

SHERIFF'S SALE COST SHEET

Chase Home Finance vs. Joleen Hettror
 NO. 36-08 ED NO. 67-08 JD DATE/TIME OF SALE 6-4-08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</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>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>389.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>72.48</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>987.48</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>280.00</u>	
WATER 20	\$	
TOTAL *****		\$ <u>280.00</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1832.98

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Chase Home Finance VS Joleen Hettler

NO. 36-08 ED NO. 61-08 JD

DATE/TIME OF SALE: 6-4-08 0900

BID PRICE (INCLUDES COST) \$ 1832,98

POUNDAGE - 2% OF BID \$ 36,66

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1869,64

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schwieg
Larry J Mull

TOTAL DUE: \$ 1869,64

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 519,64

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

June 6, 2008

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

Re: Jolcen Hettler a/k/a Joleen M. Hettler
539 Drinker Street
Bloomsburg, PA 17815
No. 2008-CV-61-MF

URGENT

Dear Sir or Madam:

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

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

Your cooperation in this matter would be appreciated.

Yours truly,



Nora Ferrer

Enclosure

cc: Chase Home Finance LLC

Account No. 168754

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

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

C PROPERTY LOCATION

Street Address	City, Township, Borough
539 Drinker Street, Bloomsburg, PA 17815	Hemlock Township
County	School District
COLUMBIA	Hemlock Township
	Tax Parcel Number
	18-01B-019-09

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,869.64	+ -0-	= \$1,869.64
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$24,519.00	x 3.55	= \$ 90,592.45

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200802974, Page Number
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

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

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

Daniel G. Schmieg

Date: 6/6/08

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

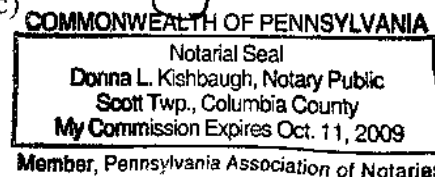
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

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 May 14, 21, 28, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 24th day of May 2008

Donna L. Kishbaugh
(Notary Public)

My commission expires



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.

36

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Kevin.olinger@fedphe.com

May 1, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: CHASE HOME FINANCE LLC
V. JOLEEN HETTLER A/K/A JOLEEN M. HETTLER
COLUMBIA COUNTY, NO. 2008-CV-61-MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,

Kevin Olinger
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 06/04/08 SHERIFF'S SALE.*****

Name and
Address
of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 539 DRINKER STREET BLOOMSBURG, PA 17815	APR 28 2008 11 06 AM	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	APR 28 2008 11 06 AM	
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	APR 28 2008 11 06 AM	
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:JOLEEN HETTLER A/K/A JOLEEN M. HETTLER PHS #168754. TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

CHASE HOME FINANCE LLC

vs.

**JOLEEN HETTLER
A/K/A JOLEEN M. HETTLER**

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV-61-MF**

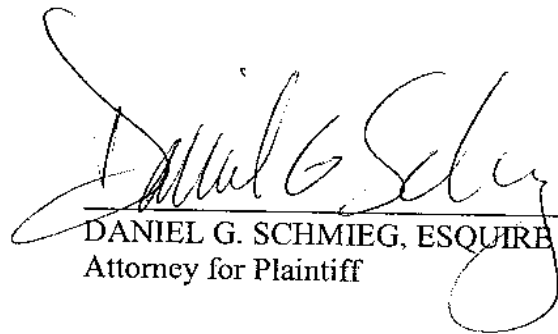
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CHASE HOME FINANCE LLC** 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: May 1, 2008



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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.

CHASE HOME FINANCE LLC

VS.

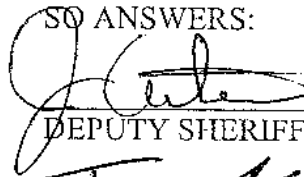

JOLEEN HETTLER

WRIT OF EXECUTION #36 OF 2008 ED

POSTING OF PROPERTY

April 30, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOLEEN HETTLER AT 539 DRINKER STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF
TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF APRIL 2008



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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 714-6300

CHASE HOME FINANCE LLC

Docket # 36ED2008

VS

MORTGAGE FORECLOSURE

JOLEEN HETTLER AKA JOLEEN M.
HETTLER

AFFIDAVIT OF SERVICE

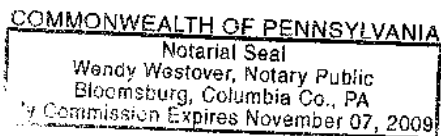
NOW, THIS THURSDAY, MARCH 13, 2008, AT 4:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOLEEN HETTLER AT 446 WEST STREET, BLOOMSBURG BY HANDING TO JOLEEN HETTLER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

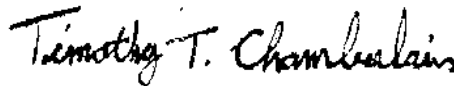
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 14, 2008



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


X

J. ARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: 1701 789-5627

PHONE
1701 789-5622

24 HOUR PHONE
1701 789-6307

Thursday, March 13, 2008

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

**CHASE HOME FINANCE LLC
VS
JOLEEN HETTLER AKA JOLEEN M. HETTLER**

DOCKET # 36ED2008

JD # 61JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

*See Attached
Bill Due
As of 3/14/08
Denise Ottaviani*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/12/2008

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 36ED2008

394-3550

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT JOLEEN HETTLER AKA JOLEEN M. HETTLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

JOLEEN HETTLER
446 WEST STREET
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JOLEEN

RELATIONSHIP DEF IDENTIFICATION _____

DATE 3-13-8 TIME 1630 MILEAGE _____ OTHER _____

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

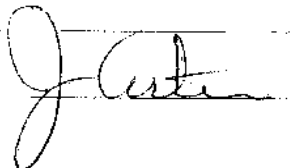
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 181 YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>3-13-8</u>	<u>1540</u>	<u>2</u>	<u>LC</u>

DEPUTY



DATE 3-13-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/12/2008

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 36ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT JOLEEN HETTLER AKA JOLEEN M. HETTLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TENANT(S)

539 DRINKER STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Lady Donohue

RELATIONSHIP TENANT IDENTIFICATION _____

DATE 3-13-8 TIME 1455 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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. Adm

DATE 3-13-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/12/2008

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 36ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT JOLEEN HETTLER AKA JOLEEN M. HETTLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

DENISE OTTAVIANI-TAX COLLECTOR

MORTGAGE FORECLOSURE

116 FROSTY VALLEY ROAD

BLOOMSBURG

SERVED UPON DENISE

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 3-13-08 TIME 15:50 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) _____

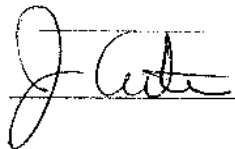
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-13-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/12/2008

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 36ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT JOLEEN HETTLER AKA JOLEEN M. HETTLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

DOMESTIC RELATIONS

MORTGAGE FORECLOSURE

15 PERRY AVE.

BLOOMSBURG

SERVED UPON LAUREN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 3-13-8 TIME 1500 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

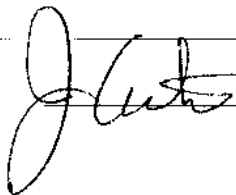
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

3-13-8

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/13/2008

Fee: \$5.00

Cert. NO: 4376

HETTLER JOLEEN
539 DRINKER STREET
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20031 -3554
Location: 539 DRINKER ST
Parcel Id:18 -01B-019-09,000

Assessment: 24,591
Balances as of 03/13/2008

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

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

82 Buckhorn Road, Bloomsburg, PA 17815
570-784-2696
FAX – 570-784-1425

Hemlock Municipal Sewer Cooperative

Fax

To: Sheriff Chamberlain

From: Garey Bittenbender

Fax:

Pages: 1

Phone:

Date: March 13, 2008

Re: Joleen Hettler

CC:

JD# 62JD2008

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

● **Comments:**

There is a past due amount of \$175.00 as of this date. By the date of the sale the amount will be
An additional \$105.00.

Total due at sale : \$280.00

Check should be made out to HMSC and mailed to the above address.

Thank You,

Garey Bittenbender
Billing Agent

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/12/2008

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 36ED2008

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT JOLEEN HETTLER AKA JOLEEN M. HETTLER
ATTORNEY FIRM PHILAN 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 3-13-8 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Luter
DATE 3-13-8

REAL ESTATE OUTLINE

ED # 36-08

DATE RECEIVED 3-12-08

DOCKET AND INDEX 3-13-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR _____

✓

✓

✓

✓

✓

✓

✓

CK# 672549

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

SALE DATE

June 4, 08 TIME 0900

POSTING DATE

Apr 30, 08

ADV. DATES FOR NEWSPAPER

1ST WEEK

May 14

2ND WEEK

21

3RD WEEK

28, 08

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 36 OF 2008 ED AND CIVIL WRIT NO. 61 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 Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern side of Drinker Street and at the southwestern corner of Lot No. 9; thence along the northern side of Drinker Street south 59 degrees west 100 feet to the eastern line of Lot No. 11; thence by the same north 31 degrees west 124.52 feet to a point in line of land now or late of Jay H. Fritz; thence by the same north 56 degrees east 101.1 feet to a point on the western line of Lot No. 9; thence by the same south 31 degrees east 129.76 feet to the place of BEGINNING.

BEING Lot No. 10 in the Grotz Addition to the Village of Fernville as laid out by Harry W. Jones in 1957, as re-surveyed by A. Carl Wolfe in December, 1964, and finally revised January 21, 1965. UPON which is erected a frame dwelling.

UNDER AND SUBJECT to the express covenants, conditions and restrictions as contained in deed of record in Columbia County Courthouse, Bloomsburg, Pennsylvania, in Deed Book 245, Page 626.

TITLE TO SAID PREMISES IS VESTED IN Joleen Hettler, married, by Deed from Mick R. Hunsinger and Sharon K. Hunsinger, his wife, dated 10/17/2003, recorded 10/20/2003, in Deed Mortgage Inst# 200313554. Premises being: 539 DRINKER STREET, BLOOMSBURG, PA 17815 Tax Parcel #18-01B-019-09

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.sheriffcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 36 OF 2008 ED AND CIVIL WRIT NO. 61 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 Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern side of Drinker Street and at the southwestern corner of Lot No. 9; thence along the northern side of Drinker Street south 59 degrees west 100 feet to the eastern line of Lot No. 11; thence by the same north 31 degrees west 124.52 feet to a point in line of land now or late of Jay H. Fritz; thence by the same north 56 degrees east 101.1 feet to a point on the western line of Lot No. 9; thence by the same south 31 degrees east 129.76 feet to the place of BEGINNING.

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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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**

CHASE HOME FINANCE LLC

vs.

JOLEEN HETTLER

A/K/A JOLEEN M. HETTLER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008 CV 61 MF Term 200 _____

2008 E.D. 36

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: 539 DRINKER STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 03/01/08 to Sale
at \$17.83per diem

\$108,456.46

\$1,596.00

\$_____ and costs.

Dated

3-12-08

(SEAL)

Fanni B. Reine/EdB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

PHS#168754

No. _____ Term 20 E.D.
No. 2008 CV 61 MF Term 2005 A.D.
No. _____ Term 20 J.D.

DESCRIPTION

All that certain piece or parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

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Premises being: 589 DRINKER STREET, BLOOMSBURG, PA 17815
Tax Parcel #18-01B-019-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/12/2008

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 36ED2008

PLAINTIFF CIIASE HOME FINANCE LLC

DEFENDANT JOLEEN HETTLER AKA JOLEEN M. HETTLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

HENLOCK SEWER C/O GAREY
BITTENBENDER
82 BUCKHORN ROAD
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Farad 3-13-08 TC

RELATIONSHIP

IDENTIFICATION

DATE

TIME

MILEAGE

OTHER

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

TYPE OF SERVICE:

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5625

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 384-6380

Thursday, March 13, 2008

HEMLOCK SEWER C/O GAREY BITTENBENDER
82 BUCKHORN ROAD
BLOOMSBURG, PA 17815-

CHASE HOME FINANCE LLC
VS
JOLEEN HETTLER AKA JOLEEN M. HETTLER

DOCKET # 36ED2008

JD # 61JD2008

3-13-08
faxed
to Gary

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

~~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

CHASE HOME FINANCE LLC
3415 VISION DRIVE
COLUMBUS, OH 43219

Plaintiff,

v.
JOLEEN HETTLER
A/K/A JOLEEN M. HETTLER
446 WEST STREET
BLOOMSBURG, PA 17815

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008 CV 61 MF

: *JOV 8. ED - 36*
:
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JOLEEN HETTLER
A/K/A JOLEEN M. HETTLER
446 WEST STREET
BLOOMSBURG, PA 17815

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 **539 DRINKER STREET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on June 4, 2008, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$108,456.46** obtained by CHASE HOME FINANCE LLC, (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:

The Sale will be cancelled if you pay to the Mortgagee, CHASE HOME FINANCE LLC, 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.

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. 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**

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

..... (SEAL)
(Attorney for Plaintiff(s))

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

..... (SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

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

follows: CHASE HOME FINANCE LLC vs JOLEEN HETTLER A/K/A JOLEEN M. HETTLER

The defendant(s) will be found at 446 WEST STREET, BLOOMSBURG, PA 17815

..... Attorney for Plaintiff

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

See attached legal description

.....
.....
.....

DESCRIPTION

All that certain piece or parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern side of Drinker Street and at the southwestern corner of Lot No. 9; thence along the northern side of Drinker Street south 59 degrees west 100 feet to the eastern line of Lot No. 11; thence by the same north 31 degrees west 124.52 feet to a point in line of land now or late of Jay H. Fritz; thence by the same north 56 degrees east 101.1 feet to a point on the western line of Lot No. 9; thence by the same south 31 degrees east 129.76 feet to the place of BEGINNING.

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Premises being: 539 DRINKER STREET, BLOOMSBURG, PA 17815
Tax Parcel #18-01B-019-09

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

CHASE HOME FINANCE LLC

vs.

JOLEEN HETTLER

A/K/A JOLEEN M. HETTLER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008 CV 61 MF Term 200

NOTED 34

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: 539 DRINKER STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	<u>\$108,456.46</u>
Additional Fees and Costs	<u>\$1,596.00</u>
Interest from 03/01/08 to Sale	\$_____ and costs.
at \$17.83per diem	

Dated

3-12-08

(SEAL)

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

PHS#168754

No. _____	Term 20 _____	E.D
No. <u>2008 CV 61 MF</u>	Term 2005 _____	A.D.
No. _____	Term 20 _____	J.D.

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Premises being: 589 DRINKER STREET, BLOOMSBURG, PA 17815
Tax Parcel #18-01B-019-09

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

CHASE HOME FINANCE LLC

3415 VISION DRIVE

COLUMBUS, OH 43219

Plaintiff,

v.

JOLEEN HETTLER

A/K/A JOLEEN M. HETTLER

446 WEST STREET

BLOOMSBURG, PA 17815

Defendant(s).

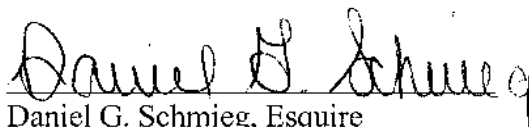
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008 CV 61 MF
:
: 2008-ED-36
:
:
:

CERTIFICATION

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

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

CHASE HOME FINANCE LLC
3415 VISION DRIVE
COLUMBUS, OH 43219

Plaintiff,

v.

JOLEEN HETTLER
A/K/A JOLEEN M. HETTLER
446 WEST STREET
BLOOMSBURG, PA 17815

Defendant(s).

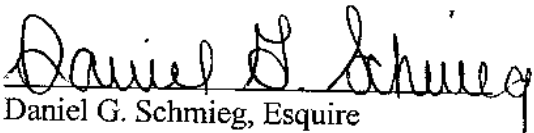
: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008 CV 61 MF**
: *REV. ED-36*
:
:
:
:

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

CHASE HOME FINANCE LLC

: COLUMBIA COUNTY

:

: COURT OF COMMON PLEAS

vs.

:

: CIVIL DIVISION

JOLEEN HETTLER

:

A/K/A JOLEEN M. HETTLER

: NO. 2008 CV 61 MF

:

:

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 **JOLEEN HETTLER A/K/A JOLEEN M. HETTLER** is over 18 years of age and resides at **446 WEST STREET, BLOOMSBURG, PA 17815**.

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

**CHASE HOME FINANCE LLC
3415 VISION DRIVE
COLUMBUS, OH 43219**

Plaintiff,

v.

**JOLEEN HETTLER
A/K/A JOLEEN M. HETTLER
446 WEST STREET
BLOOMSBURG, PA 17815**

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008 CV 61 MF**
: *2008-ED-36*
:
:
:
:

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

CHASE HOME FINANCE LLC, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeipe for the Writ of Execution was filed, the following information concerning the real property located at **539 DRINKER STREET, BLOOMSBURG, PA 17815**.

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

NAME

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

**JOLEEN HETTLER
A/K/A JOLEEN M. HETTLER**

**446 WEST STREET
BLOOMSBURG, PA 17815**

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

NAME

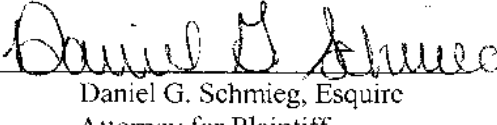
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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 | 539 DRINKER STREET
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

March 10, 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
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Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

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Plaintiff,

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446 WEST STREET

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BLOOMSBURG, PA 17815

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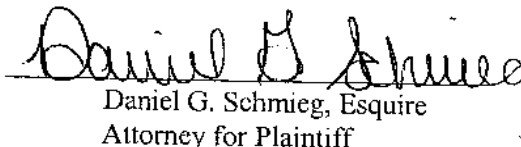
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5. Name and address of every other person who has any record lien on the property:
NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
NONE
6. Name and address of every other person who has any record interest 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 539 DRINKER STREET
BLOOMSBURG, PA 17815
DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675
DEPARTMENT OF WELFARE HARRISBURG, PA 17105

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Attorney for Plaintiff

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Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**CHASE HOME FINANCE LLC
3415 VISION DRIVE
COLUMBUS, OH 43219**

Plaintiff,

v.

**JOLEEN HETTLER
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446 WEST STREET
BLOOMSBURG, PA 17815**

Defendant(s).

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:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008 CV 61 MF**
: *JUL 8 ED 36*
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A/K/A JOLEEN M. HETTLER**

**446 WEST STREET
BLOOMSBURG, PA 17815**

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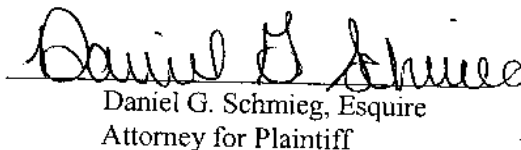
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| NONE | |
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| TENANT/OCCUPANT | 539 DRINKER STREET
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March 10, 2008
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Daniel G. Schmieg, Esquire
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

CHASE HOME FINANCE LLC

3415 VISION DRIVE

COLUMBUS, OH 43219

Plaintiff,

v.

JOLEEN HETTLER

A/K/A JOLEEN M. HETTLER

446 WEST STREET

BLOOMSBURG, PA 17815

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008 CV 61 MF
:
: *ALL E.D. 36*
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JOLEEN HETTLER
A/K/A JOLEEN M. HETTLER
446 WEST STREET
BLOOMSBURG, PA 17815

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 **539 DRINKER STREET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$108,456.46 obtained by CHASE HOME FINANCE LLC, (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, CHASE HOME FINANCE LLC, 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**

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.

(Attorney for Plaintiff(s)) (SEAL)

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.

(Attorney for Plaintiff(s)) (SEAL)

_____, 20_____

HARRY A. ROADARMEL
Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

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

follows: CHASE HOME FINANCE LLC vs JOLEEN HETTLER A/K/A JOLEEN M. HETTLER

The defendant(s) will be found at 446 WEST STREET, BLOOMSBURG, PA 17815

_____, Attorney for Plaintiff

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

See attached legal description _____

DESCRIPTION

All that certain piece or parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern side of Drinker Street and at the southwestern corner of Lot No. 9; thence along the northern side of Drinker Street south 59 degrees west 100 feet to the eastern line of Lot No. 11; thence by the same north 31 degrees west 124.52 feet to a point in line of land now or late of Jay H. Fritz; thence by the same north 56 degrees east 101.1 feet to a point on the western line of Lot No. 9; thence by the same south 31 degrees east 129.76 feet to the place of BEGINNING.

BEING Lot No. 10 in the Grotz Addition to the Village of Fernville as laid out by Harry W. Jones in 1957, as re-surveyed by A. Carl Wolfe in December, 1964, and finally revised January 21, 1965. UPON which is erected a frame dwelling.

UNDER AND SUBJECT to the express covenants, conditions and restrictions as contained in deed of record in Columbia County Courthouse, Bloomsburg, Pennsylvania, in Deed Book 245, Page 626.

TITLE TO SAID PREMISES IS VESTED IN Joleen Hettler, married, by Deed from Mick R. Hunsinger and Sharon K. Hunsinger, his wife, dated 10/17/2003, recorded 10/20/2003, in Deed Mortgage Inst# 200313554.

Premises being: 539 DRINKER STREET, BLOOMSBURG, PA 17815
Tax Parcel #18-01B-019-09

SHERIFF'S RETURN

CHASE HOME FINANCE LLC

Plaintiff

vs.

JOLEEN HETTLER

A/K/A JOLEEN M. HETTLER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008 CV 61 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
CHASE HOME FINANCE LLC

Court Number
2008 CV 61 MF

Defendant
JOLEEN HETTLER A/K/A JOLEEN M. HETTLER

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)
539 DRINKER STREET, BLOOMSBURG, PA 17815

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

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

SO ANSWERS
Signature of Dep. Sheriff

Date

of _____ 20

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.
Plaintiff CHASE HOME FINANCE LLC		Expiration date 2008 CV 61 MF
Defendant JOLEEN HETTLER A/K/A JOLEEN M. HETTLER		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. JOLEEN HETTLER A/K/A JOLEEN M. HETTLER	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) _____	

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.

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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 _____	

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Tax Parcel #18-01B-019-09

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Premises being: 539 DRINKER STREET, BLOOMSBURG, PA 17815
Tax Parcel #18-01B-019-09

DESCRIPTION

All that certain piece or parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern side of Drinker Street and at the southwestern corner of Lot No. 9; thence along the northern side of Drinker Street south 59 degrees west 100 feet to the eastern line of Lot No. 11; thence by the same north 31 degrees west 124.52 feet to a point in line of land now or late of Jay H. Fritz; thence by the same north 56 degrees east 101.1 feet to a point on the western line of Lot No. 9; thence by the same south 31 degrees east 129.76 feet to the place of BEGINNING.

BEING Lot No. 10 in the Grotz Addition to the Village of Fernville as laid out by Harry W. Jones in 1957, as re-surveyed by A. Carl Wolfe in December, 1964, and finally revised January 21, 1965. UPON which is erected a frame dwelling.

UNDER AND SUBJECT to the express covenants, conditions and restrictions as contained in deed of record in Columbia County Courthouse, Bloomsburg, Pennsylvania, in Deed Book 245, Page 626.

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
672549

DATE	AMOUNT
02/29/2008	*****1,350.00

02/29/2008

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

Frank S. Hallinan

⑈672549⑈ ⑆038001808⑆36 150866 6⑈