

SHERIFF'S SALE COST SHEET

Linton Logan vs. Baile
 NO. 19-08 ED NO. 1412-8 JD DATE/TIME OF SALE Sept 10

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</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>33.62</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>316.32</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1084.68</u>
SOLICITOR'S SERVICES	\$ 75.00
TOTAL ***** \$ <u>1234.68</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.-</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 1656.00
1350.00
Due \$ 306.00

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
835047	000028531	07/30/2009		184105	306.00	0.00	306.00
NMF (184105) 18412345 BOWIE, DOUGLAS							
							306.00

PHELAN HALLINAN & SCHMIEG LLP
 ATTORNEY ESCROW ACCOUNT
 ONE PENN CENTER, SUITE 1400
 PHILADELPHIA, PA 19103-1814
 (215) 581-1111

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

TO BANK, N.A.
 PHILADELPHIA, PA 19148

3-180/360

CHECK NO
 835047

DATE	AMOUNT
07/30/2009	*****306.00

Void after 180 days

Pay THREE HUNDRED SIX AND 00/100 DOLLARS

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

Francis S. Hallinan

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

FACSIMILE TRANSMITTAL SHEET

TO:	<u>Rosinald Smith</u>	FROM:	<u>Tim Chamberlain</u>
COMPANY:		DATE:	<u>7-30-09</u>
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	<u>2</u>
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	<u>Barrie Sale</u>	YOUR REFERENCE NUMBER:	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

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

July 29, 2009

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: LITTON LOAN SERVICING, L.P. v.
DOUGLAS R. BOWIE
455 SUMMERHILL ROAD BERWICK, PA 18603-5837
Court No. 2008-CV-1412

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for July 29, 2009 due to the following: No Bid.

\$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 immediate 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. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your correspondence in this matters.

Very Truly Yours,
REGINALD SMITH for
Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE COST SHEET

Lt. Hon. Leon Seidman vs. Douglas Bowie
 NO. 197-08 ED NO. 1412-08 JD DATE/TIME OF SALE July 27 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</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>24.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>391.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1084.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1309.68</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL *****	\$ <u>52.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****	\$	<u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$	<u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1868.68

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Litton Loan Servicing VS Douglas Bank

NO. 197-08 ED NO. 1412-08 JD

DATE/TIME OF SALE: July 29 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

LITTON LOAN SERVICING, L.P.
Plaintiff

vs.

DOUGLAS R. BOWIE
Defendant

: Court of Common Pleas

: Civil Division

: COLUMBIA County

: No. 2008-CV-1412

ORDER

AND NOW, this 26 day of May, 2009, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property located at 455 Summerhill Road, Berwick, PA 18603-5837, it is hereby

ORDERED that the said sale is extended two months to the regularly scheduled Columbia County Sheriff's Sale.

No further advertising or additional notice to lienholders or Defendant is required, but the Sheriff is directed to announce said continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendant via first class mail.

PL should notify d.f.

BY THE COURT:



J.

June

- 9:00 AM KERRY & CHRISTOPHER LAUER—606 GREEN STREET BERWICK—04C-04-091 2007+2008 Taxes
- 9:00 AM TIMOTHY HUNTINGTON—217 ROBBINS RD BLOOMSBURG—26-02-003-05 NONE
- 9:00 AM LARRY & KATHRYN HANEY—1122 1ST AVENUE BERWICK—04C-002-04 NONE
bkpt?
- 9:00 AM FRANCIS & BETH ANN MCGADY—LOT #29 AKA 212 WEST 3RD ST. MIFFLINVILLE—23-05A-040 NONE
- 9:00 AM DOUGLAS BOWIE—455 SUMMERHILL RD BERWICK—07-03C-048 NONE
- 9:00 AM STEVE PADEN—300 BOWERS LANE BERWICK—04A-01-076 NONE
- 9:30 AM GRAYDON TAYLOR—8 ARC ROAD ORANGEVILLE—15-05-001 NONE
- 9:30 AM DONALD PURSEL, JR & DONALD PURSEL, III—355 E 5TH ST. BLOOMSBURG—05E-03-332 NONE
STAYED TIL AUG 19 0900
- 9:30 AM ALLAN & HEATHER ANDREWS—511 MAINS STREET ORANGEVILLE—28-03-026 2007+2008 Taxes
- 9:30 AM JAMES LECKIE—807 WEST FRONT STREET BERWICK—04C-04-149 2008 Taxes
- 9:30 AM ROGER RESSEGUIE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NONE
STAYED TIL JUNE 24 0930
- 9:30 AM RUSSELL LEWIS—236 W. 3RD STREET BLOOMSBURG-05W-04-255-01 NONE
- 9:30 AM KELLY GREGORY & PATRICIA MENSCH—1026 LASALLE ST. BERWICK—04C-01-310 NONE
- 10:00 AM BONNIE & EDWARD STOENIEF—3725 OLD BERWICK RD BLOOMSBURG—31-4C2-026 2008 Taxes
STAYED TIL JUNE 24 1000
- 10:00 AM WADE & LINDA MILLER—242 LEONARD ST. BLOOMSBURG—05W-07-100 2007+2008 Taxes
STAYED TIL AUG. 19 0900
- 10:00 AM HEIRS OF MEL GEARY—339 FROSTY VALLEY RD BLOOMSBURG—18-09-003-08 2008 Taxes

COLUMBIA COUNTY
2009 MAR 23 P 3:54
CLERK OF COURT
COLUMBIA, PA

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

LITTON LOAN SERVICING, L.P.	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
DOUGLAS R. BOWIE	:	
Defendant	:	No. 2008-CV-1412
	:	

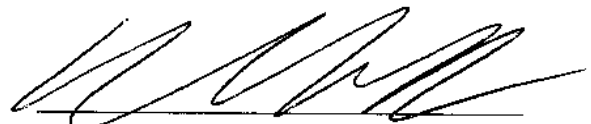
ORDER

AND NOW, this 27 day of March, 2009, after consideration of Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property located at 455 Summerhill Road, Berwick, PA 18603-5837, it is hereby

ORDERED that the said sale is extended two months to the regularly scheduled Columbia County Sheriff's Sale dated May 27, 2009.

No further advertising or additional notice to lienholders or Defendant is required, but the Sheriff is directed to announce said continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendant via first class mail.

BY THE COURT:



J.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 4, 11, 18, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 19th day of February 2009.

(Notary Public)
My commission expires
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

1901

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

February 17, 2009

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: LITTON LOAN SERVICING, L.P. v.
DOUGLAS R. BOWIE
455 SUMMERHILL ROAD BERWICK, PA 18603-5837
Court No. 2008-CV-1412

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for February 25, 2009 due to the following: Moratorium.

The Property is to be relisted for the March 25, 2009 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
KATHERINE TRAUTZ for
Phelan Hallinan & Schmieg, LLP

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

Article Addressed to:
Complete items 1, 2, and 4 if Restricted Delivery is desired. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 4 if Restricted Delivery is desired. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *L. Melrose* ☒ Agent ☐ Address *197*
X *L. Melrose* *NOV 2 2006*
B. Received by (Printed Name) *L. Melrose* C. Date of Delivery *NOV 2 2006*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number

(Transfer from service label)

7007 2560 0002 1259 6721

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 4 if Restricted Delivery is desired. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *E. Donofrio* ☒ Agent ☐ Address *197*
X *E. Donofrio* *NOV 20 2006*
B. Received by (Printed Name) *E. Donofrio* C. Date of Delivery *NOV 20 2006*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 6707

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 4 if Restricted Delivery is desired. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *E. Donofrio* ☒ Agent ☐ Address *197*
X *E. Donofrio* *NOV 20 2006*
B. Received by (Printed Name) *E. DONOFRIO JR.* C. Date of Delivery *NOV 20 2006*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 6684

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 4 if Restricted Delivery is desired. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *John Sullivan* ☒ Agent ☐ Address *197*
X *John Sullivan* *11-21-01*
B. Received by (Printed Name) *John Sullivan* C. Date of Delivery *11-21-01*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

January 29, 2009

Office of the Sheriff
COLUMBIA County Courthouse

RE: LITTON LOAN SERVICING, L.P.
vs.
DOUGLAS R. BOWIE


COLUMBIA- No. 2008-CV-1412
Action in Mortgage Foreclosure
Premises: 455 SUMMERHILL ROAD, BERWICK, PA 18603

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

PROPERTY IS LISTED FOR THE 2/25/09 SHERIFF'S SALE

AFFIDAVIT OF SERVICE

Plaintiff: LITTON LOAN SERVICING, L.P.

COLUMBIA County
No 2008-CV-1412

Defendant(s): DOUGLAS R. BOWIE

Serve: DOUGLAS R. BOWIE
Address: 455 SUMMERHILL ROAD
BERWICK, PA 18603

Our File#184105
Type of Action
- Notice of Sheriff's Sale

Sale Date: FEBRUARY 25, 2009

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to DOUGLAS R. BOWIE, Defendant, on the 8th day of JANUARY, 2009 at 6:00 o'clock P.m., at 470 RIDGE RD, CATAWISSA, Commonwealth of PENNA, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 30 Height 6'4" Weight 200 Race W Sex M Other _____

I, Ronald Moll, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

* S.A. WAS FOUND VACANT. INVESTIGATION DISCLOSED THAT DEFENDANT CURRENTLY RESIDES @ 470 RIDGE ROAD, CATAWISSA, PA.

Sworn to and subscribed
before me this 8th day
of JANUARY, 2009
Notary: _____

By:

Ronald Moll

THEODORE J. HARRIS
NOTARY PUBLIC

NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock _____m., Defendant NOT FOUND because:
My COMMISSION EXPIRES 10/25/2012

____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

January 29, 2009

Office of the Prothonotary
COLUMBIA County Courthouse

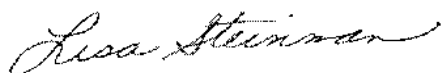
RE: LITTON LOAN SERVICING, L.P.
vs.
DOUGLAS R. BOWIE

COLUMBIA- No. 2008-CV-1412
Action in Mortgage Foreclosure
Premises: 455 SUMMERHILL ROAD, BERWICK, PA 18603

Dear Sir/Madam

Enclosed are the original Affidavits of Service for the above captioned matter.
Kindly file the attached affidavits. I have forwarded copies of the same to the Sheriff's
office.

Yours truly,

A handwritten signature in cursive script, appearing to read "Lisa Steinman".

LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

AFFIDAVIT OF SERVICE

Plaintiff: LITTON LOAN SERVICING, L.P.

COLUMBIA County
No 2008-CV-1412

Defendant(s): DOUGLAS R. BOWIE

Our File#184105
Type of Action
- Notice of Sheriff's Sale

Serve: DOUGLAS R. BOWIE
Address: 455 SUMMERHILL ROAD
BERWICK, PA 18603

Sale Date: FEBRUARY 25, 2009

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to DOUGLAS R. BOWIE, Defendant, on the 8th day of JANUARY, 2009, at 6:00 o'clock P.M., at 470 RIDGE RD, CATAWISSA, Commonwealth of PENNA, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 30 Height 6'4" Weight 200 Race W Sex M Other _____

I, Ronald M. Wall, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

* S.A. WAS FOUND VACANT. INVESTIGATION DISCLOSED THAT DEFENDANT CURRENTLY RESIDES @ 470 RIDGE ROAD, CATAWISSA, PA.

Sworn to and subscribed
before me this 8th day
of JANUARY, 2009
Notary: _____

THEODORE J. HARRIS
NOTARY PUBLIC

By: _____

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock _____m., Defendant NOT FOUND because:
My COMMISSION EXPIRES 10/25/2012

____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200____.

Notary: _____

By: _____

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

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.

LITTON LOAN SERVICING

VS.

DOUGLAS BOWIE


WRIT OF EXECUTION #197 OF 2008 ED

POSTING OF PROPERTY

JANUARY 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DOUGLAS BOWIE AT 455 SUMMERHILL ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

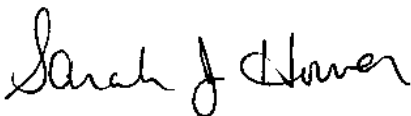
SO ANSWERS:

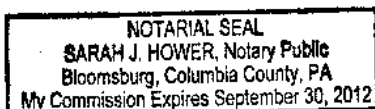

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF JANUARY 2009





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

January 28, 2009

Office of the Sheriff
COLUMBIA County Courthouse

RE: LITTON LOAN SERVICING, L.P.
V. DOUGLAS R. BOWIE
COLUMBIA COUNTY, NO. 2008-CV-1412

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



Nicole Kramer
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 02/25/2009 SHERIFF'S SALE.*****

LITTON LOAN SERVICING, L.P.

vs.

DOUGLAS R. BOWIE

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV-1412

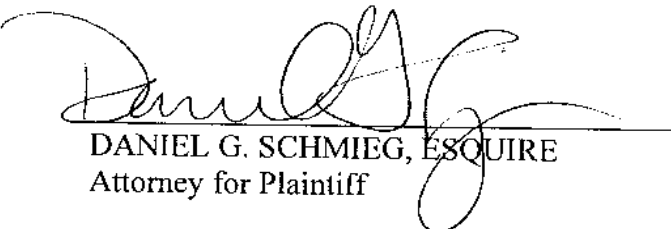
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

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

DATE: January 28, 2009


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

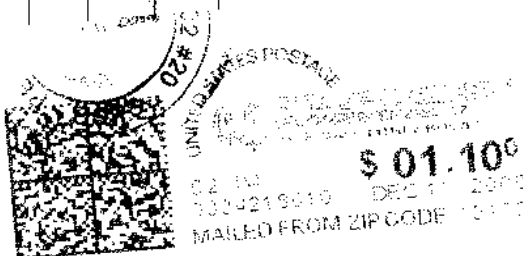
Name and Address of Sender

PHILANTHROPIC & SCIENCE LLC
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 455 SUMMERHILL ROAD BERWICK, PA 18603		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:DOUGLAS R. BOWIE PHS #184105 TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

BSD



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 386
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(370) 784-6300

LITTON LOAN SERVICING, L.P.

Docket # 197ED2008

VS

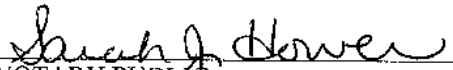
MORTGAGE FORECLOSURE

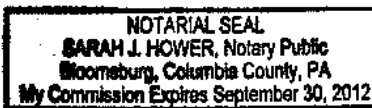
DOUGLAS R. BOWIE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, NOVEMBER 24, 2008, AT 1:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DOUGLAS BOWIE AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO DOUGLAS BOWIE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, NOVEMBER 24, 2008


NOTARY PUBLIC



SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 
S. MAYERNICK
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/17/2008

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 197ED2008

PLAINTIFF LITTON LOAN SERVICING, L.P.

DEFENDANT DOUGLAS R. BOWIE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

NEW ADDRESS

470 RIDGE RD.
CATAWISSA PA.

PERSON/CORP TO SERVED
DOUGLAS BOWIE
455 SUMMERHILL AVENUE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Douglas

RELATIONSHIP Def. IDENTIFICATION _____

DATE 11-24 TIME 13:20 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

11-18-08 1605 15-4 5-3 4/c

DEPUTY

R. Magr

DATE 11-24-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/17/2008

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 197ED2008

PLAINTIFF LITTON LOAN SERVICING, L.P.

DEFENDANT DOUGLAS R. BOWIE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Calk

RELATIONSHIP Cust. Serv. IDENTIFICATION _____

DATE 11-19-08 TIME 1345 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY SM DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/17/2008

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 197ED2008

PLAINTIFF LITTON LOAN SERVICING, L.P.

DEFENDANT DOUGLAS R. BOWIE
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 Dob Miller

RELATIONSHIP clerk IDENTIFICATION _____

DATE 11-19-08 TIME 1315 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

RC DATE _____

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 11/19/2008

Fee: \$5.00

Cert. NO: 5371

BOWIE DOUGLAS R
455 SUMMERHILL ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20060 -9748
Location: 455 SUMMERHILL RD
Parcel Id:07 -03C-048-00,000

Assessment: 23,771
Balances as of 11/19/2008

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm.



November 19, 2008

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

LITTON LOAN SERVICING, L.P.

VS.

DOUGLAS R. BOWIE

DOCKET # 197ED2008

JD # 1412JD2008

Dear Timothy:

The property located at 455 Summerhill Road Berwick is not currently hooked to public sewer.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/17/2008

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 197ED2008

PLAINTIFF LITTON LOAN SERVICING, L.P.

DEFENDANT DOUGLAS R. BOWIE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON PO 5180

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11.18.08 TIME 1405 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 Phelan + Schmieg DATE 11.18.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/17/2008

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 197ED2008

PLAINTIFF LITTON LOAN SERVICING, L.P.

DEFENDANT DOUGLAS R. BOWIE
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON Kelly GORE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-18-08 TIME 1545 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

[Signature]

DATE

11.18.08

REAL ESTATE OUTLINE

ED # 11-17-08

DATE RECEIVED 11-18-08
DOCKET AND INDEX 11-18-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>749316</u>

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

SALE DATE	<u>Feb. 25, 09</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 21, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb 4</u>	
	2 ND WEEK <u>11</u>	
	3 RD WEEK <u>18, 19</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 197 OF 2008 ED AND CIVIL WRIT NO. 1412 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:

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed to Fred Bosler and wife; thence along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land of the Grantor herein; thence along the same South eighty three degrees West one hundred fifty feet to other land of the Grantor herein; thence along the South thirty three degrees East three hundred twenty two feet to line of land this day conveyed to Fred Bosler and wife; thence along the same North eighty three degrees East one hundred fifty feet to the place of beginning.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 644 Page 001.

PARCEL No. 2:

ALL that certain piece, parcel and tract of land lying and being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on State Highway leading from Berwick to Jonestown at a nail corner, being the northwest corner of land now belonging to Veroil M. Grasley and Laura Grasley, his wife; thence along said State Highway North thirty three (35) degrees no (00) minutes west a distance of sixty five and seventy six one-hundredths (65.76) feet to an iron pipe corner; thence South fifty seven (57) degrees no (00) minutes West a distance of one hundred thirty four and eighty two one-hundredths (134.82) feet to an iron pipe corner being at the northwest corner of land now of the said Veroil M. Grasley and Laura J. Grasley, his wife; thence along land now of Veroil M. Grasley and Laura J. Grasley, his wife, North eighty three (83) no (00) minutes East a distance of one hundred fifty (150) feet to a point; a nail corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowic, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006 in Instrument Number 200609748.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444 Page 001.

Premises being: 455 Summerhill Road, Berwick, PA 18603

Tax Parcel #07-03C-048-00,000

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 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 197 OF 2008 ED AND CIVIL WRIT NO. 1412 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:

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Tax Parcel #07-03C-048-00,000

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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**

LITTON LOAN SERVICING, L.P.

vs.

DOUGLAS R. BOWIE

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-1412 Term 200__

2008-ED-197

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: 455 SUMMERHILL ROAD, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	<u>\$119,437.50</u>
Additional Fees and Costs	<u>\$1,681.00</u>
Interest from 09/23/08 to Sale at \$19.63per diem	\$.....and costs.

Tami B Kline /KPB/
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 11-17-08
(SEAL)

PHS#184105

No.	Term 20	E.D.
No. <u>2008-CV-1412</u>	Term 2005	A.D.
No.	Term 20	J.D.

DESCRIPTION

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed to Fred Bosler and wife; thence along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land of the Grantor herein; thence along the same South eighty three degrees West one hundred fifty feet to other land of the Grantor herein; thence along the South thirty three degrees East three hundred twenty two feet to line of land this day conveyed to Fred Bosler and wife; thence along the same North eighty three degrees East one hundred fifty feet to the place of beginning.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291,780 square feet of land, recorded in Columbia County Deed Book 644 Page 001.

PARCEL NO. 2:

ALL that certain piece, parcel and tract of land lying and being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006, recorded 09/18/2006 in Instrument Number 200609748.

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Premises being: 455 SUMMERHILL ROAD, BERWICK, PA 18603
Tax Parcel #07-03C-048-00,000

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

LITTON LOAN SERVICING, L.P.

vs.

DOUGLAS R. BOWIE

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-1412 Term 200__

2008-ED-197

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: 455 SUMMERHILL ROAD, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	<u>\$119,437.50</u>
Additional Fees and Costs	<u>\$1,681.00</u>
Interest from 09/23/08 to Sale	\$_____ and costs.
at \$19.63per diem	

Tami B. Kline /KPB/
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 11-17-08
(SEAL)

PHS#184105

No. _____	Term 20 _____	E.D.
No. <u>2008-CV-1412</u>	Term 2005 _____	A.D.
No. _____	Term 20 _____	J.D.

DESCRIPTION

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed to Fred Bosler and wife; thence along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land of the Grantor herein; thence along the same South eighty three degrees West one hundred fifty feet to other land of the Grantor herein; thence along the South thirty three degrees East three hundred twenty two feet to line of land this day conveyed to Fred Bosler and wife; thence along the same North eighty three degrees East one hundred fifty feet to the place of beginning.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291,780 square feet of land, recorded in Columbia County Deed Book 644 Page 001.

PARCEL NO. 2:

ALL that certain piece, parcel and tract of land lying and being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on State Highway leading from Berwick to Jonestown at a nail corner, being the northwest corner of land now belonging to Veroil M. Grasley and Laura J. Grasley, his wife; thence along said State Highway North thirty three (35) degrees no (00) minutes west a distance of sixty five and seventy six one-hundredths (65.76) feet to an iron pipe corner; thence South fifty seven (57) degrees no (00) minutes West a distance of one hundred thirty four and eighty two one-hundredths (134.82) feet to an iron pipe corner being at the northwest corner of land now of the said Vernoil M. Grasley and Laura J. Grasley, his wife; thence along land now of Vernoil M. Grasley and Laura J. Grasley, his wife, North eighty three (83) degrees no (00) minutes East a distance of one hundred fifty (150) feet to a point; a nail corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006, recorded 09/18/2006 in Instrument Number 200609748.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444 Page 001.

Premises being: 455 SUMMERHILL ROAD, BERWICK, PA 18603
Tax Parcel #07-03C-048-00,000

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

LITTON LOAN SERVICING, L.P.

vs.

DOUGLAS R.
BOWIE

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-1412**
: *2008-ED-197*
:


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 DOUGLAS R. BOWIE is over 18 years of age and resides at **455 SUMMERHILL ROAD, BERWICK, PA 18603.**

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

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

LITTON LOAN SERVICING, L.P.
4828 LOOP CENTRAL DRIVE
HOUSTON, TX 77081

Plaintiff,

v.

DOUGLAS R. BOWIE
455 SUMMERHILL ROAD
BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1412
: *2008-ED-197*
:
:
:
:
:
:

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

LITTON LOAN SERVICING, L.P., 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 **455 SUMMERHILL ROAD, BERWICK, PA 18603**.

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

NAME

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

DOUGLAS R. BOWIE

455 SUMMERHILL ROAD
BERWICK, PA 18603

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 | 455 SUMMERHILL ROAD
BERWICK, PA 18603 |
| 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 13, 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

LITTON LOAN SERVICING, L.P.
4828 LOOP CENTRAL DRIVE
HOUSTON, TX 77081

Plaintiff,

v.

DOUGLAS R. BOWIE
455 SUMMERHILL ROAD
BERWICK, PA 18603

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-1412**
: *2008 ED-197*
:
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:
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AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

LITTON LOAN SERVICING, L.P., 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 **455 SUMMERHILL ROAD, BERWICK, PA 18603**.

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

DOUGLAS R. BOWIE

455 SUMMERHILL ROAD
BERWICK, PA 18603

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:
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|------|---|
| 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:
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|------|---|
| 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 | 455 SUMMERHILL ROAD
BERWICK, PA 18603 |
| 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 13, 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

LITTON LOAN SERVICING, L.P.
4828 LOOP CENTRAL DRIVE
HOUSTON, TX 77081

Plaintiff,

v.

DOUGLAS R. BOWIE
455 SUMMERHILL ROAD
BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1412
: *2008-ED-197*
:
:
:
:
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**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

LITTON LOAN SERVICING, L.P., 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 **455 SUMMERHILL ROAD, BERWICK, PA 18603.**

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

NAME

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

DOUGLAS R. BOWIE

455 SUMMERHILL ROAD
BERWICK, PA 18603

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:
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| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
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5. Name and address of every other person who has any record lien on the property:
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| 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 | 455 SUMMERHILL ROAD
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
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P.O. BOX 380
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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 13, 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

LITTON LOAN SERVICING, L.P.
4828 LOOP CENTRAL DRIVE
HOUSTON, TX 77081

Plaintiff,

v.

DOUGLAS R. BOWIE
455 SUMMERHILL ROAD
BERWICK, PA 18603

Defendant(s).


: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-1412**
: *2008-ED-197*
:
:
:
:

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 proccdures 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

LITTON LOAN SERVICING, L.P.
4828 LOOP CENTRAL DRIVE
HOUSTON, TX 77081

Plaintiff,

v.

DOUGLAS R. BOWIE
455 SUMMERHILL ROAD
BERWICK, PA 18603

Defendant(s).

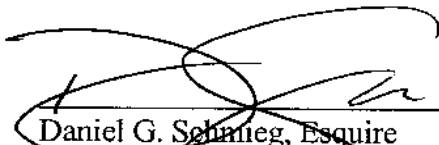
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:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-1412**
: *2008-ED-197*
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CERTIFICATION

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

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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

LITTON LOAN SERVICING, L.P.
4828 LOOP CENTRAL DRIVE
HOUSTON, TX 77081

Plaintiff,

v.

DOUGLAS R. BOWIE
455 SUMMERHILL ROAD
BERWICK, PA 18603

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-1412**
: *2008-ED-197*
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DOUGLAS R. BOWIE
455 SUMMERHILL ROAD
BERWICK, PA 18603

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 **455 SUMMERHILL ROAD, BERWICK, PA 18603** 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 \$119,437.50 obtained by LITTON LOAN SERVICING, L.P., (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, LITTON LOAN SERVICING, L.P. , 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

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed to Fred Bosler and wife; thence along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land of the Grantor herein; thence along the same South eighty three degrees West one hundred fifty feet to other land of the Grantor herein; thence along the South thirty three degrees East three hundred twenty two feet to line of land this day conveyed to Fred Bosler and wife; thence along the same North eighty three degrees East one hundred fifty feet to the place of beginning.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Address by deed dated December 21, 1989, for 1291,780 square feet of land, recorded in Columbia County Deed Book 644 Page 001.

PARCEL NO. 2:

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TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006, recorded 09/18/2006 in Instrument Number 200609748.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Address by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444 Page 001.

Premises being: 455 SUMMERHILL ROAD, BERWICK, PA 18603
Tax Parcel #07-03C-048-00,000

DESCRIPTION

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Premises being: 455 SUMMERHILL ROAD, BERWICK, PA 18603
Tax Parcel #07-03C-048-00,000

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PARCEL NO. 2:

ALL that certain piece, parcel and tract of land lying and being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on State Highway leading from Berwick to Jonestown at a nail corner, being the northwest corner of land now belonging to Veroil M. Grasley and Laura J. Grasley, his wife; thence along said State Highway North thirty three (35) degrees no (00) minutes west a distance of sixty five and seventy six one-hundredths (65.76) feet to an iron pipe corner; thence South fifty seven (57) degrees no (00) minutes West a distance of one hundred thirty four and eighty two one-hundredths (134.82) feet to an iron pipe corner being at the northwest corner of land now of the said Vernoil M. Grasley and Laura J. Grasley, his wife; thence along land now of Vernoil M. Grasley and Laura J. Grasley, his wife, North eighty three (83) degrees no (00) minutes East a distance of one hundred fifty (150) feet to a point; a nail corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006, recorded 09/18/2006 in Instrument Number 200609748.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444 Page 001.

Premises being: 455 SUMMERHILL ROAD, BERWICK, PA 18603
Tax Parcel #07-03C-048-00,000

DESCRIPTION

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed to Fred Bosler and wife; thence along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land of the Grantor herein; thence along the same South eighty three degrees West one hundred fifty feet to other land of the Grantor herein; thence along the South thirty three degrees East three hundred twenty two feet to line of land this day conveyed to Fred Bosler and wife; thence along the same North eighty three degrees East one hundred fifty feet to the place of beginning.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Address by deed dated December 21, 1989, for 1291,780 square feet of land, recorded in Columbia County Deed Book 644 Page 001.

PARCEL NO. 2:

ALL that certain piece, parcel and tract of land lying and being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on State Highway leading from Berwick to Jonestown at a nail corner, being the northwest corner of land now belonging to Veroil M. Grasley and Laura J. Grasley, his wife; thence along said State Highway North thirty three (35) degrees no (00) minutes west a distance of sixty five and seventy six one-hundredths (65.76) feet to an iron pipe corner; thence South fifty seven (57) degrees no (00) minutes West a distance of one hundred thirty four and eighty two one-hundredths (134.82) feet to an iron pipe corner being at the northwest corner of land now of the said Vernoil M. Grasley and Laura J. Grasley, his wife; thence along land now of Vernoil M. Grasley and Laura J. Grasley, his wife, North eighty three (83) degrees no (00) minutes East a distance of one hundred fifty (150) feet to a point; a nail corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006, recorded 09/18/2006 in Instrument Number 200609748.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Address by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444 Page 001.

Premises being: 455 SUMMERHILL ROAD, BERWICK, PA 18603
Tax Parcel #07-03C-048-00,000

DESCRIPTION

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed to Fred Bosler and wife; thence along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land of the Grantor herein; thence along the same South eighty three degrees West one hundred fifty feet to other land of the Grantor herein; thence along the South thirty three degrees East three hundred twenty two feet to line of land this day conveyed to Fred Bosler and wife; thence along the same North eighty three degrees East one hundred fifty feet to the place of beginning.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291,780 square feet of land, recorded in Columbia County Deed Book 644 Page 001.

PARCEL NO. 2:

ALL that certain piece, parcel and tract of land lying and being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:


BEGINNING at a point on State Highway leading from Berwick to Jonestown at a nail corner, being the northwest corner of land now belonging to Veroil M. Grasley and Laura J. Grasley, his wife; thence along said State Highway North thirty three (35) degrees no (00) minutes west a distance of sixty five and seventy six one-hundredths (65.76) feet to an iron pipe corner; thence South fifty seven (57) degrees no (00) minutes West a distance of one hundred thirty four and eighty two one-hundredths (134.82) feet to an iron pipe corner being at the northwest corner of land now of the said Vernoil M. Grasley and Laura J. Grasley, his wife; thence along land now of Vernoil M. Grasley and Laura J. Grasley, his wife, North eighty three (83) degrees no (00) minutes East a distance of one hundred fifty (150) feet to a point; a nail corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006, recorded 09/18/2006 in Instrument Number 200609748.


EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444 Page 001.

Premises being: 455 SUMMERHILL ROAD, BERWICK, PA 18603
Tax Parcel #07-03C-048-00,000

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, Dec 11, 2008, 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: LITTON LOAN SERVICING, L.P. vs DOUGLAS R. BOWIE

The defendant(s) will be found at 455 SUMMERHILL ROAD, BERWICK, PA 18603

 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

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.....

SHERIFF'S RETURN

LITTON LOAN SERVICING, L.P.

Plaintiff

vs.

DOUGLAS R. BOWIE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-1412 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

LITTON LOAN SERVICING, L.P.

Court Number

2008-CV-1412

Defendant

DOUGLAS R. BOWIE

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.

DOUGLAS R. BOWIE

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 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

LITTON LOAN SERVICING, L.P.

Court Number

2008-CV-1412

Defendant

DOUGLAS R. BOWIE

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)

455 SUMMERHILL ROAD, BERWICK, PA 18603

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

Telephone Number

(215)563-7000

Date

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

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHELAN 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
749316

11/13/2008

DATE	AMOUNT
11/13/2008	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Francis S. Hallinan

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

⑈749316⑈ ⑆036001808⑆36 150866 6⑈