

SHERIFF'S SALE COST SHEET

Unit of Amey vs. Felton & White
 NO. 110-08 ED NO. 711-08 JD DATE/TIME OF SALE Stripped

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>47.50</u>
NOTARY	\$ <u>10.25</u>
TOTAL ***** \$ <u>307.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>---</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>125.00</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. <u>---</u>	\$ <u>---</u>
<u>---</u>	\$ <u>---</u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 562.00

No Fund \$ 788.00

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

August 5, 2008

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: BANK OF AMERICA, N.A. v.
FELECIA W. WHITE
213 CENTER STREET A/K/A 213 MAIN STREET ARISTES, PA 17920
Court No. 2008-CV-711-MF

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for August 27, 2008 due to the following: PER CLIENT.

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible..

Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

BANK OF AMERICA NA

VS.

FELECIA WHITE

WRIT OF EXECUTION #110 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF FELECIA WHITE AT 213 CENTER ST. AKA 213 MAINS STREET ARISTES
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 2008

Proth & Clerk of Sev. Courts
New York, Ex. 1st Monday in 2012

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) 784-4300

BANK OF AMERICA, N.A.

Docket # 110ED2008

VS

MORTGAGE FORECLOSURE


FELECIA W. WHITE

AFFIDAVIT OF SERVICE


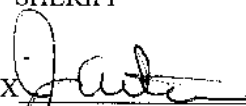
NOW, THIS FRIDAY, JUNE 20, 2008, AT 12:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON FELECIA WHITE AT 213 CENTER STREET AKA 213 MAIN STREET, ARISTES BY HANDING TO JESSE WHITE, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JUNE 23, 2008


NOTARY PUBLIC

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X
J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/17/2008

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 110ED2008

PLAINTIFF BANK OF AMERICA, N.A.

DEFENDANT FELECIA W. WHITE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
FELECIA WHITE
213 CENTER STREET AKA 213 MAIN STREET
ARISTES

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ~~FELECIA~~ JESSE

RELATIONSHIP Husband IDENTIFICATION

DATE 6-20-08 TIME 1250 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)

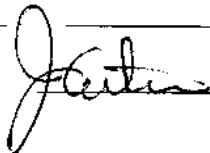
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-20-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/17/2008

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 110ED2008

PLAINTIFF BANK OF AMERICA, N.A.

DEFENDANT FELECIA W. WHITE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
VIRGINIA MARLOW-TAX COLLECTOR
414 MAIN STREET
WILBURTON 1

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON VIRGINIA

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 6-20-08 TIME 1300 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

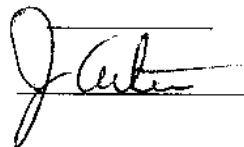
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 6-20-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/17/2008

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 110ED2008

PLAINTIFF BANK OF AMERICA, N.A.

DEFENDANT FELECIA W. WHITE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 6-19-8 TIME 1050 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cole

DATE 6-19-8

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:19-JUN-08

FEE:\$5.00

CERT. NO:4736

WHITE FELECIA W
213 CENTER STREET
ARISTES PA 17920

DISTRICT: CONYNGHAM TWP
DEED 20060-2924
LOCATION: 213 CENTER ST ARISTES
PARCEL: 14 -10C-095-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2007	PRIM	642.42	12.96	0.00	655.38
TOTAL DUE :					\$655.38

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/17/2008

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 110ED2008

PLAINTIFF BANK OF AMERICA, N.A.

DEFENDANT FELECIA W. WHITE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 6-19-8 TIME 1030 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

J. White

DATE 6-19-8

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

2. Article Number (transfer from service label)

3. Service Type

4. Restricted Delivery? (Extra Fee)

5. Is delivery address different from item 1? If YES, enter delivery address below:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

3. Service Type

4. Restricted Delivery? (Extra Fee)

5. Is delivery address different from item 1? If YES, enter delivery address below:

Article Number (transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Number (transfer from service label)

3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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Domestic Return Receipt

102595-02-M-1540

Number (transfer from service label)

3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Number (transfer from service label)

3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Number (transfer from service label)

3811, February 2004

Domestic Return Receipt

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, on the front if space permits.

1. Article Addressed to:

SMALL BUSINESS ADMINISTRATION
ADELPHIA DISTRICT OFFICE
ERT N.C. NIX FEDERAL BUILDING
MARKET STREET 5TH FLOOR
ADELPHIA, PA 19107

2. Article Number (transfer from service label)

PS Form 3811, February 2004

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, 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

2. Article Number (transfer from service label)

PS Form 3811, February 2004

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, on the front if space permits.

1. Article Addressed to:

REVENUE SERVICE
NICAL SUPPORT GROUP
AM GREEN FEDERAL BUILDING
RUSH STREET ROOM 3219
DELPHIA, PA 19106

2. Article Number (transfer from service label)

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

4. Restricted Delivery? (Extra Fee)

2. Article Number (transfer from service label)

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

4. Restricted Delivery? (Extra Fee)

2. Article Number (transfer from service label)

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

4. Restricted Delivery? (Extra Fee)

2. Article Number (transfer from service label)

Domestic Return Receipt

102595-02-M-15

REAL ESTATE OUTLINE

ED # 110-08

DATE RECEIVED 6-17-08
DOCKET AND INDEX 6-19-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>704769</u>

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

SALE DATE	<u>Aug. 27, 08</u>	TIME <u>1500</u>
POSTING DATE	<u>July 22, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug. 6</u>	
	2 ND WEEK <u>13</u>	
	3 RD WEEK <u>20, 08</u>	

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 110 OF 2008 ED AND CIVIL WRIT NO. 711 OF 2008 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 piece or parcel of land situate in the Village of Aristes, Township of Conyngham, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a stake in the eastern line of Centre Street, 75 feet northeast of the northeast corner of Centre and Second Streets in the Village of Aristes, formerly known as Montana, in Conyngham Township, Columbia County, Pennsylvania; thence northeastwardly, along said eastern line of Centre Street, for a distance of 31 feet, 7 inches to a point; thence southeastwardly, along the line of the center of a two story frame double dwelling fronting said Centre Street, for a distance of 139 feet to a point in the western line of an alley, thence southwestwardly, along western line of said alley, for a distance of 19 feet to a point, said point being 37 feet distant from the northwest corner of Second Street and said alley; thence westwardly, along the northern side of a hedge, for a distance of 140 feet to the place of beginning. Being the southern half of said frame dwelling, and being a portion of Block 'T' as shown on the 'Map of Montana', now known as 'Aristes'.

Whereon is erected one-half of a double dwelling house municipally numbered 213 Main Street, Aristes, Pennsylvania.

The foregoing description was prepared by Harry W. Jones, Registered Professional Engineer, of Mount Carmel, Pennsylvania, from a survey made by him on March 29, 1949.

PARCEL NO. 14-10C-095-00.000

Being the same premises which Eleanor White, individually and as Executrix of the Estate of Carrie M. Levan a/k/a Carrie Mae Levan a/k/a Carrie Levan, deceased, and William White, individually, by Indenture dated 08-01-02 and recorded 10-10-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Philip J. Cress, wife and husband.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

BEING the same premises which Eleanor White, individually and Executor of the Estate of Carrie M. Levan aka Carrie Mae Levan and William White individually, by Deed dated August 1, 2002, and recorded October 10, 2002, as Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Phillip J. Cress, in fee.

PARCEL IDENTIFICATION NO: 14-10C-095-00,000

TITLE TO SAID PREMISES IS VESTED IN Felecia W. White, **by** Deed from Phillip J. Cress and Diane E. Cress, dated 03/17/2006, recorded 03/24/2006, in Deed Mortgage Inst# 200602924.

Premises being: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920 Tax Parcel #14-IOC-095-00,000

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 AUGUST 27, 2008 AT 10:00 AM

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All that certain piece or parcel of land situate in the Village of Aristes, Township of Conyngham, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit: Beginning at a stake in the eastern line of Centre Street, 75 feet northeast of the northeast corner of Centre and Second Streets in the Village of Aristes, formerly known as Montana, in Conyngham Township, Columbia County, Pennsylvania; thence northeastwardly, along said eastern line of Centre Street, for a distance of 31 feet, 7 inches to a point; thence southeastwardly, along the line of the center of a two story frame double dwelling fronting said Centre Street, for a distance of 139 feet to a point in the western line of an alley, thence southwestwardly, along western line of said alley, for a distance of 19 feet to a point, said point being 37 feet distant from the northwest corner of Second Street and said alley; thence westwardly, along the northern side of a hedge, for a distance of 140 feet to the place of beginning. Being the southern half of said frame dwelling, and being a portion of Block 'T' as shown on the 'Map of Montana', now known as 'Aristes'.

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PARCEL NO. 14-10C-095-00.000

Being the same premises which Eleanor White, individually and as Executrix of the Estate of Carrie M. Levan a/k/a Carrie Mae Levan a/k/a Carrie Levan, deceased, and William White, individually, by Indenture dated 08-01-02 and recorded 10-10-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Philip J. Cress, wife and husband.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

BEING the same premises which Eleanor White, individually and Executor of the Estate of Carrie M. Levan aka Carrie Mae Levan and William White individually, by Decd dated August 1, 2002, and recorded October 10, 2002, as Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Phillip J. Cress, in fee.

PARCEL IDENTIFICATION NO: 14-10C-095-00,000

TITLE TO SAID PREMISES IS VESTED IN Felecia W. White, **by** Deed from Phillip J. Cress and Diane E. Cress, dated 03/17/2006, recorded 03/24/2006, in Deed Mortgage Inst# 200602924.

Premises being: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920 Tax Parcel #14-10C-095-00,000

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 AUGUST 27, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 110 OF 2008 ED AND CIVIL WRIT NO. 711 OF 2008 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 piece or parcel of land situate in the Village of Aristes, Township of Conyngham, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a stake in the eastern line of Centre Street, 75 feet northeast of the northeast corner of Centre and Second Streets in the Village of Aristes, formerly known as Montana, in Conyngham Township, Columbia County, Pennsylvania; thence northeastwardly, along said eastern line of Centre Street, for a distance of 31 feet, 7 inches to a point; thence southeastwardly, along the line of the center of a two story frame double dwelling fronting said Centre Street, for a distance of 139 feet to a point in the western line of an alley, thence southwestwardly, along western line of said alley, for a distance of 19 feet to a point, said point being 37 feet distant from the northwest corner of Second Street and said alley; thence westwardly, along the northern side of a hedge, for a distance of 140 feet to the place of beginning. Being the southern half of said frame dwelling, and being a portion of Block 'I' as shown on the 'Map of Montana', now known as 'Aristes'.

Whereon is erected one-half of a double dwelling house municipally numbered 213 Main Street, Aristes, Pennsylvania.

The foregoing description was prepared by Harry W. Jones, Registered Professional Engineer, of Mount Carmel, Pennsylvania, from a survey made by him on March 29, 1949.

PARCEL NO. 14-10C-095-00.000

Being the same premises which Eleanor White, individually and as Executrix of the Estate of Carrie M. Levan a/k/a Carrie Mae Levan a/k/a Carrie Levan, deceased, and William White, individually, by Indenture dated 08-01-02 and recorded 10-10-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Philip J. Cress, wife and husband.

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PARCEL IDENTIFICATION NO: 14-10C-095-00,000

TITLE TO SAID PREMISES IS VESTED IN Felecia W. White, **by** Deed from Phillip J. Cress and Diane E. Cress, dated 03/17/2006, recorded 03/24/2006, in Deed Mortgage Inst# 200602924.

Premises being: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920 Tax Parcel #14-10C-095-00,000

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.

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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.

FELECIA W. WHITE

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-711-MF Term 200__

2008-ED-110

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: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920
(See Legal Description attached)

Amount Due

\$37,778.72

Additional Fees and Costs

\$1,675.00

Interest from 6/12/08 to Sale
at \$6.21per diem

\$_____ and costs.

Tamara B. Kline
Barbara A. Silvestri
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 16-17-08
(SEAL)

PHS#177250

No. _____ Term 20 ____ E.D.
No. 2008-CV-711-MF Term 2005 ____ A.D.
No. _____ Term 20 ____ J.D.

DESCRIPTION

All that certain piece or parcel of land situate in the Village of Aristes, Township of Conygham, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a stake in the eastern line of Centre Street, 75 feet northeast of the northeast corner of Centre and Second Streets in the Village of Aristes, formerly known as Montana, in Conygham Township, Columbia County, Pennsylvania; thence northeastwardly, along said eastern line of Centre Street, for a distance of 31 feet, 7 inches to a point; thence southeastwardly, along the line of the center of a two story frame double dwelling fronting said Centre Street, for a distance of 139 feet to a point in the western line of an alley, thence southwestwardly, along western line of said alley, for a distance of 19 feet to a point, said point being 37 feet distant from the northwest corner of Second Street and said alley; thence westwardly, along the northern side of a hedge, for a distance of 140 feet to the place of beginning. Being the southern half of said frame dwelling, and being a portion of Block 'I' as shown on the 'Map of Montana', now known as 'Aristes'.

Whereon is erected one-half of a double dwelling house municipally numbered 213 Main Street, Aristes, Pennsylvania.

The foregoing description was prepared by Harry W. Jones, Registered Professional Engineer, of Mount Carmel, Pennsylvania, from a survey made by him on March 29, 1949.

PARCEL NO. 14-10C-095-00.000

Being the same premises which Eleanor White, individually and as Executrix of the Estate of Carrie M. Levan a/k/a Carrie Mae Levan a/k/a Carrie Levan, deceased, and William White, individually, by Indenture dated 08-01-02 and recorded 10-10-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Philip J. Cress, wife and husband.

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BEING the same premises which Eleanor White, individually and Executor of the Estate of Carrie M. Levan aka Carrie Mae Levan and William White individually, by Deed dated August 1, 2002, and recorded October 10, 2002, as Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Phillip J. Cress, in fee.

PARCEL IDENTIFICATION NO: 14-10C-095-00,000

TITLE TO SAID PREMISES IS VESTED IN Felecia W. White, by Deed from Phillip J. Cress and Diane E. Cress, dated 03/17/2006, recorded 03/24/2006, in Deed Mortgage Inst# 200602924.

Premises being: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920
Tax Parcel #14-10C-095-00,000

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

BANK OF AMERICA, N.A.

vs.

FELECIA W. WHITE

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-711-MF Term 200__

2008-ED-110

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: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920
(See Legal Description attached)

Amount Due

\$37,778.72

Additional Fees and Costs

\$1,675.00

Interest from 6/12/08 to Sale
at \$6.21 per diem

\$_____ and costs.

Tamara B. Kline

Barbara N. Schultz, Esq.

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

EX-107-110-110-110-110
2008-ED-110-110-110-110

Dated 06-17-08
(SEAL)

PHS#177250

No. _____ Term 20 _____ E.D.
No. 2008-CV-711-MF Term 2005 A.D.
No. _____ Term 20 _____ J.D.

DESCRIPTION

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Whereon is erected one-half of a double dwelling house municipally numbered 213 Main Street, Aristes, Pennsylvania.

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PARCEL NO. 14-10C-095-00.000

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PARCEL IDENTIFICATION NO: 14-10C-095-00,000

TITLE TO SAID PREMISES IS VESTED IN Felecia W. White, by Deed from Phillip J. Cress and Diane E. Cress, dated 03/17/2006, recorded 03/24/2006, in Deed Mortgage Inst# 200602924.

Premises being: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920
Tax Parcel #14-10C-095-00,000

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

BANK OF AMERICA, N.A.

vs.

FELECIA W. WHITE

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-711-MF Term 200

2008-ED-110

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

\$37,778.72

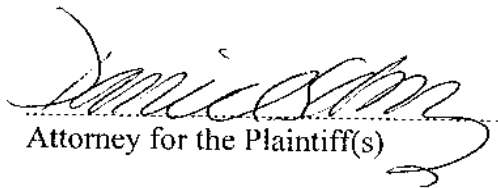
Additional Fees and Costs

\$1,675.00

Interest from 6/12/08 to Sale

\$.....and costs.

At \$6.21 per diem


Attorney for the Plaintiff(s)

Note: Please attach description of Property.
PHIS#177250

2008 JUN 13 PM 3:53
CLERK OF COURT
COLUMBIA COUNTY

DESCRIPTION

All that certain piece or parcel of land situate in the Village of Aristes, Township of Conyngham, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

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PARCEL IDENTIFICATION NO: 14-10C-095-00,000

TITLE TO SAID PREMISES IS VESTED IN Felecia W. White, by Deed from Phillip J. Cress and Diane E. Cress, dated 03/17/2006, recorded 03/24/2006, in Deed Mortgage Inst# 200602924.

Premises being: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920
Tax Parcel #14-10C-095-00,000

Phelan Hallinan & Schmieg, LLP

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

Attorney for Plaintiff

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

Plaintiff,

v.

ELECIA W. WHITE
13 CENTER STREET A/K/A 213 MAIN
STREET
ARISTES, PA 17920

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-711-MF**
: *2008-ED-110*
:
:
:
:

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 Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

BANK OF AMERICA, N.A.

vs.

FELECIA W.
WHITE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-711-MF
:
: 2008-ED-110

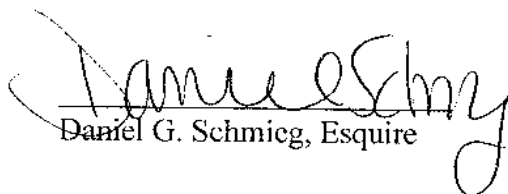
VERIFICATION OF NON-MILITARY SERVICE

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 FELECIA W. WHITE is over 18 years of age and resides at **213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920.**

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

Shelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

215)563-7000

Attorney for Plaintiff

BANK OF AMERICA, N.A.

175 CROSSPOINT PARKWAY, P.O. BOX 9000

GETZVILLE, NY 14068-9000

Plaintiff,

v.

TELECIA W. WHITE

113 CENTER STREET A/K/A 213 MAIN

STREET

ARISTES, PA 17920

Defendant(s).

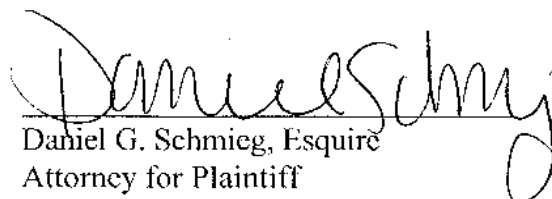
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2008-CV-711-MF
: 2008-ED-110
:
:
:
:

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 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**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-711-MF**
:
: *2008-ED-110*

vs.

FELECIA W.
WHITE

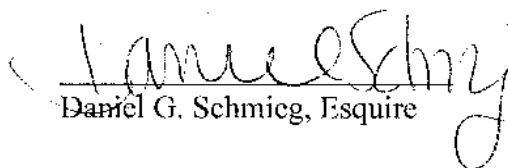
VERIFICATION OF NON-MILITARY SERVICE

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Daniel G. Schmieg, Esquire

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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.

FELECIA W. WHITE
213 CENTER STREET A/K/A 213 MAIN STREET
ARISTES, PA 17920

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-711-MF**
: *2008-ED-110*
:
:
:
:

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 **213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920**.

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

NAME

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

FELECIA W. WHITE

213 CENTER STREET A/K/A 213 MAIN STREET
ARISTES, PA 17920

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

NAME

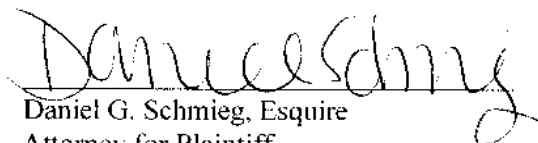
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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.) |
| NONE | |
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 | 213 CENTER STREET A/K/A 213 MAIN STREET
ARISTES, PA 17920 |
| 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.

June 16, 2008
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

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475 CROSSPOINT PARKWAY, P.O. BOX 9000
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Plaintiff,

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: COLUMBIA COUNTY
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: COURT OF COMMON PLEAS
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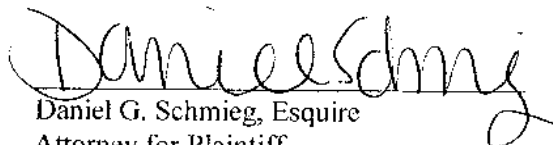
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7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
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Attorney for Plaintiff

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

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5. Name and address of every other person who has any record lien on the property:
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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
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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:
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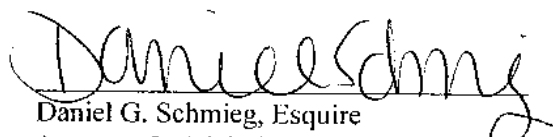
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ARISTES, PA 17920

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-711-MF

2008-ED-110

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FELECIA W. WHITE
213 CENTER STREET A/K/A 213 MAIN STREET
ARISTES, PA 17920

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 **213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920** 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 \$37,778.72 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 piece or parcel of land situate in the Village of Aristes, Township of Conygham, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a stake in the eastern line of Centre Street, 75 feet northeast of the northeast corner of Centre and Second Streets in the Village of Aristes, formerly known as Montana, in Conygham Township, Columbia County, Pennsylvania; thence northeastwardly, along said eastern line of Centre Street, for a distance of 31 feet, 7 inches to a point; thence southeastwardly, along the line of the center of a two story frame double dwelling fronting said Centre Street, for a distance of 139 feet to a point in the western line of an alley, thence southwestwardly, along western line of said alley, for a distance of 19 feet to a point, said point being 37 feet distant from the northwest corner of Second Street and said alley; thence westwardly, along the northern side of a hedge, for a distance of 140 feet to the place of beginning. Being the southern half of said frame dwelling, and being a portion of Block 'I' as shown on the 'Map of Montana', now known as 'Aristes'.

Whereon is erected one-half of a double dwelling house municipally numbered 213 Main Street, Aristes, Pennsylvania.

The foregoing description was prepared by Harry W. Jones, Registered Professional Engineer, of Mount Carmel, Pennsylvania, from a survey made by him on March 29, 1949.

PARCEL NO. 14-10C-095-00.000

Being the same premises which Eleanor White, individually and as Executrix of the Estate of Carrie M. Levan a/k/a Carrie Mae Levan a/k/a Carrie Levan, deceased, and William White, individually, by Indenture dated 08-01-02 and recorded 10-10-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Philip J. Cress, wife and husband.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

BEING the same premises which Eleanor White, individually and Executor of the Estate of Carrie M. Levan aka Carrie Mae Levan and William White individually, by Deed dated August 1, 2002, and recorded October 10, 2002, as Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Phillip J. Cress, in fee.

PARCEL IDENTIFICATION NO: 14-10C-095-00,000

TITLE TO SAID PREMISES IS VESTED IN Felecia W. White, by Deed from Phillip J. Cress and Diane E. Cress, dated 03/17/2006, recorded 03/24/2006, in Deed Mortgage Inst# 200602924.

Premises being: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920
Tax Parcel #14-10C-095-00,000

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

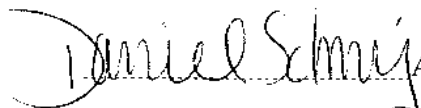
Columbia County, Pa.

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 FELECIA W. WHITE

The defendant(s) will be found at 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920

 Attorney for Plaintiff

If Writ of Exccution, state below where defendants will be found, what foods ar chattels shall be seized and be levied upon. If real estate, attach five double spaced type 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 piece or parcel of land situate in the Village of Aristes, Township of Conyngham, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

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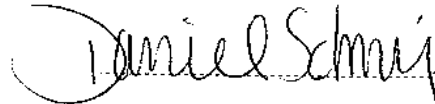
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Tax Parcel #14-10C-095-00,000

SHERIFF'S RETURN

BANK OF AMERICA, N.A.

Plaintiff

vs.

FELECIA W. WHITE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

2008-ED-110
No. 2008-CV-711-MF 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 2008-CV-711-MF 2008-EP-110
Defendant FELECIA W. WHITE &	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. FELECIA W. WHITE ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 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	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 2008-CY-711-MF 2008-ED-110
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Defendant FELECIA W. WHITE &	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
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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)
 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920

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.

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PLAINTIFF	Court Number
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RETURNED:

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

DESCRIPTION

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Whereon is erected one-half of a double dwelling house municipally numbered 213 Main Street, Aristes, Pennsylvania.

The foregoing description was prepared by Harry W. Jones, Registered Professional Engineer, of Mount Carmel, Pennsylvania, from a survey made by him on March 29, 1949.

PARCEL NO. 14-10C-095-00.000

Being the same premises which Eleanor White, individually and as Executrix of the Estate of Carrie M. Levan a/k/a Carrie Mac Levan a/k/a Carrie Levan, deceased, and William White, individually, by Indenture dated 08-01-02 and recorded 10-10-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Philip J. Cress, wife and husband.

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PARCEL IDENTIFICATION NO: 14-10C-095-00,000

TITLE TO SAID PREMISES IS VESTED IN Felecia W. White, by Deed from Phillip J. Cress and Diane E. Cress, dated 03/17/2006, recorded 03/24/2006, in Deed Mortgage Inst# 200602924.

Premises being: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920
Tax Parcel #14-10C-095-00,000

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Tax Parcel #14-10C-095-00,000

VENDOR
Sheriff of Columbia County [SCOLU]

CHECK DATE: 06/16/2008
CHECK NO.: 704769

1,350.00

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

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PARCEL NO. 14-10C-095-00.000

Being the same premises which Eleanor White, individually and as Executrix of the Estate of Carrie M. Levan a/k/a Carrie Mae Levan a/k/a Carrie Levan, deceased, and William White, individually, by Indenture dated 08-01-02 and recorded 10-10-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Philip J. Cress, wife and husband.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

BEING the same premises which Eleanor White, individually and Executor of the Estate of Carrie M. Levan aka Carrie Mac Levan and William White individually, by Deed dated August 1, 2002, and recorded October 10, 2002, as Instrument No. 200212008, granted and conveyed unto Diane E. Cress and Phillip J. Cress, in fee.

PARCEL IDENTIFICATION NO: 14-10C-095-00,000

TITLE TO SAID PREMISES IS VESTED IN Felecia W. White, by Deed from Phillip J. Cress and Diane E. Cress, dated 03/17/2006, recorded 03/24/2006, in Deed Mortgage Inst# 200602924.

Premises being: 213 CENTER STREET A/K/A 213 MAIN STREET, ARISTES, PA 17920
Tax Parcel #14-10C-095-00,000

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

3-190/360

CHECK NO
704769

EXP 06/16/2008

DATE	AMOUNT
06/16/2008	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

SECURED
MICROPRINT
SECURE

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

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