

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
Salassy - \$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 to 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.)

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

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

Thursday, November 08, 2007

**NORWEST MORTGAGE INC.
PO BOX 5137
DES MOINES, IA 50306-**

**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

Paelan 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.)

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

REAL ESTATE OUTLINE

ED # 209-07

DATE RECEIVED 11-7-07
DOCKET AND INDEX 11-8-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒ - called 11-8-07
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 6-11444

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

SALE DATE Feb 6, 08 TIME 1130
POSTING DATE Jan 4, 08
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 5
2ND WEEK 25
3RD WEEK 30, 7

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 209 OF 2007 ED AND CIVIL WRIT NO. 210 OF 2007 JD 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 messuage and piece of parcel of land situate in Neal's addition to the Town of Bloomsburg, County 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 Wekheiser; 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.

UNCER 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. 05E-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

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 is 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 the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by 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 G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 209 OF 2007 ED AND CIVIL WRIT NO. 210 OF 2007 JD 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 messuage and piece of parcel of land situate in Neal's addition to the Town of Bloomsburg, County 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 Wekheiser; 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.

UNCER 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. 05E-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

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 is 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 the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by 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 G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

**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-ET-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	

Sami B. Kline

(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

IN THE COURT OF COMMON PLEAS
Columbia COUNTY, PENNSYLVANIA

Bank of America, N.A.

vs.

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

CIVIL DIVISION
NO. 2007-CV-210MF

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:

(s) Thomas J. ...
J.

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

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 07

2007-10-20
PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due

Additional Fees and Costs

Interest from 10/12/07 to Sale

At \$9.61 per diem

\$58,490.93

\$2,736.26

\$.....and costs.

Daniel Schmitz
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

PHS#148239

FILED
2007 OCT 20 PM 4:15
CLERK OF COURT

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.

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

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).

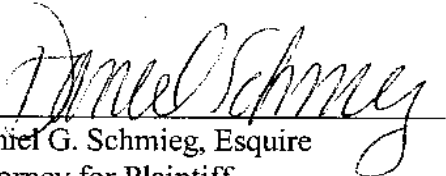
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2007-CV-210MF

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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).

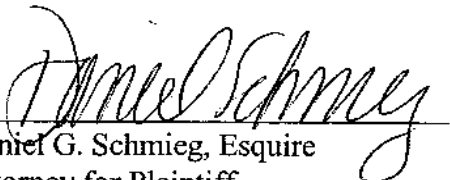
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2007-CV-210MF

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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
:
:
:
:
:
:**

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

BANK OF AMERICA, N.A., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, 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 **326 PENN STREET, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

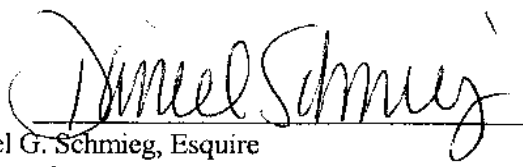
SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-----------------------|---------------------------------------------------------------------------------------|
| NORWEST MORTGAGE INC. | P.O. BOX 5137
DES MOINES, IA 50306-5137 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| NONE | |
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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| NONE | |
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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------------------------------------------------|---------------------------------------------------------------------------------------|
| TENANT/OCCUPANT | 326 PENN STREET
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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.

November 6, 2007

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

BANK OF AMERICA, N.A., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, 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 **326 PENN STREET, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

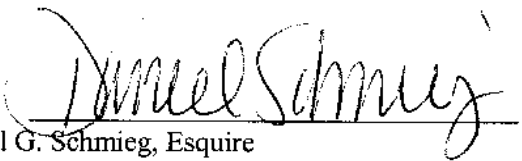
SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-----------------------|---------------------------------------------------------------------------------------|
| NORWEST MORTGAGE INC. | P.O. BOX 5137
DES MOINES, IA 50306-5137 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| NONE | |
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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---------------------------------------------------------------------------------------|
| NONE | |
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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------------------------------------------------|---------------------------------------------------------------------------------------|
| TENANT/OCCUPANT | 326 PENN STREET
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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.

November 6, 2007

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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 _____, at _____ 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.
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

SHERIFF'S RETURN

BANK OF AMERICA, N.A.

Plaintiff

vs.

NICHOLAS H. RUDOLPH

KELSEY RIDER A/K/A KELSEY B. RIDER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-210MF CD Term,
200__

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__, at _____ O'Clock _____ m., served the within

_____ upon _____

_____ at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

_____, 20__, See return endorsed hereon by Sheriff of
_____, County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

BANK OF AMERICA, N.A.

Court Number

2007-CV-210MF

Defendant

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

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

NICHOLAS H. RUDOLPH

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

429 WEST SIDE DRIVE, APT. #303, GAITHERSBURG, MD 20878

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN --- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date _____

Plaintiff BANK OF AMERICA, N.A.	Court Number 2007-CV-210MF
Defendant NICHOLAS H. RUDOLPH & KELSEY RIDER A/K/A KELSEY B. RIDER	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. KELSEY RIDER A/K/A KELSEY B. RIDER ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 429 WEST SIDE DRIVE, APT. #303, GAITHERSBURG, MD 20878
-------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date _____
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------	---------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
----------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------	------------------------------------

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.


Expiration date

Plaintiff
BANK OF AMERICA, N.A.

Court Number
2007-CV-210MF

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
326 PENN STREET, BLOOMSBURG, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: BANK OF AMERICA, N.A. vs NICHOLAS H. RUDOLPH and KELSEY RIDER A/K/A KELSEY B. RIDER

The defendant(s) will be found at 2182 CARLISLE PIKE, HANOVER, PA 17331
429 WEST SIDE DRIVE, APT. #303,
GAITHERSBURG, MD 20878



Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

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

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)
(Attorney for Plaintiff(s))

_____, 20____

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: BANK OF AMERICA, N.A. vs NICHOLAS H. RUDOLPH and KELSEY RIDER A/K/A KELSEY B. RIDER

The defendant(s) will be found at 2182 CARLISLE PIKE, HANOVER, PA 17331
429 WEST SIDE DRIVE, APT. #303,

GAITHERSBURG, MD 20878



Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

DESCRIPTION

ALL that certain message 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

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

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

BANK OF AMERICA, N.A.

: COLUMBIA COUNTY

:

: COURT OF COMMON PLEAS

vs.

:

: CIVIL DIVISION

NICHOLAS H. RUDOLPH

:

: NO. 2007-CV-210MF

KELSEY RIDER

:

A/K/A KELSEY B. RIDER

:

VERIFICATION OF NON-MILITARY SERVICE

Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant **NICHOLAS H. RUDOLPH** is over 18 years of age and resides at **2182 CARLISLE PIKE, HANOVER, PA 17331**.

(c) that defendant **KELSEY RIDER A/K/A KELSEY B. RIDER** is over 18 years of age, and resides at **429 WEST SIDE DRIVE, APT # 303, GAITHERSBURG, MD 20878**.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

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

DESCRIPTION

ALL that certain message 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 Lcroy 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

DESCRIPTION

ALL that certain message 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

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

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

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
641444

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
11/06/2007	*****1,350.00

11/06/2007

Void after 180 days

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

Thomas S. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

"B41444" :036001808:36 150888 B"

Security Features MicroSec



There's no bank

Overseas
Secure
1800-666-6666