

SHERIFF'S SALE COST SHEET

The Bank of NY Trust Co. vs. Christian Cook
 NO. 87-08 ED NO. 522-08 JD DATE/TIME OF SALE 7-30-08 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</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>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>410.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>967.38</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1152.38</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>156.91</u>	
WATER 20	\$	
TOTAL *****		\$ <u>156.91</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. <u>Northside Co.</u>	\$ <u>79.25</u>	
TOTAL *****		\$ <u>199.25</u>

TOTAL COSTS (OPENING BID) \$ 1959.54

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of NY Mellon vs Christen Cook

NO. 87-08 ED NO. 522-08 JD

DATE/TIME OF SALE: 7-30-08 0930

BID PRICE (INCLUDES COST) \$ 1998.73

POUNDAGE - 2% OF BID \$ 39.79

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1998.73

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Larry L. Mull

Agent for Phelan Hallinan & Schmiel

TOTAL DUE: \$ 1998.73

LESS DEPOSIT: \$ 1330.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 648.73

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

July 31, 2008

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

Re: Christian L. Cook
614 Mil Street
Catawissa, PA 17820
No. 2008-CV-522

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee, 1100 Virginai Drive, Fort Washington, PA , 19034.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Nora Ferrer

Enclosure

cc: GMAC MORTGAGE, LLC

Account No. 156914

PS: FAX COST SHEET TO MY ATTENTION @ 215-567-0072. THANKS

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
Zip Code Zip Code
Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse
Grantee(s)/Lessee(s): THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE
Street Address: P.O. Box 380, 35 W. Main Street City: Bloomsburg State: PA Zip Code: 17815
Street Address: 1100 Virginai Drive City: Fort Washington State: PA Zip Code: 19034

C PROPERTY LOCATION

Street Address: 614 Mil Street, Catawissa, PA 17820 City, Township, Borough: Borough of Catawissa
County: Columbia School District: Catawissa Tax Parcel Number: 08-06-016-00,000

D VALUATION DATA

1. Actual Cash Consideration \$1,959.54	2. Other Consideration + -0-	3. Total Consideration = \$1,959.54
4. County Assessed Value \$17,993.00	5. Common Level Ratio Factor x 3.76	6. Fair Market Value = \$67,653.69

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200803711, 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.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party
Daniel G. Schmieg, ESQUIRE

Date:
7/31/88

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

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

Pay SIX HUNDRED FORTY EIGHT AND 73/100 DOLLARS

To the
Order
of

Sheriff of Columbia County
35 W. Main Street
Bloombsburg, PA 17815

Thomas S. Hallinan

DATE	08/01/2008
AMOUNT	*****648.73

CHECK NO 719774
3-160/360
COMMERCIAL BANK
PHILADELPHIA, PA 19148

719774 035001808135 150855 511

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

VOID AFTER 180 DAYS

ENDER, COMPLETE THIS SECTION

Complete items 1, 2, & . 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:

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

COMPLETE THIS SECTION ON DELIVERY

Signature: *[Signature]* Agent ☐ Addressee ☒ *87*

B. Received by (Printed Name) *John F. [Signature]* *87*

MAILED 29 *2006* *29* *2006* *29* *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

<p>SENDER: COMPLETE THIS SECTION</p> <p>■ Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	
<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Agent <i>8</i></p> <p>X <i>See A</i></p> <p>B. Received by (Printed Name) <i>DAVID RUTENFRANZ</i> Date of Delivery <i>MAY 3 0 1988</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

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: *Nora Ferrer* FROM: *Tim Chamberlain*
COMPANY: DATE: *8-1-08*
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: *3*
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
RE: 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.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 9, 16, 23, 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 25th day of July, 2008.

My commission expires

COMMONWEALTH OF PENNSYLVANIA
(Notary Public)
Notarial Seal
Dennis L. Ashenfelder, 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.

.....

Attorney for Plaintiff
 215)563-7000

THE BANK OF NEW YORK TRUST
 COMPANY, N.A. AS SUCCESSOR TO
 JPMORGAN CHASE BANK, N.A. AS
 TRUSTEE
 1100 VIRGINIA DRIVE, P.O. BOX 8300
 FORT WASHINGTON, PA 19034

Plaintiff,

: COLUMBIA COUNTY
 :
 : COURT OF COMMON PLEAS
 :
 : CIVIL DIVISION
 :
 : NO. 2008-CV-522-MF
 :
 :
 :
 :

v.

CHRISTIAN L. COOK
 308 WEST FOURTH STREET
 MOUNT CARMEL, PA 17851

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CHRISTIAN L. COOK
 308 WEST FOURTH STREET
 MOUNT CARMEL, PA 17851

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 614 MILL STREET, CATAWISSA, PA 17820 is scheduled to be sold at Sheriff's Sale on July 30, 2008, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$88,644.39 obtained by THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE, (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, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE, 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

INCOLLECTOR COPY

PAID TO: CATAMISSA BOROUGH

PAID BY: PAULA CLARK

138 SOUTH STREET

CATAMISSA, PA 17820

DESCRIPTION	AMOUNT	DATE	21 DEC	22 DEC	23 DEC	24 DEC	25 DEC	26 DEC	27 DEC	28 DEC	29 DEC	30 DEC	31 DEC
REAL ESTATE	17993	27.400	391.18	399.16	439.08								

INSTALLMENT PLAN

INSTALLMENT	AMOUNT
First installment	133.05
Second installment	133.05
Third installment	133.06

M COOK CHRISTIAN L
A 614 MILL STREET
I CATAMISSA PA 17820
L

7
0

PROPERTY DESCRIPTION

614 MILL ST

20040-9587

0.14 ACRES

2000.00

15993.00

JANUARY 1, 2009

THIS TAX RETURNED TO COURT HOUSE

ACT. 28572

Please include your phone number on check.

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

July 16, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR
TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE
v. CHRISTIAN L. COOK
COLUMBIA COUNTY, NO. 2008-CV-522-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

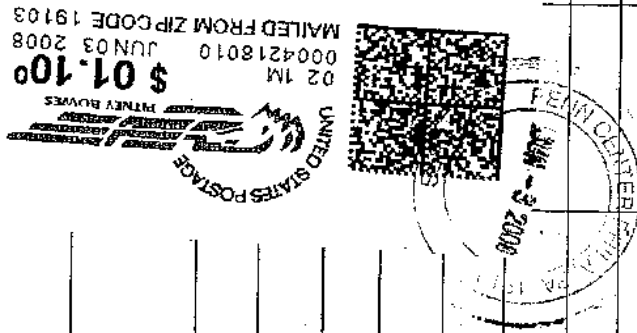
*****PROPERTY IS LISTED FOR THE 07/30/08 SHERIFF'S SALE.*****

Name and
Address
of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fec
1	****	TENANT/OCCUPANT 614 MILL STREET CATAWISSA, PA 17820		
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: CHRISTIAN L. COOK PHS #156914 TEAM 3/LAB		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



**THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS TRUSTEE**

vs.

CHRISTIAN L. COOK

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV-522-MF**

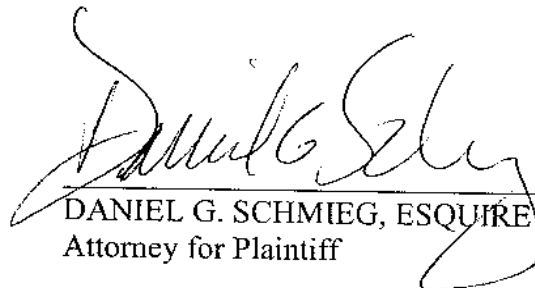
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE** 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: July 16, 2008



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

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

July 11, 2008

Office of the Sheriff
COLUMBIA County Courthouse

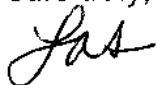
RE: THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN
CHASE BANK, N.A. AS TRUSTEE vs. CHRISTIAN L. COOK

COLUMBIA- No. 2008-CV-522-MF
Action in Mortgage Foreclosure
Premises: 614 MILL STREET, CATAWISSA, PA 17820

Dear Sir/madam,

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

Yours truly,



Lisa Steinman for
Phelan Hallinan & Schmieg, LLP

*****PROPERTY IS LISTED FOR THE 7/30/08 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

Plaintiff: THE BANK OF NEW YORK TRUST COMPANY, N.A.
AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

COLUMBIA County
No 2008-CV-522-MF

Defendant(s): CHRISTIAN L. COOK

Serve: CHRISTIAN L. COOK
Address: 308 WEST FOURTH STREET
MOUNT CARMEL, PA 17851

Our File#156914
Type of Action
- Notice of Sheriff's Sale

Sale Date:

7/30/08 @ 9:30 AM

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to CHRISTIAN L. COOK, Defendant, on the 26th day of JUNE, 2008, at 6:30 o'clock P.m., at 308 W. 4th St, MOUNT CARMEL, 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 30⁵ Height 5'9" Weight 190 Race W Sex M Other _____

I, Ronald Mall, 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.

Sworn to and subscribed
before me this 26th day

of June, 2008.

Notary:

Patricia E. Harris By: Ronald Mall
Notary Public

State of New Jersey
PATRICIA E. HARRIS

NOT SERVED

Commission Expires June 16, 2013, 200 , at o'clock .m., Defendant NOT FOUND because:

 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

AFFIDAVIT OF SERVICE

Plaintiff: THE BANK OF NEW YORK TRUST COMPANY, N.A.
AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

COLUMBIA County
No 2008-CV-522-MF

Defendant(s): CHRISTIAN L. COOK

Our File#156914
Type of Action
- Notice of Sheriff's Sale

Serve: CHRISTIAN L. COOK
Address: 308 WEST FOURTH STREET
MOUNT CARMEL, PA 17851

Sale Date: 7/30/08

RUSH

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to CHRISTIAN L. COOK, Defendant, on the 30th day of JUNE, 2008, at 9:20 o'clock A.m., at 308 WEST 4th ST, MT. CARMEL, 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's Height 5'9" Weight 190 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.

Sworn to and subscribed
before me this 30th day
of June, 2008
Notary: _____

By:

Ronald Moll
NOT SERVED

On the State of New Jersey, 2008, at _____ o'clock _____m., Defendant **NOT FOUND** because:
PATRICIA E. HARRIS
Commission Expires June 16, 2013
☐ Moved ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2008
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

Catawissa Water Authority

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

July 1, 2008

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

RE: The Bank of New York Trust Company vs. Christian L. Cook
Docket # 87ED2008 JD # 522JD2008

Dear Sheriff Chamberlain:

We have no claims against the above referenced property.

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

VENDOR NO. 07888

CHECK DATE 06/20/2008

207167

INVOICE NO.	INVOICE DATE	DESCRIPTION	INVOICE AMOUNT	DISCOUNT	NET AMOUNT
08 ED 87	06/09/08	SHRF - BANK V COOK	70.75	0.00	70.75
COLUMBIA COUNTY SHERIFF			70.75	0.00	70.75



Northumberland County

Controller's Office
399 S. 5th Street
Sunbury, PA 17801

M&T Bank

Manufacturers and Traders Trust Company
Sunbury, PA 17801

60-295/313

CHECK DATE	CHECK NO.
06/20/2008	207167

VOID AFTER SIX MONTHS

AMOUNT
*****70.75

SEVENTY DOLLARS AND 75 CENTS

DOLLARS

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

John J. Smith
James C. Thompson
Kurt Anderson

AUTHORIZED SIGNATURES

⑈ 207167 ⑈ ⑆ 031302955⑆ 8892659478 ⑈

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 180
BLOOMSBURG, PA. 17815
PA. (570) 389-1645

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6390

THE BANK OF NEW YORK TRUST
COMPANY, N.A., AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

87ED2008

VS

MORTGAGE FORECLOSURE

CHRISTIAN L. COOK

NOW, TUESDAY, MAY 27, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF NORTHUMBERLAND COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, CHRISTIAN COOK, AT 308 WEST FOURTH STREET, MOUNT CARMEL, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF: THE BANK OF NEW YORK TRUST
P:

VS.

DEFENDANT: COOK, CHRISTIAN L.
D: 308 W. 4TH ST
D: MT. CARMEL, PA
D:
D:

CASE #: 08 ED 87
COUNTY FILED: COLUMBIA
FILED DATE: 08/05/22
DATE RECIEVED: 08/06/03
ASSIGNED TO: 1
ATTORNEY: COLUMBIA CTY
EXPIRES: ASAP

SHERIFF'S RETURN

I HEREBY CERTIFY AND RETURN THAT I SERVED: CHRISTIAN L. COOK

BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN: WRIT OF EXEC, NOTICE,
DESCRIPTION
PERSON SERVED: CHRISTINE ORZECOWSKI CAPACITY: GIRLFRIEND/ADULT IN CHG

DATE SERVED: 2008/06/07

TIME: 12:00 NOON

PLACE SERVED: 308 W 4TH ST MT. CARMEL, PA

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING IT KNOWN UNTO: HER
THE CONTENTS THEREOF.

SO ANSWERS: CHAD A. REINER, SHERIFF
BY DEPUTY: RITZ, JEREMY

SHERIFF'S RETURN

I HEREBY CERTIFY AND RETURN THAT I SERVED:

BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN:

PERSON SERVED: CAPACITY:

DATE SERVED:

TIME:

PLACE SERVED:

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING IT KNOWN UNTO:
THE CONTENTS THEREOF.

SO ANSWERS: CHAD A. REINER, SHERIFF
BY DEPUTY:

INSTRUCTIONS: PLEASE SERVE ALL PAPERS

SHERIFF'S COSTS: \$79.25

REFUND \$70.75

RECEIPT #: 32235

NO. OF ATTEMPTS:

DATE PROPERTY POSTED:

POSTING DEPUTY:

Sworn to and subscribed before
me this 9th day of June
A.D. 2008

DOCKET PAGE: 08 RL 0085

M. K. Stearns
F. NOTAROTARY

My Comm. Exp. 1st Mon. Jan. 2010

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.

THE BANK OF NEW YORK TRUST
COMPANY

VS.

CHRISTIAN COOK

WRIT OF EXECUTION #87 OF 2008 ED

POSTING OF PROPERTY

June 25, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHRISTIAN COOK AT 614 MILL STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF JUNE 2008

Lani B. Klue

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

Phone: (570) 356-2561
(570) 356-2365

Fax: (570) 356 - 2794

CATAWISSA BOROUGH
P. O. BOX 44
307 MAIN STREET
CATAWISSA, PA 17820
Email: cataboro@verizon.net

May 29, 2008

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

RE: Docket #87ED2008 JD #522JD2008

Dear Sheriff Chamberlain:

The following are the amounts owed for the property at 614 Mill St. Catawissa, PA 17820. Records indicate the owner being Christian L. Cook

Electric amount owed: \$72.16

Sewer amount owed : \$78.75

Totaling \$150.91

If you require any additional information regarding this docket please let me know.

Sincerely,



Kimberly Rhoades
Borough Secretary

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

✓
OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2008

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 87ED2008

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A., AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT
ATTORNEY FIRM

CHRISTIAN L. COOK
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
614 MILL STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED Side Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-28-08 TIME 1445 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) EMPTY House

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]
DATE 5-28-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/22/2008

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 87ED2008

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A., AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT CHRISTIAN L. COOK
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON HORRAN C/L

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 5-27-8 TIME 1610 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

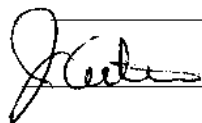
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-27-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2008

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 87ED2008

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A., AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT CHRISTIAN L. COOK
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CATAWISSA WATER AUTHORITY
SCHOOLHOUSE ROAD
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Cindy Bachman

RELATIONSHIP Sul. IDENTIFICATION _____

DATE 5-28-8 TIME 1415 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Curtis

DATE

5-28-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2008

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 87ED2008

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A., AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT CHRISTIAN L. COOK
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA BOROUGH	MORTGAGE FORECLOSURE
MAIN STREET	
CATAWISSA	

SERVED UPON Kimberly Rhoades

RELATIONSHIP Sect IDENTIFICATION _____

DATE 5-28-8 TIME 1425 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

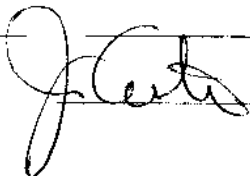
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-28-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/22/2008

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 87ED2008

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A., AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT

CHRISTIAN L. COOK

ATTORNEY FIRM

PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

PAULA CLARK-TAX COLLECTOR

MORTGAGE FORECLOSURE

138 SOUTH STREET

CATAWISSA

SERVED UPON Dropped in Mail Slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-28-8 TIME 1430 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

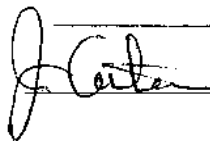
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-28-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/22/2008

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 87ED2008

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A., AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT CHRISTIAN L. COOK
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

COLUMBIA COUNTY TAX CLAIM

MORTGAGE FORECLOSURE

PO BOX 380

BLOOMSBURG

SERVED UPON DER MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5-27-8 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 5-27-8

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 05/27/2008

Fee: \$5.00

Cert. NO: 4664

COOK CHRISTIAN L
614 MILL STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 20040 -9587
Location: 614 MILL ST
Parcel Id:08 -06 -016-00,000

Assessment: 17,993
Balances as of 05/27/2008

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.
Sheriff

REAL ESTATE OUTLINE

ED # 87-08

DATE RECEIVED 5-22-08
DOCKET AND INDEX 5-27-08

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>676391</u>

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

SALE DATE	<u>July 30, 08</u>	TIME <u>0930</u>
POSTING DATE	<u>June 24, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 7</u>	
	2 ND WEEK <u>16</u>	
	3 RD WEEK <u>23, 08</u>	

SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 87 OF 2008 ED AND CIVIL WRIT NO. 522 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 parcel or lot or land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North by Mill Street; One the South by a public alley; On the East by land now or formerly of George Small; On the West by land now or formerly of Miles Artley;

AND BEING Forty (40) feet wide on Mill Street and extending that width to the alley a distance of 150 feet;

WHEREON is erected a frame dwelling house, etc.

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

BEING PARCEL NUMBER: 08-06-016

BEING the same premises which Anthony G. Wilkinson and Joanna C. Wilkinson, husband and wife, by Indenture dated 06-19-02 and recorded 06-24-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Instrument #200207481, granted and conveyed unto Anthony G. Wilkinson and Joanna C. Wilkinson, husband and wife as tenants by the entireties.

TITLE TO SAID PREMISES IS VESTED IN Christian L. Cook by Deed from Anthony G. Wilkinson and Joanna C. Wilkinson, nka, Joanna D. Crouse, formerly husband and wife, dated 8/5/2004 and recorded 8/19/04 in Deed Instrument #200409587.

Premises being: 614 MILL STREET, CATAWISSA, PA 17820

Tax Parcel #08-06-016-00,000

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.sheriffcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:30 AM

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Premises being: 614 MILL STREET, CATAWISSA, PA 17820

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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.sheriffcolumbiacounty.com

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Premises being: 614 MILL STREET, CATAWISSA, PA 17820

Tax Parcel #08-06-016-00.000

TERMS OF SALE

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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.sheriffcolumbiacounty.com

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

THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR
TO JPMORGAN CHASE BANK, N.A.
AS TRUSTEE

vs.

CHRISTIAN L. COOK

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-522-MF Term 2008

2008-ED-87

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: 614 MILL STREET, CATAWISSA, PA 17820
(See Legal Description attached)

Amount Due	<u>\$88,644.39</u>
Additional Fees and Costs	<u>\$1,873.50</u>
Interest from 5/15/08 to Sale at \$14.57per diem	\$_____and costs.

Dated 05-22-08
(SEAL)

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

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2013

PHS#156914

No. _____	Term 20 _____ E.D.
No. <u>2008-CV-522-MF</u>	Term 2005 <u>A.D.</u>
No. _____	Term 20 _____ J.D.

DESCRIPTION

ALL that certain parcel or lot or land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North by Mill Street; On the South by a public alley; On the East by land now or formerly of George Small; On the West by land now or formerly of Miles Artley;

AND BEING Forty (40) feet wide on Mill Street and extending that width to the alley a distance of 150 feet.

WHEREON is erected a frame dwelling house, etc.

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

BEING PARCEL NUMBER: 08-06-016.

BEING the same premises which Anthony G. Wilkinson and Joanna C. Wilkinson, husband and wife, by Indenture dated 06-19-02 and recorded 06-24-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Instrument #200207481, granted and conveyed unto Anthony G. Wilkinson and Joanna C. Wilkinson, husband and wife as tenants by the entireties.

TITLE TO SAID PREMISES IS VESTED IN Christian L. Cook by Deed from Anthony G. Wilkinson and Joanna C. Wilkinson, nka, Joanna D. Crouse, formerly husband and wife, dated 8/5/2004 and recorded 8/19/2004 in Deed instrument # 200409587.

Premises being: 614 MILL STREET, CATAWISSA, PA 17820
Tax Parcel #08-06-016-00,000

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

215)563-7000

Attorney for Plaintiff

**THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS
TRUSTEE**

**1100 VIRGINIA DRIVE, P.O. BOX 8300
FORT WASHINGTON, PA 19034**

Plaintiff,

v.

**CHRISTIAN L. COOK
308 WEST FOURTH STREET
MOUNT CARMEL, PA 17851**

**: COLUMBIA COUNTY
:
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-522-MF
:
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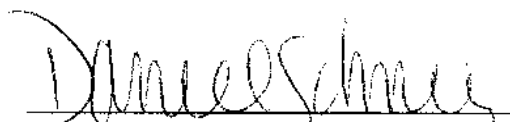
Defendant(s).

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
617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
215)563-7000

Attorney for Plaintiff

**THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS
TRUSTEE
1100 VIRGINIA DRIVE, P.O. BOX 8300
FORT WASHINGTON, PA 19034**

Plaintiff,

v.

**CHRISTIAN L. COOK
108 WEST FOURTH STREET
MOUNT CARMEL, PA 17851**

**: COLUMBIA COUNTY
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: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-522-MF
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Defendant(s).

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

Attorney for Plaintiff

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS	:	COLUMBIA COUNTY
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS	:	
TRUSTEE	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
	:	
vs.	:	NO. 2008-CV-522-MF
	:	
CHRISTIAN L.	:	
COOK	:	

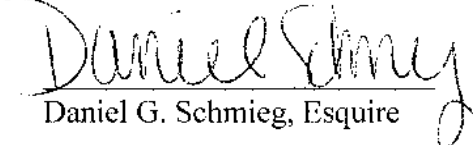
VERIFICATION OF NON-MILITARY SERVICE

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 CHRISTIAN L. COOK is over 18 years of age and resides at **308 WEST FOURTH STREET, MOUNT CARMEL, PA 17851.**

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

Attorney for Plaintiff

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS	:	COLUMBIA COUNTY
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS	:	
TRUSTEE	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
	:	
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	:	
CHRISTIAN L.	:	
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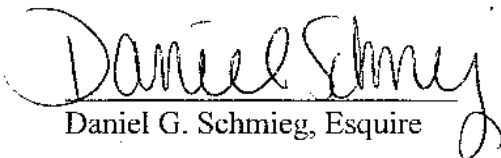
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Daniel G. Schmieg, Esquire

Pheian 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

THE BANK OF NEW YORK TRUST COMPANY,	:	COLUMBIA COUNTY
N.A. AS SUCCESSOR TO JPMORGAN CHASE	:	
BANK, N.A. AS TRUSTEE	:	COURT OF COMMON PLEAS
1100 VIRGINIA DRIVE, P.O. BOX 8300	:	
FORT WASHINGTON, PA 19034	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2008-CV-522-MF
v.	:	
	:	
CHRISTIAN L. COOK	:	
308 WEST FOURTH STREET	:	
MOUNT CARMEL, PA 17851	:	
	:	
Defendant(s).	:	

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE, 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 **614 MILL STREET, CATAWISSA, PA 17820**.

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

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

CHRISTIAN L. COOK	308 WEST FOURTH STREET
	MOUNT CARMEL, PA 17851

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

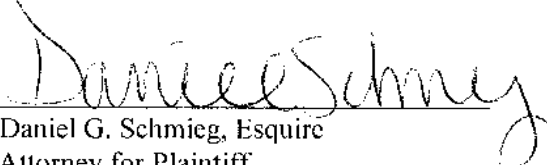
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

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 | 614 MILL STREET
CATAWISSA, PA 17820 |
| 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.

May 20, 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

THE BANK OF NEW YORK TRUST COMPANY,	:	COLUMBIA COUNTY
N.A. AS SUCCESSOR TO JPMORGAN CHASE	:	
BANK, N.A. AS TRUSTEE	:	COURT OF COMMON PLEAS
1100 VIRGINIA DRIVE, P.O. BOX 8300	:	
FORT WASHINGTON, PA 19034	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2008-CV-522-MF
v.	:	
	:	
CHRISTIAN L. COOK	:	
308 WEST FOURTH STREET	:	
MOUNT CARMEL, PA 17851	:	
	:	
Defendant(s).	:	

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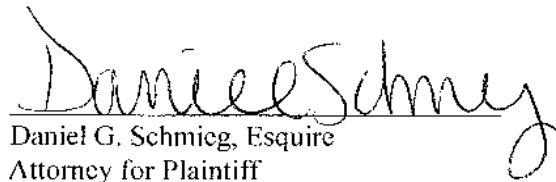
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7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
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|---|---|
| TENANT/OCCUPANT | 614 MILL STREET
CATAWISSA, PA 17820 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
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Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

THE BANK OF NEW YORK TRUST COMPANY,	:	COLUMBIA COUNTY
N.A. AS SUCCESSOR TO JPMORGAN CHASE	:	
BANK, N.A. AS TRUSTEE	:	COURT OF COMMON PLEAS
1100 VIRGINIA DRIVE, P.O. BOX 8300	:	
FORT WASHINGTON, PA 19034	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2008-CV-522-MF
v.	:	
	:	
CHRISTIAN L. COOK	:	
308 WEST FOURTH STREET	:	
MOUNT CARMEL, PA 17851	:	
	:	
Defendant(s).	:	

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

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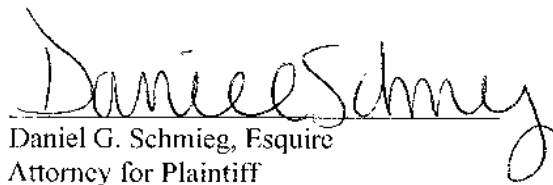
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|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the 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 | 614 MILL STREET
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| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
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Date


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Attorney for Plaintiff

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

Attorney for Plaintiff

THE BANK OF NEW YORK TRUST	:	COLUMBIA COUNTY
COMPANY, N.A. AS SUCCESSOR TO	:	
JPMORGAN CHASE BANK, N.A. AS	:	COURT OF COMMON PLEAS
TRUSTEE	:	
1100 VIRGINIA DRIVE, P.O. BOX 8300	:	CIVIL DIVISION
FORT WASHINGTON, PA 19034	:	
Plaintiff,	:	NO. 2008-CV-522-MF
v.	:	
CHRISTIAN L. COOK	:	
308 WEST FOURTH STREET	:	
MOUNT CARMEL, PA 17851	:	

Defendant(s).
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **CHRISTIAN L. COOK**
308 WEST FOURTH STREET
MOUNT CARMEL, PA 17851

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 **614 MILL STREET, CATAWISSA, PA 17820** 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 **\$88,644.39** obtained by THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE, (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, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will

have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

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

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

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

DESCRIPTION

ALL that certain parcel or lot or land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North by Mill Street; One the South by a public alley; On the East by land now or formerly of George Small; On the West by land now or formerly of Miles Artley;

AND BEING Forty (40) feet wide on Mill Street and extending that width to the alley a distance of 150 feet.

WHEREON is erected a frame dwelling house, etc.

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BEING PARCEL NUMBER: 08-06-016.

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TITLE TO SAID PREMISES IS VESTED IN Christian L. Cook by Deed from Anthony G. Wilkinson and Joanna C. Wilkinson, nka, Joanna D. Crouse, formerly husband and wife, dated 8/5/2004 and recorded 8/19/2004 in Deed nstrument # 200409587.

Premises being: 614 MILL STREET, CATAWISSA, PA 17820
Tax Parcel #08-06-016-00,000

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

(SEAL)

(Attorney for Plaintiff(s))

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

(SEAL)

(Attorney for Plaintiff(s))

_____, 20____

HARRY A. ROADARMEI

Sheriff

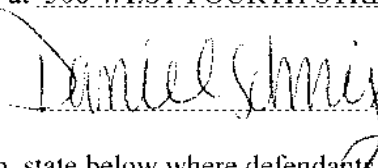
Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE vs CHRISTIAN L. COOK and

The defendant(s) will be found at 308 WEST FOURTH STREET, MOUNT CARMEL, P. 17851



Attorney for Plaintiff

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

See attached legal description

DESCRIPTION

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BEGINNING on the North by Mill Street; One the South by a public alley; On the East by land now or formerly of George Small; On the West by land now or formerly of Miles Artley;

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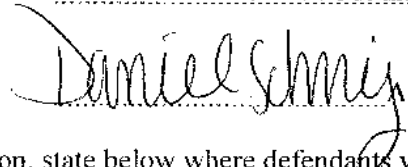
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Tax Parcel #08-06-016-00,000

SHERIFF'S RETURN

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

Plaintiff

vs.

CHRISTIAN L. COOK

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-522-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

return

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

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 THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE	Court Number 2008-CV-522-MF
---	---------------------------------------

Defendant CHRISTIAN L. COOK &	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. CHRISTIAN L. COOK ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE	
---	--

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

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

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

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

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

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
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Plaintiff THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE	Court Number 2008-CV-522-MF
Defendant CHRISTIAN L. COOK &	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

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SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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Plaintiff THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE	Court Number 2008-CV-522-MF
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PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

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AND BEING Forty (40) feet wide on Mill Street and extending that width to the alley a distance of 150 feet.

WHEREON Is erected a frame dwelling house, etc.

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

BEING PARCEL NUMBER: 08-06-016.

BEING the same premises which Anthony G. Wilkinson and Joanna C. Wilkinson, husband and wife, by Indenture dated 06-19-02 and recorded 06-24-02 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Instrument #200207481, granted and conveyed unto Anthony G. Wilkinson and Joanna C. Wilkinson, husband and wife as tenants by the entireties.

TITLE TO SAID PREMISES IS VESTED IN Christian L. Cook by Deed from Anthony G. Wilkinson and Joanna C. Wilkinson, nka, Joanna D. Crouse, formerly husband and wife, dated 8/5/2004 and recorded 8/19/2004 in Deed instrument # 200409587.

Premises being: 614 MILL STREET, CATAWISSA, PA 17820
Tax Parcel #08-06-016-00,000

Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone - (215) 563-7000
Fax - (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Peter Tremper
Ext. 1481

May 20, 2008

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

**THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE
BANK, N.A. AS TRUSTEE**

vs.

CHRISTIAN L. COOK
COLUMBIA- No. 2008-CV-522-MF
Action in Mortgage Foreclosure
Premises: 614 MILL STREET
CATAWISSA, PA 17820

Dear Sir/Madam:

Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,350.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praecipe for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

By:

PJT

Pete Tremper for
for Phelan Hallinan & Schmieg, LLP

PJT
Enclosures

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
696391

EXB 05-19-2008

DATE	AMOUNT
05/19/2008	*****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

Travis S. Hallinan

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

⑈ 696391 ⑈ ⑈ 036001808136 ⑈ 50866 6 ⑈