 01529.

Premises being: 326 PENN STREET, BLOOMSBURG, PA 17815
Tax Parcel #05E-03-378-00,000

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257**

BANK OF AMERICA, N.A.

vs.

NICHOLAS H. RUDOLPH

KELSEY RIDER

A/K/A KELSEY B. RIDER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-210MF Term 200

2007-ED-209

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 326 PENN STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	<u>\$58,490.93</u>
Additional Fees and Costs	<u>\$2,736.26</u>
Interest from 10/12/07 to Sale at \$9.61per diem	\$.....and costs.

Jami B. Kleni

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated Nov. 7, 2007
(SEAL)

PHS#148239

DESCRIPTION

ALL that certain messuage and piece or parcel of land situate in Neal's addition to the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, and being the Southern end or part of Lot No. 5 in said addition as compiled by Samuel Neyhard, bounded and described as follows, to-wit:

BEGINNING at the Northwest corner of the intersection of South Penn Street and Anthony Alley, now Avenue; THENCE running Westerly along the Northern line of said Avenue a distance of forty (40) feet to Lot No. 4 now or formerly owned by Charles Werkheiser; THENCE northwardly along the line of said lot, forty-eight (48) feet to a corner; THENCE Easterly on a line parallel with Anthony Avenue, forty (40) feet to an iron pin on said Penn Street; THENCE along said Street, Southwardly forty-eight (48) feet to the place of BEGINNING.

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Premises being: 326 PENN STREET, BLOOMSBURG, PA 17815
Tax Parcel #05E-03-378-00,000

No. Term 20 .. E.D.
No. 2007-CV-210MF .. Term 2005 .. A.D.
No. Term 20 .. J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A.

vs.

NICHOLAS H. RUDOLPH
KELSEY RIDER A/K/A KELSEY B. RIDER

WRIT OF EXECUTION
(Mortgage Foreclosure)


Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.


Attorney for Plaintiff(s)

Address: NICHOLAS H. RUDOLPH: 2182 CARLISLE PIKE, HANOVER, PA 17331
KELSEY RIDER A/K/A KELSEY B. RIDER: 429 WEST SIDE DRIVE, APT.

Complaint - \$90.50 pd
Judgment - \$14.00 pd
Writ - \$23.00 pd
Saluspy - \$7.00
Sherry

(215)563-7000

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

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