

SHERIFF'S SALE COST SHEET

BTC, LLC, et al. vs. Randall & Pamela Anthony
 NO. 185-09 ED NO. 604-09 JD DATE/TIME OF SALE Oct. 11/10am

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>14.33</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>1.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>427.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>775.92</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1000.92</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>415.00</u>	
TOTAL *****		\$ <u>515.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1.00</u>	
TOTAL *****		\$ <u>1.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1.2450</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1.2450</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1196.50

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

114C 100C 2000S 100 VS 114C 100C 2000S 100

NO. 15509 ED NO. 60409 JD

DATE/TIME OF SALE: 12/1/09 10:00

BID PRICE (INCLUDES COST) \$ 13,000.00

POUNDAGE - 2% OF BID \$ 720.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 256.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2761.50

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan & Schmieg
James J. Mull

TOTAL DUE: \$ 2761.50

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1411.50

PHELA HALLINAN & SCHMIEG, LL

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

October 15, 2009

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

Re: Randall D. Lutsey & Pamela Lutsey
1647 Fairview Avenue
Berwick, PA 18603
No. 2009-CV-624

Dear Sir or Madam:

In reference to the above captioned property knocked-down to me Daniel G. Schmieg, as
"attorney-on-the-writ," please issue the Sheriff Deed into, BAC HOME LOANS SERVICING, L.P.,
F/K/A COUNTRWIDE HOME LOANS SERVICING, L.P., 7105 Corporate Drive, Plano, TX 75024.

Please send a copy of the Deed via facsimile, and record the original as soon as possible.

In addition, please find enclosed two transfer tax affidavits and two stamped self-addressed
envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: BAC Home Loans

Account No. 203185

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

ORDER'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:

PHELAN HALLINAN & SCHMIEG, LLP

Suite 1400

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

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Office of the Sheriff

Grantee(s)/Lessee(s)

BAC HOME LOANS SERVICING, L.P., F/K/A COUNTRWIDE
HOME LOANS SERVICING, L.P.

Street Address

Columbia County Courthouse

Street Address

7105 Corporate Drive

City

5 West Main Street

State

Zip Code

City

Plano

State

TX

Zip Code

75024

C PROPERTY LOCATION

Street Address

1647 Fairview Avenue, Berwick, PA 18603

City, Township, Borough

Berwick

County

COLUMBIA

School District

Berwick Borough

Tax Parcel Number

040-05-119-00-000

D VALUATION DATA

1. Actual Cash Consideration

\$36,000.00

2. Other Consideration

+ -0-

3. Total Consideration

= \$36,000.00

4. County Assessed Value

\$15,152.00

5. Common Level Ratio Factor

x 3.69

6. Fair Market Value

= \$55,910.88

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

1c. Percentage of Grantor's Interest Conveyed

100 %

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedent)

(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/straw party. (Attach complete copy of agency/straw party agreement.)

☐ 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 a copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (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

Nora M. Ferrer

Date:

10/15/09

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

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
10/15/2009 865340

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
865340	000058817	10/15/2009		203185	1,411.50	0.00	1,411.50
NMF [203185] 129450896 LUTSEY, RANDALL							
							1,411.50

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

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ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
865340

DATE	AMOUNT
10/15/2009	*****1,411.50

Void after 180 days

Pay ONE THOUSAND FOUR HUNDRED ELEVEN AND 50/100 DOLLARS

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

Francis S. Hallinan

865340 000058817 10/15/2009 1,411.50

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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *7/13/09*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 9401

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Jul 10 2009*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 9371

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Jul 10 2009*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 9395

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Jul 09 2009*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *Jul 09 2009*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

*Two(2) Attempts!

AFFIDAVIT OF SERVICE

Plaintiff: BAC HOME LOANS SERVICING, L.P.

COLUMBIA County
No 2009-CV-624

Defendant(s): RANDALL LUTSEY
PAMELA LUTSEY

Our File#203185
Type of Action
- Notice of Sheriff's Sale

Serve: PAMELA LUTSEY
Address: 1647 FAIRVIEW AVENUE
BERWICK, PA 18603-2512

Sale Date: OCOTOBER 14, 2009

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

SERVED

Served and made known to PAMELA LUTSEY, Defendant, on the 25th day of AUGUST, 2009 at 8:08 o'clock P.m., at 404 HILLSIDE VILLAGE, CATAWISSA, Commonwealth of PA, 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 40^s Height 5'7" Weight 170 Race W Sex F Other _____

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. * S.A. FOUND VACANT. INVESTIGATION DISCLOSED THAT DEFENDANT RESIDES @ 404 HILLSIDE VILLAGE, CATAWISSA, PA

Sworn to and subscribed
before me this 25 day
of Aug, 2009

Notary:

By:

Ronald Moll

NOT SERVED

On the _____ day of _____, 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 - LD. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

AFFIDAVIT OF SERVICE

Plaintiff: BAC HOME LOANS SERVICING, L.P.

COLUMBIA County
No 2009-CV-624

Defendant(s): ~~RANDALL LUTSEY~~
PAMELA LUTSEY

Our File#203185
Type of Action
- Notice of Sheriff's Sale

Serve: RANDALL LUTSEY
Address: 506 HILLSIDE VILLAGE
CATAWISSA, PA 17820-1146

Sale Date: OCTOBER 14, 2009

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

SERVED

Served and made known to RANDALL LUTSEY, Defendant, on the 24th day of AUGUST, 2009, at 5:14 o'clock p.m., at 506 HILLSIDE VILLAGE, CATAWISSA, Commonwealth of PA, 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 40⁵ Height 5'9" Weight 250 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 24 day
of Aug, 2009
Notary: [Signature]

By:

Ronald Moll

NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock __.m., Defendant NOT FOUND because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT

2ND 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

KIMBERLY CURTIS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

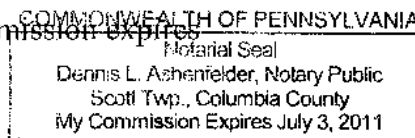
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 September 23 and October 1, 7, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 7th day of October, 2009

(Notary Public)

My commission expires



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.

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

Marc P. Cornish
Legal Assistant, 1281

Representing Lenders in
Pennsylvania and New Jersey

9/17/09

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

No. 2009-CV-624

Re: BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING,
L.P. VS. RANDALL D. LUTSEY, and PAMELA LUTSEY
No. 2009-CV-624

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

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

Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.

Property is listed for the 10/14/2009 Sheriff Sale.

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.

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

Marc P. Cornish, Legal Assistant

cc: Sheriff of COLUMBIA County


IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

BAC HOME LOANS SERVICING, L.P. F/K/A : COLUMBIA COUNTY
COUNTRYWIDE HOME LOANS SERVICING, L.P. :
Plaintiff, : COURT OF COMMON PLEAS
v. : CIVIL DIVISION
RANDALL D. LUTSEY : No. 2009-CV-624
PAMELA LUTSEY :
Defendant(s) :

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
COLUMBIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


☐ Lawrence T. Phelan, Esq., Id. No. 32227
☒ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
☐ Michele M. Bradford, Esq., Id. No. 69849
☐ Judith T. Romano, Esq., Id. No. 58745
☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
☐ Jenine R. Davey, Esq., Id. No. 87077
☐ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
☐ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 84439
☐ Jaime McGuinness, Esq., Id. No. 90134
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
☐ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375
Attorney for Plaintiff

Date: 9-17-2009

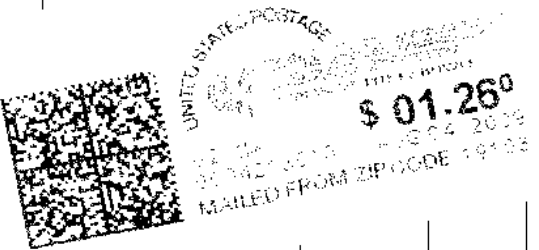
IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

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	Fee
1	*****	TENANT/OCCUPANT 1647 FAIRVIEW AVENUE BERWICK, PA 18603-2512		
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:RANDALL LUTSEY PHS #203185. TEAM 3/JVS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



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.

BAC HOME LOAN SERVICING I.P

VS.

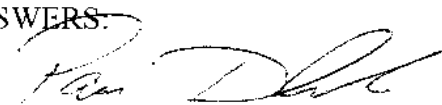
RANDALL & PAMELA LUTSEY

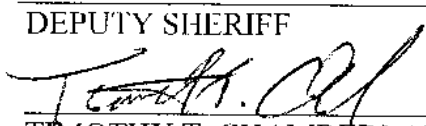
WRIT OF EXECUTION #135 OF 2009 ED

POSTING OF PROPERTY

September 10, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RANDALL & PAMELA LUTSEY AT 1647 FAIRVIEW AVENUE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

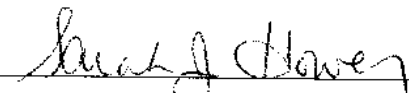
SO ANSWERS.

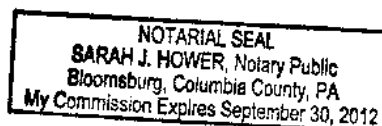

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 10TH DAY OF SEPTEMBER 2009





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) 764-6300

BAC HOME LOANS SERVICING, LP

Docket # 135ED2009

VS

MORTGAGE FORECLOSURE

RANDALL LUTSEY
PAMELA LUTSEY

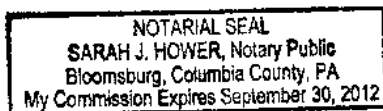
AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, JULY 10, 2009, AT 2:11 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PAMELA LUTSEY AT 506 HILLSIDE VILLAGE, CATAWISSA BY HANDING TO RANDALL LUTSEY, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

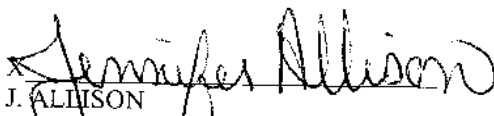
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JULY 10, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ALLISON
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

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

BAC HOME LOANS SERVICING, LP

Docket # 135ED2009

VS

MORTGAGE FORECLOSURE

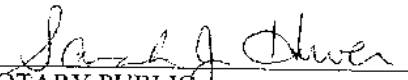
RANDALL LUTSEY
PAMELA LUTSEY

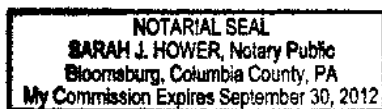
AFFIDAVIT OF SERVICE

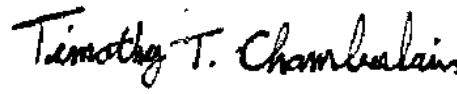
NOW, THIS FRIDAY, JULY 10, 2009, AT 2:11 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RANDALL LUTSEY AT 506 HILLSIDE VILLAGE, CATAWISSA BY HANDING TO RANDALL LUTSEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

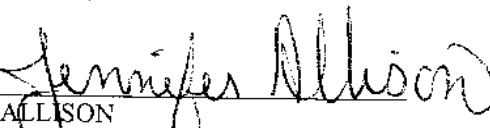
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JULY 10, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. ALLISON
DEPUTY SHERIFF

PHILAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

TAXPAYER COPY

DESCRIPTION	ASSESSMENT	RATE	2 % DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	15152	48.1000	534.92	545.84	600.42

ASSESSED VALUE	15152	728.81	534.02	448.01	200.00

Closed Holidays

PHONE 570-752-7442

L
BERWICK PA 18603

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

NO REFUNDS UNDER \$5.00

ACCT, 10210

SCHOOL PENALTY 104
DELINQUENT TAX TO
COURTHOUSE DEC. 15

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAYS
PHONE: 570-752-7442

ALL DUES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LUTSEY RANDALL D & PAMELA
1647 FAIRVIEW AVE
BERWICK PA 18603

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County

DATE _____

BILLS NO.

4772

GENERAL	ACCOUNT	WELLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
SINKING	15,152	6,146	91.26	93.12	102.43
FIRE		1,345	19.97	20.38	22.42
LIGHT		1.25	18.56	18.94	19.89
BORO RE		1.75	25.99	26.52	27.85
		10.6	157.40	160.61	168.64
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT		313.18	319.57	341.23	
		April 30	June 30	June 30	
		If paid on or before	If paid on or before	If paid after	
REQUESTED	CNTY	TWP			

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

CNTY $\frac{1}{w/p}$

1

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DEPARTMENT OF THE ARMY

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MS 211

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1

Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04D-05 -119-00,000		
1647 FAIRVIEW AVE		
.1653 Acres		Land
		Buildings
		Total Assessment

U
8302

FILE COPY

FILE COPY

CONFIDENTIAL

22

Ann, P & B paid Country Wide Mtg
School tax will be received 7/15/69

Carrie

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/7/2009

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 135ED2009

PLAINTIFF BAC HOME LOANS SERVICING, LP

DEFENDANT RANDALL LUTSEY
PAMELA LUTSEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
RANDALL LUTSEY
506 HILLSIDE VILLAGE
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Randall

RELATIONSHIP def IDENTIFICATION _____

DATE 7-10-09 TIME 1411 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
<u>7-9-09</u>	<u>1203</u>	<u>4</u>	<u>L.C</u>

DEPUTY J Allison DATE 7-10-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/7/2009

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 135ED2009

PLAINTIFF BAC HOME LOANS SERVICING, LP

DEFENDANT RANDALL LUTSEY
PAMELA LUTSEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

356-2718

PERSON/CORP TO SERVED	PAPERS TO SERVED
PAMELA LUTSEY	MORTGAGE FORECLOSURE
506 HILLSIDE VILLAGE	
CATAWISSA	

SERVED UPON Randall Lutsey

RELATIONSHIP husband IDENTIFICATION _____

DATE 7-10-09 TIME 1:11 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
<u>7-9-09</u>	<u>1203</u>	<u>4</u>	<u>LC</u>
<u>7-9-09</u>	<u>1251</u>	<u>4</u>	<u>- called - returned phone call* Left message</u>

DEPUTY J. Allison DATE 7-10-09



July 10, 2009

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

BAC HOME LOANS SERVICING, LP

VS.

**RANDALL LUTSEY
PAMELA LUTSEY**

DOCKET # 135ED2009

JD # 624JD2009

Dear Timothy:

The amount due on the sewer account #133610 for the property located at 1647 Fairview Avenue Berwick, Pa through December 31, 2009 is \$176.58.

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

Sincerely,


Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/7/2009

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 135ED2009

PLAINTIFF BAC HOME LOANS SERVICING, LP

DEFENDANT RANDALL LUTSEY
PAMELA LUTSEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 7-9-09 TIME 0800 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 Allison

DATE

7-9-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 7/7/2009

SERVICE# 5 - OF - 13 SERVICES
 DOCKET # 135ED2009

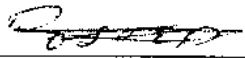
PLAINTIFF BAC HOME LOANS SERVICING, LP

DEFENDANT RANDALL LUTSEY
 PAMELA LUTSEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
 MORTGAGE FORECLOSURE

SERVED UPON  CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07.08.09 TIME 15:20 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

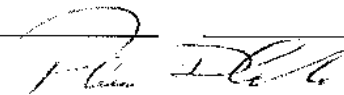
ATTEMPTS
 DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

07.08.09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 07/09/2009

Fee: \$5.00

Cert. NO: 6358

LUTSEY RANDALL D & PAMELA
1647 FAIRVIEW AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20060 -6865
Location: 1647 FAIRVIEW AVE LOT
Parcel Id:04D-05 -119-00,000

Assessment: 15,152
Balances as of 07/09/2009

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/7/2009

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 135ED2009

PLAINTIFF BAC HOME LOANS SERVICING, LP

DEFENDANT RANDALL LUTSEY
PAMELA LUTSEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
1647 FAIRVIEW AVE.	
BERWICK	

SERVED UPON POSTED / WALANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 070709 TIME 1515 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 *Flora D. M.* DATE 07 07 09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/7/2009

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 135ED2009

PLAINTIFF BAC HOME LOANS SERVICING, LP

DEFENDANT RANDALL LUTSEY
PAMELA LUTSEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kerry Comick

RELATIONSHIP Client IDENTIFICATION _____

DATE 070709 TIME 1435 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 P. Chamberlain DATE 07 07 09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/7/2009

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 135ED2009

PLAINTIFF BAC HOME LOANS SERVICING, LP

DEFENDANT RANDALL LUTSEY
PAMELA LUTSEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON HAUSEN Cole

RELATIONSHIP Custodial Service IDENTIFICATION _____

DATE 7-7-8 TIME 1410 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

7-7-8

REAL ESTATE OUTLINE

ED # 185-081

DATE RECEIVED 7-8-09
DOCKET AND INDEX 7-8-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>822131</u>

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

SALE DATE Sept 10, 09 TIME 2:00
POSTING DATE Sept 10, 09
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept 10, 09
2ND WEEK Sept 10, 09
3RD WEEK Sept 10, 09

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 135 OF 2009 ED AND CIVIL WRIT NO. 624 OF 2009 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 LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, FORMERLY BOROUGH OF WEST BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CORNER OF LOT NO. 113; THENCE IN A NORTHERLY DIRECTION ALONG LOT NO. 113, A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY, A DISTANCE OF FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 114; THENCE SOUTH ALONG LOT NO. 114 A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO FAIRVIEW AVENUE; THENCE WEST ALONG FAIRVIEW AVENUE A DISTANCE OF FORTY-FIVE (45) FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 113 ¼, PART OF BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, NOW BERWICK, AND WHAT WAS FORMERLY KNOWN AS THE BRITAIN FARM

Vested by Special Warranty Deed, dated 06/30/2006, given by Randall D. Lutsey and Pamela Lutsey, husband and wife to Randall D. Lutsey and Pamela Lutsey, husband and wife, as tenants by the entireties and recorded 7/10/2006 Instrument # 200606865

Premises being: 1647 FAIRVIEW AVENUE, BERWICK, PA 18603-2512

Tax Parcel #040-050119-00-000

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 Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

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ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, FORMERLY BOROUGH OF WEST BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CORNER OF LOT NO. 113; THENCE IN A NORTHERLY DIRECTION ALONG LOT NO. 113, A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY, A DISTANCE OF FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 114; THENCE SOUTH ALONG LOT NO. 114 A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO FAIRVIEW AVENUE; THENCE WEST ALONG FAIRVIEW AVENUE A DISTANCE OF FORTY-FIVE (45) FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 113 1/4, PART OF BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, NOW BERWICK, AND WHAT WAS FORMERLY KNOWN AS THE BRITAIN FARM

Vested by Special Warranty Deed, dated 06/30/2006, given by Randall D. Lutsey and Pamela Lutsey, husband and wife to Randall D. Lutsey and Pamela Lutsey, husband and wife, as tenants by the entireties and recorded 7/10/2006 Instrument # 200606865

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Tax Parcel #040-050119-00-000

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Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

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Premises being: 1647 FAIRVIEW AVENUE, BERWICK, PA 18603-2512

Tax Parcel #040-050119-00-000

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Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

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

BAC HOME LOANS SERVICING,
L.P.

vs.

RANDALL LUTSEY

PAMELA LUTSEY

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2009-CV-624

WRIT OF EXECUTION
(Mortgage Foreclosure)

2009-ED-135

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: 1647 FAIRVIEW AVENUE, BERWICK, PA 18603-2512
(See Legal Description attached)

Amount Due	<u>\$53,810.96</u>
Additional Fees and Costs	<u>\$1,398.00</u>
Interest from 6/18/09 to Sale	\$_____ and costs.
at \$8.97per diem	

Lemi B. Klein

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

Dated July 7, 2009
(SEAL)

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

Jay B. Jones, Esquire

Identification No. 86657

Andrew L. Spivack

Identification No. 84439

Jenine R. Davey

Identification No. 87077

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

BAC HOME LOANS SERVICING, L.P.

COLUMBIA COUNTY

Plaintiff,

**COURT OF COMMON
PLEAS**

v.

CIVIL DIVISION

RANDALL LUTSEY

NO. 2009-CV-624

PAMELA LUTSEY

2009-ED-135

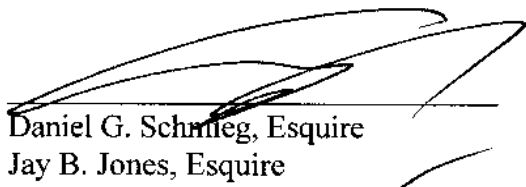
Defendant(s).

CERTIFICATION

The undersigned attorney 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
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
Jay B. Jones, Esquire
Identification No. 86657
Andrew L. Spivack
Identification No. 84439
Jenine R. Davey
Identification No. 87077
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

BAC HOME LOANS SERVICING, L.P.

vs.

RANDALL LUTSEY
PAMELA LUTSEY

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-624**
: *2009-ED-135*

VERIFICATION OF NON-MILITARY SERVICE

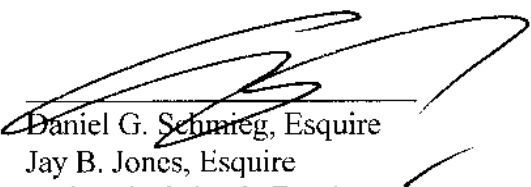
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 RANDALL LUTSEY is over 18 years of age and resides at **506 HILLSIDE VILLAGE, CATAWISSA, PA 17820-1146 and 1647 FAIRVIEW AVENUE, BERWICK, PA 18603-2512**

(c) that defendant PAMELA LUTSEY is over 18 years of age, and resides at **506 HILLSIDE VILLAGE, CATAWISSA, PA 17820-1146 and 1647 FAIRVIEW AVENUE, BERWICK, PA 18603-2512**

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
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

Jay B. Jones, Esquire

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Andrew L. Spivack

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Identification No. 87077

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

BAC HOME LOANS SERVICING, L.P.

COLUMBIA COUNTY

Plaintiff,

**COURT OF COMMON
PLEAS**

v.

CIVIL DIVISION

RANDALL LUTSEY

NO. 2009-CV-624

PAMELA LUTSEY

2009-ED-135

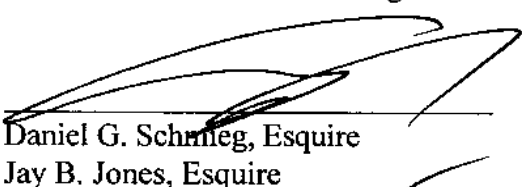
Defendant(s).

CERTIFICATION

The undersigned attorney 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
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
Jay B. Jones, Esquire
Identification No. 86657
Andrew L. Spivack
Identification No. 84439
Jenine R. Davey
Identification No. 87077
One Penn Center Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

BAC HOME LOANS SERVICING, L.P.

vs.

RANDALL LUTSEY
PAMELA LUTSEY

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-624
: 2009-ED-135

VERIFICATION OF NON-MILITARY SERVICE

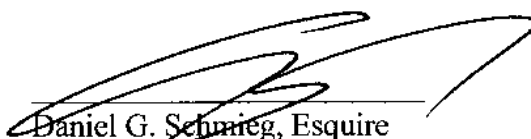
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 RANDALL LUTSEY is over 18 years of age and resides at **506 HILLSIDE VILLAGE, CATAWISSA, PA 17820-1146 and 1647 FAIRVIEW AVENUE, BERWICK, PA 18603-2512**

(c) that defendant PAMELA LUTSEY is over 18 years of age, and resides at **506 HILLSIDE VILLAGE, CATAWISSA, PA 17820-1146 1146 and 1647 FAIRVIEW AVENUE, BERWICK, PA 18603-2512**

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
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire

Phelan Hallinan & Schmieg, LLP
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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

BAC HOME LOANS SERVICING, L.P.

Plaintiff,

v.

RANDALL LUTSEY

PAMELA LUTSEY

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-624**
: *2009-ED-135*
:
:
:
:
:

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

BAC HOME LOANS SERVICING, L.P., Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1647 FAIRVIEW AVNUE, BERWICK, PA 18603-2512**.

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

NAME

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

RANDALL LUTSEY

**506 HILLSIDE VILLAGE
CATAWISSA, PA 17820-1146**

PAMELA LUTSEY

**506 HILLSIDE VILLAGE
CATAWISSA, PA 17820-1146**

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

NAME

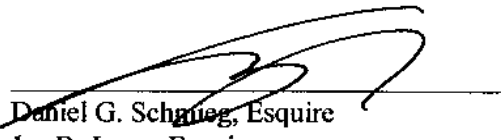
ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

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 | 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 | 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 | 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 | 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 | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|--|
| TENANT/OCCUPANT | 1647 FAIRVIEW AVNUE
BERWICK, PA 18603-2512 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

June 29, 2009
Date


Daniel G. Schueg, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

Jay B. Jones, Esquire

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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

BAC HOME LOANS SERVICING, L.P.

Plaintiff,

v.

RANDALL LUTSEY

PAMELA LUTSEY

Defendant(s).

COLUMBIA COUNTY

**COURT OF COMMON
PLEAS**

CIVIL DIVISION

NO. 2009-CV-624

2009-ED-135

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **RANDALL LUTSEY**
506 HILLSIDE VILLAGE
CATAWISSA, PA 17820-1146

PAMELA LUTSEY
506 HILLSIDE VILLAGE
CATAWISSA, PA 17820-1146

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 **1647 FAIRVIEW AVENUE, BERWICK, PA 18603-2512** 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 **\$53,810.96** obtained by BAC HOME LOANS SERVICING, L.P., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, BAC HOME LOANS SERVICING, L.P., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff. 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 LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, FORMERLY BOROUGH OF WEST BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT THE CORNER OF LOT NO. 113; THENCE IN A NORTHERLY DIRECTION ALONG LOT NO. 113, A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO A FIFTEEN (15) FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY, A DISTANCE OF FORTY-FIVE (45) FEET TO THE CORNER OF LOT NO. 114; THENCE SOUTH ALONG LOT NO. 114 A DISTANCE OF ONE HUNDRED SIXTY (160) FEET TO FAIRVIEW AVENUE; THENCE WEST ALONG FAIRVIEW AVENUE A DISTANCE OF FORTY-FIVE (45) FEET TO THE PLACE OF BEGINNING.
BEING LOT NO. 113 ¼, PART OF BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK, NOW BERWICK, AND WHAT WAS FORMERLY KNOWN AS THE BRITAIN FARM

Vested by **Special Warranty Deed**, dated **06/30/2006**, given by **Randall D. Lutsey and Pamela Lutsey, husband and wife** to **Randall D. Lutsey and Pamela Lutsey, husband and wife**, as tenants by the entireties and recorded **7/10/2006 Instrument # 200606865**

Premises being: 1647 FAIRVIEW AVNUE, BERWICK, PA 18603-2512
Tax Parcel #040-050119-00-000

SHORT DESCRIPTION

By virtue of Writ of Execution **NO. 2009-CV-624**

BAC HOME LOANS SERVICING, L.P.

VS

RANDALL D. LUTSEY and PAMALE LUTSEY

Owners of property situate in **BOROUGH OF BERWICK, COLUMBIA COUNTY, PENNSYLVANIA**
Being 1647 FAIRVIEW AVENUE BERWICK, PA 18603-2512

PARCEL NO040-05-119-00-000

IMPROVEMENTS THEREON: RESIDETIAL DWELLING

DANIEL G. SCHMIEG, ESQUIRE

JAY B. JONES, ESQUIRE

ANDREW L. SPIVACK, ESQUIRE

JENINE R. DAVEY, ESQUIRE

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
822131

DATE	AMOUNT
06/30/2009	*****1,350.00

END OF SECTION

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

VOID after 180 days

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

Thomas S. Hallinan

⑈822131⑈ ⑆036001808⑆36 150866 6⑈