

SHERIFF'S SALE COST SHEET

The Bank of NY Mellon Trust vs. Patricia McGowan, Kenneth, Schlegel
 NO. 29-29 ED NO. 529-179 JD DATE/TIME OF SALE Jan. 27 2000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$15.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$32.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$10.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$5.00
NOTARY	\$15.00
TOTAL *****	\$400.50

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$75.00
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$120.00

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$55.00
TOTAL *****	\$65.00

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$	30.00
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	5.00
TOTAL *****		\$	211.96

MUNICIPAL FEES DUE:			
SEWER	20	\$	501.63
WATER	20	\$	
TOTAL *****		\$	501.63

SURCHARGE FEE (DSTE)		\$	120.00
MISC.		\$	
TOTAL *****		\$	

TOTAL COSTS (OPENING BID) \$803.63

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of NY Mellon Trust vs Anthony Melancon & Pamela Schlessel

NO. 1479-09 ED NO. 681-09 JD

DATE/TIME OF SALE: Jan 21 2011

BID PRICE (INCLUDES COST) \$ 6831.53

POUNDAGE - 2% OF BID \$ 204.95

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7036.58

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan + schnieg
Gregory J. Mull

TOTAL DUE: \$ 7036.58

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5686.58

PHELA HALLINAN & SCHMIEG, LI

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

February 1, 2010

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

Re: Patria A. Mccawley & Kenneth G. Schlegel
206 Mian Street
Orangelle, PA 17859
No. 2009-CV-639

Dear Sir or Madam:

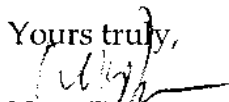
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to The Bank of New York Mellon Trust Company N.A. f/k/a The Bank of New York Trust Company, NA as Successor In Interest to JP Morgan Chase Bank N.A., as Trustee For Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-AR4, 3476 Stateview Blvd., Fort Mill, SC, 29715.

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: America's Servicing

Account No. 198926

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	Telephone Number:
PHELAN HALLINAN & SCHMIEG, LLP	Suite 1400
Street Address	Area Code (215) 563-7000
One Penn Center at Suburban Station, 1617 JFK Blvd.	City Philadelphia State PA Zip Code 19103

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s) THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK N.A., AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	3476 Stateview Blvd.
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Fort Mill SC 29715

C PROPERTY LOCATION

Street Address	City, Township, Borough
206 Mian Street, Orangette, PA 17859	Borough of Orangeville
County	School District
Columbia	Orangeville
	Tax Parcel Number
	28-02-036-00,000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$7,036.58	+ -0-	= \$7,036.58
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$18,377.00	x 3.76	= \$67,811.13

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100 %

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/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	Date:
Nora M. Ferrer	2/1/2010

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
912348

DATE 02/16/2010

DATE	AMOUNT
02/16/2010	*****5,686.58

Void after 180 days

FIVE THOUSAND SIX HUNDRED EIGHTY SIX AND 58/100 DOLLARS

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

Travis S. Hallinan

⑈912348⑈ ⑆036001808⑆35 150866 6⑈

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: Norsy FROM: Tim
COMPANY: DATE: 2-2-10
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.

Tax Bill Master Transaction Detail

MCCAWLEY PATRICIA A --- 2010-28 "RE -027027

tctaxls

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category	Parcel
MCCAWLEY PATRICIA A	027027	01/15/2010	110.69	112.95	124.25	G	O	28 -02 -036-00,000
MCCAWLEY PATRICIA A	027027	01/15/2010	72.04	73.51	80.86	R	O	28 -02 -036-00,000
MCCAWLEY PATRICIA A	027027	01/15/2010	24.23	24.72	27.19	S	O	28 -02 -036-00,000
Sub-Total			206.96	211.18	232.30			

ORANGEVILLE BOROUGH

P.O. Box 176, Orangeville, Pa. 17859
(570) 683-5915

January 19, 2010

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

DOCKET # 149ED2009

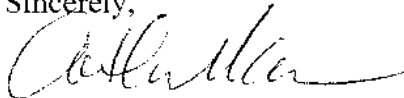
JD# 639JD2009

Dear Sheriff Chamberlain,

This letter is in response to your phone call stating that the sale of the property located at 206 Main Street was delayed until January 27, 2010. The new total for Water & Sewer will be \$5,013.33 at that time.

If you have any questions please feel free to contact me at the above number.

Sincerely,



Catherine Mancini
Secretary/Treasurer

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
X *[Signature]*
B. Received by (Printed Name) *RECEIVED* C. Date of Delivery *9/4/05*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

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 6103**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
X *[Signature]*
B. Received by (Printed Name) *F. Alster* C. Date of Delivery *SEP 9 2005*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

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 6073**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
X *[Signature]*
B. Received by (Printed Name) *G. Murray* C. Date of Delivery *9/4/05*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

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 6080**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
X *[Signature]*
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 01 2005*
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

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
OFFICE OF FAIR,
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
X *[Signature]*
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 01 2005*
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

STATE OF ' ANIA
COUNTY C 3IA S

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 Avenuc, 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 October 28 and November 4, 11, 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 advertiscment 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 11th day of November 2009.

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
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.

11/16/2009 10:47 FAX 2155638656
11/11/2009 08:23 FAX 2155638656

PHELAN HALLINAN&SCHMIEG
PHELAN HALLINAN&SCHMIEG

001
#0960 P.002 /002
001

1817 John F Kennedy Blvd
Suite 400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

149
**Phelan Hallinan &
Schmieg, LLP**

Fax

To: Columbia County Sheriff Office **From:** Reggie Smith
Fax: 570-389-5625 **Date:** November 11, 2009
Phone: **Pages:** 1
Re: Postpone Sale Date **CC:**
☒ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

Good Morning,

We would like to postpone our scheduled sheriff sale for 60 days to January. Currently the sale is set for 1/18/09 at 9:00 AM. Please provide a new sale date and time as soon as possible.

FC Defendants:

MCCAWLEY, PATRICIA A.
SCHLEGEL, KENNETH G.

Property:

206 MAIN STREET,
GRANGEVILLE, PA 17859

Docket #: 2009-CV-639

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Reggie Smith

Phone - 215-320-0001 Ext 1531

Fax - 215-563-8656

Sale Jan 27 2010
at 9:00 Am

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

149
**Phelan Hallinan &
Schmieg, LLP**

Fax

To: Columbia County Sheriff Office **From:** Reggie Smith
Fax: 570-389-5625 **Date:** November 11, 2009
Phone: **Pages:** 1
Re: Postpone Sale Date **CC:**
☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Good Morning,

We would like to postpone our scheduled sheriff sale for 60 days to January. Currently the sale is set for 1/18/09 at 9:00 AM. Please provide a new sale date and time as soon as possible.

FC Defendants:

Property:

Docket #:

2009-CV-639

MCCAWLEY, PATRICIA A.

SCHLEGEL, KENNETH G.

206 MAIN STREET,
ORANGEVILLE, PA 17859

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Reggie Smith

Phone - 215-320-0001 Ext 1531

Fax - 215-563-8656

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

THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4	: : : : : : : : :	Court of Common Pleas Civil Division COLUMBIA County No. 2009-CV-639
Plaintiff		

vs.

PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL

Defendants

AND NOW, this 21st day of OCT, 2009 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$47,842.66
Interest Through November 18, 2009	\$4,028.53
Per Diem \$8.19	
Late Charges	\$55.98
Legal fees	\$1,725.00
Cost of Suit and Title	\$1,202.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$237.50
Appraisal/Brokers Price Opinion	\$285.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00

Suspense/Misc. Credits
Escrow Deficit

(\$0.00)
\$2,147.49

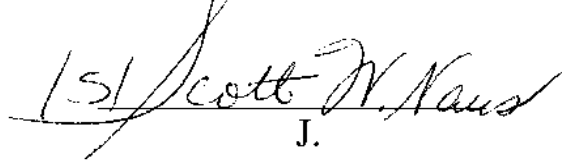
TOTAL

\$57,524.66

Plus interest from November 18, 2009 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

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 MELLON TRUST
COMPANY

VS.

PATRICIA MCCAWLEY KENNETH
SCHLEGEL.

WRIT OF EXECUTION #149 OF 2009 FD

POSTING OF PROPERTY

OCTOBER 14, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PATRICIA MCCAWLEY & KENNETH SCHLEGEL AT 206 MAIN ST ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

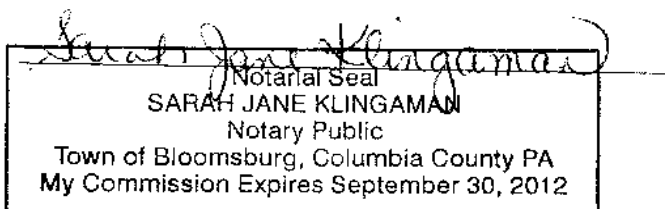
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16TH DAY OF OCTOBER 2009



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

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania and New Jersey

10/15/09

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

No. 2009-CV-639

Re: THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4 VS. PATRICIA A. MCCAWLEY, and KENNETH G. SCHLEGEL
No. 2009-CV-639

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 11/18/2009 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:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

THE BANK OF NEW YORK MELLON TRUST : COLUMBIA COUNTY
COMPANY NA, FKA THE BANK OF NEW YORK :
TRUST COMPANY, NA AS SUCCESSOR IN : COURT OF COMMON PLEAS
INTEREST TO JP MORGAN CHASE BANK NA, :
AS TRUSTEE FOR NOMURA ASSET : CIVIL DIVISION
ACCEPTANCE CORPORATION MORTGAGE :
PASS THROUGH CERTIFICATES, SERIES 2004- : No. 2009-CV-639
AR4 :
Plaintiff, :

v.

PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL
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".

Mullin

- ☐ 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:

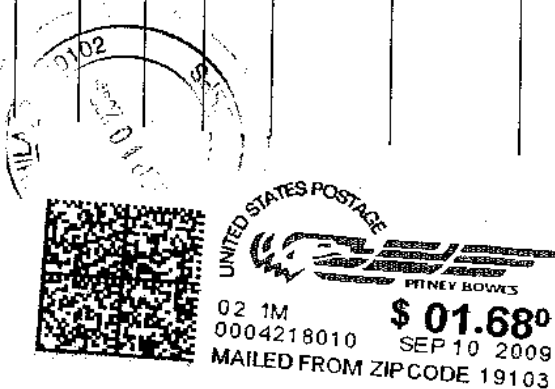
10/15/2009

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

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 206 MAIN STREET ORANGEVILLE, PA 17859		
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		BOROUGH OF ORANGEVILLE 301 MILL STREET ORANGEVILLE, PA 17859		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: PATRICIA A. MCCAWLEY PHS #199926 TEAM 3/VS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



198926

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 180
BLOOMSBURG, PA 17815
FAX: (570) 789-5625

PHONE
(570) 789-5622

24 HOUR PHONE
(570) 784-6300

THE BANK OF NEW YORK MELLON TRUST Docket # 149ED2009
COMPANY NA, FKA THE BANK OF NEW
YORK TRUST COMPANY, NA AS
SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK NA, AS TRUSTEE FOR
NOMURA ASSET ACCEPTANCE
CORPORATION MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2004-
AR4

VS

MORTGAGE FORECLOSURE

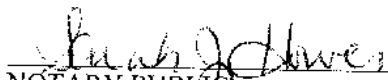
PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL

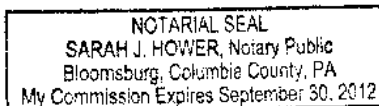
AFFIDAVIT OF SERVICE

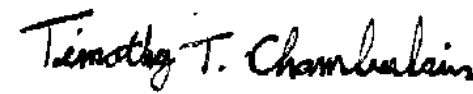
NOW, THIS FRIDAY, SEPTEMBER 04, 2009, AT 10:03 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON PATRICIA MCCAWLEY AT 211 MAIN STREET, ORANGEVILLE BY
HANDING TO PATRICIA MCCAWLEY. , A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

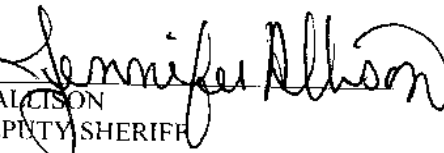
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, SEPTEMBER 04, 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

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

THE BANK OF NEW YORK MELLON TRUST Docket # 149ED2009
COMPANY NA, FKA THE BANK OF NEW
YORK TRUST COMPANY, NA AS
SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK NA, AS TRUSTEE FOR
NOMURA ASSET ACCEPTANCE
CORPORATION MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2004-
AR4

VS

MORTGAGE FORECLOSURE


PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL

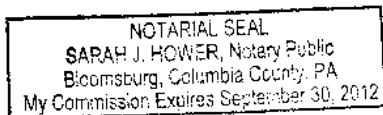
AFFIDAVIT OF SERVICE

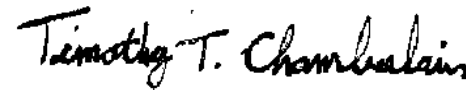
NOW, THIS FRIDAY, SEPTEMBER 04, 2009, AT 10:00 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON KENNETH SCHLEGEL AT 206 MAIN STREET, ORANGEVILLE BY
HANDING TO KENNETH SCHLEGEL, A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

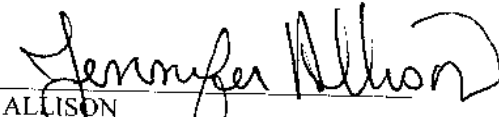
SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, SEPTEMBER 04, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. ALLISON
DEPUTY SHERIFF

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

ALVEN J. LUSCHAS
GARY E. NORTON
NOAH G. NAPARSTECK
C. BRIAN CRANE

LAW OFFICES OF
DERR, PURSEL, LUSCHAS & NORTON, LLP
120 WEST MAIN STREET
P. O. BOX 539
BLOOMSBURG, PENNSYLVANIA 17815

TELEPHONE TELEFAX
(570) 784-4654 (570) 784-1281

OF COUNSEL:
CHARLES B. PURSEL

DALE A. DERR
(1927-2000)

September 24, 2009

Daniel G. Schmieg, Esquire
Phelan, Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814

**Re: Bank of New York Mellon Trust Company NA vs. Patricia A.
 McCawley and Kenneth G. Schlegel
 Columbia County Docket No.: 639-JD-2009; 149-ED-2009**

Dear Mr. Schmieg:

Please be advised that I represent Orangeville Borough. It is my impression that Orangeville Borough has provided notice of a municipal lien in the amount of \$4,868.49 assessed on account of sewer charges pertaining to the premises being foreclosed upon. These expenses are priority expenses, payable to the municipality prior to disposition to your client, as a mortgage lienor. We trust that our position will be protected in this regard.

Very truly yours,

COPY

Gary E. Norton, Esquire

GEN/as
cc: Catherine Mancini
 Sheriff Timothy T. Chamberlain

ORANGEVILLE BOROUGH

P.O. Box 176, Orangeville, Pa. 17859
(570) 683-5915

September 1, 2009

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

DOCKET# 149ED2009

JD # 639JD2009

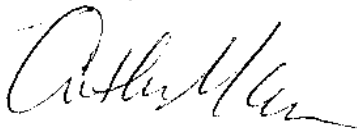
Kenneth G. Schlegel
Patricia A. McCawley

Dear Sheriff Chamberlain,

This letter is in response to your notice dated August 27, 2009. The property at 206 Main Street is a two family house. Orangeville Borough currently has a lien against the house for the Water and Sewer unpaid balance. As of November 18, 2009 the unpaid balance will be \$4,868.49 for both 206A and 206B.

If you have any questions on the above please feel free to contact me at (570) 683-5915.

Sincerely,



Catherine Mancini
Secretary/Treasurer

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/27/2009

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 149ED2009

PLAINTIFF

THE BANK OF NEW YORK MELLON TRUST COMPANY
NA, FKA THE BANK OF NEW YORK TRUST COMPANY,
NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE
BANK NA, AS TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2004-AR4

DEFENDANT

PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PATRICIA MCCAWLEY

211 MAIN STREET

ORANGEVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Patricia

RELATIONSHIP

def

IDENTIFICATION

DATE

9-4-09

TIME

1003

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

9-4-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/27/2009

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 149ED2009

PLAINTIFF

THE BANK OF NEW YORK MELLON TRUST COMPANY
NA, FKA THE BANK OF NEW YORK TRUST COMPANY,
NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE
BANK NA, AS TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2004-AR4

DEFENDANT

PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
KENNETH SCHLEGEL
206 MAIN STREET
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kenneth

RELATIONSHIP def IDENTIFICATION _____

DATE 9-4-09 TIME 1000 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 9-4-09

In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION
NOTICE OF LIEN

TO:

TIMOTHY T CHAMERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876

Email:

Obligor:

KENNETH G. SCHLEGEL
206 MAIN STREET
ORANGEVILLE, PA 17859

Obligee:

PATRICIA A. MCCAWLEY

IV-D Case #: 665110040

SSN: 148-62-3382 **Date of Birth:** 11/29/63

This lien results from a support order, entered on AUGUST 25, 2008 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 009911.

As of SEPTEMBER 1, 2009, the obligor owes unpaid support in the amount of \$932.40. This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: 206 MAIN STREET, ORANGEVILLE, PA 17859

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Authorized Agent

Date

Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

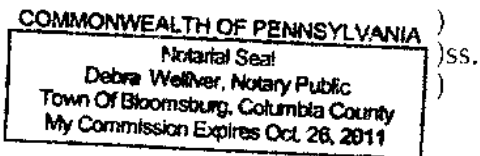
Date

Print name, e-mail address, phone and fax number

I certify that _____ appeared before me and is known to me as the individual who signed the above.

State of _____

County of _____



Notary Public _____

Date _____

My appointment expires _____

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0153 Expiration Date: 02/28/2011

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 349-5622

24 HOUR PHONE
(570) 784-6300

Thursday, August 27, 2009

**DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG,**

**THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE
BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2004-AR4**

VS

**PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL**

DOCKET # 149ED2009

JD # 639JD2009

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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

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 MELLON
TRUST COMPANY NA, FKA THE BANK
OF NEW YORK TRUST COMPANY, NA AS
SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK NA, AS
TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2004-AR4**

Plaintiff,

v.

PATRICIA A. MCCAWLEY

KENNETH G. SCHLEGEL

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

COLUMBIA COUNTY

**COURT OF COMMON
PLEAS**

CIVIL DIVISION

NO. 2009-CV-639

2009-ED-149

**TO: PATRICIA A. MCCAWLEY
211 MAIN STREET
ORANGEVILLE, PA 17859**

**KENNETH G. SCHLEGEL
206 MAIN STREET
ORANGEVILLE, PA 17859**

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 **206 MAIN STREET, ORANGEVILLE, PA 17859** is scheduled to be sold at Sheriff's Sale on November 18, 2009, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$54,179.16** obtained by **THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4**, (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 MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4, 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 piece, parcel and lot of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner in line of Front Street in said Borough of Orangeville;

THENCE South 83 degrees East, 150 feet along line of (formerly) John Megargel to a stone corner;

THENCE North 7 degrees East, 55 feet to a public alley to a stone corner;

THENCE North 83 degrees West, 150 feet along line of land of (formerly) John Megargel to a stone corner;

THENCE South 7 degrees West, 55 feet along Main Street to the place of BEGINNING.

CONTAINING 29 perches of land strict measure. ON WHICH is erected a 2-1/2 story frame dwelling house and a small frame shop.

Under and subject to the right-of-way easement dated 5/9/94 and recorded 12/5/94 in BK 585, Pg 610.

Also UNDER and SUBJECT to all other restrictions, rights-of-way, easements and other matters of record.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. McCawley and Kenneth G. Schlegel, as joint tenants with right of survivorship, by Deed from Mary E. Bittner, Estate by Max Leon Starr and Merle Thomas Starr, Co-Executors, dated 09/03/2004, recorded 09/16/2004 in Instrument Number 200410709.

Premises being: 206 MAIN STREET, ORANGEVILLE, PA 17859
Tax Parcel #28-02-036-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2009-CV-639

**THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF
NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4**


vs.

PATRICIA A. MCCAWLEY and KENNETH G. SCHLEGEL

**owners of property situate in the BOROUGH OF ORANGEVILLE, Columbia County,
Pennsylvania, (Municipality)
being**

**Parcel No. 28-02-036-00,000
(Acreage or street address)**

Improvements thereon: RESIDENTIAL DWELLING


**DANIEL G. SCHMIEG, ESQUIRE
JAY B. JONES, ESQUIRE
ANDREW L. SPIVACK, ESQUIRE
JENINE R. DAVEY, ESQUIRE**

Date: 09/01/2009

Cert. NO: 6549

District: ORANGEVILLE BORO
Deed: 20041 -0709
Location: 206 MAIN ST
Parcel Id:28 -02 -036-00,000

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

By: Timothy J. Chamberlain, Sheriff Per: Jm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/27/2009

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 149ED2009

PLAINTIFF

THE BANK OF NEW YORK MELLON TRUST COMPANY
NA, FKA THE BANK OF NEW YORK TRUST COMPANY,
NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE
BANK NA, AS TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2004-AR4

DEFENDANT

PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

DOMESTIC RELATIONS

MORTGAGE FORECLOSURE

15 PERRY AVE.

BLOOMSBURG

SERVED UPON maureen Cole

RELATIONSHIP Custom Service IDENTIFICATION _____

DATE 8-31-09 TIME 1025 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

Scott Fumik

DATE 8-31-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/27/2009

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 149ED2009

PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY
NA, FKA THE BANK OF NEW YORK TRUST COMPANY,
NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE
BANK NA, AS TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2004-AR4

DEFENDANT PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 8-31-9 TIME 1000 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. C. [Signature]

DATE 8-31-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/27/2009

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 149ED2009

PLAINTIFF THE BANK OF NEW YORK MELLON TRUST COMPANY
NA, FKA THE BANK OF NEW YORK TRUST COMPANY,
NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE
BANK NA, AS TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2004-AR4

DEFENDANT PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
GLORIA MILLER-TAX COLLECTOR
PO BOX 93
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Gloria

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 8-28-9 TIME 1020 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) 510 MAIN ST
ORANGEVILLE

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

DEPUTY J. Carter DATE 8-28-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/27/2009

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 149ED2009

PLAINTIFF

THE BANK OF NEW YORK MELLON TRUST COMPANY
NA, FKA THE BANK OF NEW YORK TRUST COMPANY,
NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE
BANK NA, AS TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2004-AR4

DEFENDANT

PATRICIA A. MCCAWLEY
KENNETH G. SCHUEGEL

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
ORANGEVILLE BOROUGH
301 MILL STREET
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON STEVEN ROTHENBERG

RELATIONSHIP Chief of Police IDENTIFICATION _____

DATE 8-28-09 TIME 1015 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. Lute

DATE 8-28-09

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

THE BANK OF NEW YORK
MELLON TRUST COMPANY NA,
FKA THE BANK OF NEW YORK
TRUST COMPANY, NA AS
SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK NA, AS
TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2004-AR4

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2009-CV-639

2009-ED-149

WRIT OF EXECUTION
(Mortgage Foreclosure)

vs.

PATRICIA A. MCCAULEY

KENNETH G. SCHILEGEL

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: 206 MAIN STREET, ORANGEVILLE, PA 17859
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 6/27/09 to Sale
at \$8.91 per diem

\$54,179.16

\$1,871.00

\$_____ and costs.

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

Dated 8-25-09
(SEAL)

PHS#198926

SHERIFF'S SALE

WEDNESDAY NOVEMBER 18, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 149 OF 2009 ED AND CIVIL WRIT NO. 639 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 piece, parcel and lot of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner in line of Front Street in said Borough of Orangeville: THENCE South 83 degrees East, 150 feet along line of (formerly) John Megargel to a stone corner; THENCE North 7 degrees East, 55 feet to a public alley to a stone corner; THENCE North 83 degrees West, 150 feet along line of land of (formerly) John Megargel to a stone corner; THENCE South 7 degrees West, 55 feet along Main Street to the place of BEGINNING.

CONTAINING 29 perches of land strict measure. ON WHICH is erected a 2-1/2 story frame dwelling house and a small frame shop.

Also UNDER and SUBJECT to all other restrictions, rights-of-way, easements and other matters of record.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. McCawley and Kenneth G. Schlegel, as joint tenants with right of survivorship, by Deed from Mary E. Bittner, Estate of Max Leon Starr and Merle Thomas Starr, Co-Executors, dated 09/03/2004, recorded 09/16/2004 in Instrument Number 200410709.

Premises being: 206 MAIN STREET, ORANGEVILLE, PA 17859 Tax Parcel #28-02-036-00,000

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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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 NOVEMBER 18, 2009 AT 9:00 AM

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Premises being: 206 MAIN STREET, ORANGEVILLE, PA 17859 Tax Parcel #28-02-036-00,000

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If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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 NOVEMBER 18, 2009 AT 9:00 AM

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If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

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

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WEDNESDAY NOVEMBER 18, 2009 AT 9:00 AM

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If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

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

REAL ESTATE OUTLINE

ED # 149-09

DATE RECEIVED

8-25-09

DOCKET AND INDEX

8-2-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LKA

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

✓

WAIVER OF WATCHMAN

✓

AFFIDAVIT OF LIENS LIST

✓

CHECK FOR \$1,350.00 OR

✓

CK# 358582

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

SALE DATE

Nov 18, 09 TIME 0900

POSTING DATE

Oct. 14, 2009

ADV. DATES FOR NEWSPAPER

1ST WEEK Sept. 28

2ND WEEK Nov 4

3RD WEEK 1, 09

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

**THE BANK OF NEW YORK MELLON TRUST
COMPANY NA, FKA THE BANK OF NEW YORK
TRUST COMPANY, NA AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE BANK NA, AS
TRUSTEE FOR NOMURA ASSET ACCEPTANCE
CORPORATION MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2004-AR4**

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-639

2009-ED-149

Plaintiff,

v.

PATRICIA A. MCCAWLEY

KENNETH G. SCHLEGEL

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:

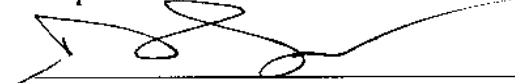
☐ an FHA Mortgage

☐ 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 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 MELLON TRUST
COMPANY NA, FKA THE BANK OF NEW YORK
TRUST COMPANY, NA AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE BANK NA, AS
TRUSTEE FOR NOMURA ASSET ACCEPTANCE
CORPORATION MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2004-AR4

Plaintiff,

v.

PATRICIA A. MCCAWLEY

KENNETH G. SCHLEGEL

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2009-CV-639

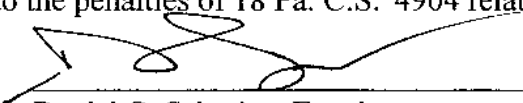
2009-ED-149

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

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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

THE BANK OF NEW YORK MELLON TRUST
COMPANY NA, FKA THE BANK OF NEW YORK
TRUST COMPANY, NA AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR
NOMURA ASSET ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH CERTIFICATES, SERIES
2004-AR4

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-639**
:
: *2009-ED-149*

vs.

PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL

VERIFICATION OF NON-MILITARY SERVICE

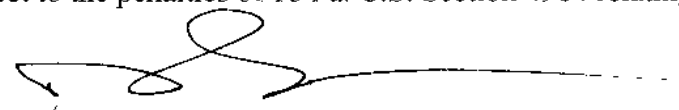
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 PATRICIA A. MCCAWLEY is over 18 years of age and resides at **211 MAIN STREET, ORANGEVILLE, PA 17859.**

(c) that the defendant KENNETH G. SCHLEGEL is over 18 years of age and resides at **206 MAIN STREET, ORANGEVILLE, PA 17859.**

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
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Identification No. 87077
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

THE BANK OF NEW YORK MELLON TRUST
COMPANY NA, FKA THE BANK OF NEW YORK
TRUST COMPANY, NA AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR
NOMURA ASSET ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH CERTIFICATES, SERIES
2004-AR4

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-639

: 2009-ED-149

vs.

PATRICIA A. MCCAWLEY
KENNETH G. SCHLEGEL

VERIFICATION OF NON-MILITARY SERVICE

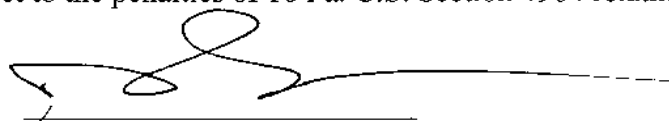
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

Pheran 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

THE BANK OF NEW YORK MELLON TRUST
COMPANY NA, FKA THE BANK OF NEW YORK
TRUST COMPANY, NA AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR
NOMURA ASSET ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH CERTIFICATES,
SERIES 2004-AR4

Plaintiff,

v.

PATRICIA A. MCCAWLEY

KENNETH G. SCHLEGEL

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2009-CV-639

2009-ED-149

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129

THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4, 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 **206 MAIN STREET, ORANGEVILLE, PA 17859**.

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

NAME

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

PATRICIA A. MCCAWLEY

211 MAIN STREET
ORANGEVILLE, PA 17859

KENNETH G. SCHLEGEL

206 MAIN STREET
ORANGEVILLE, PA 17859

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

NAME

SAME AS ABOVE

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

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.)

ORANGEVILLE BOROUGH

301 MILL STREET

ORANGEVILLE, PA 17859

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

206 MAIN STREET

ORANGEVILLE, PA 17859

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

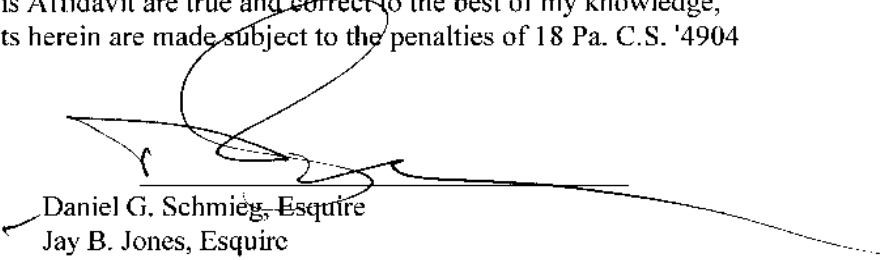
P.O. BOX 2675

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.

August 18, 2009

Date



Daniel G. Schmieg, 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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MORTGAGE PASS THROUGH CERTIFICATES,
SERIES 2004-AR4

Plaintiff,

v.

PATRICIA A. MCCAWLEY

KENNETH G. SCHLEGEL

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-639

: 2009-ED-149

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129

THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4, Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at 206 MAIN STREET, ORANGEVILLE, PA 17859.

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PATRICIA A. MCCAWLEY

211 MAIN STREET
ORANGEVILLE, PA 17859

KENNETH G. SCHLEGEL

206 MAIN STREET
ORANGEVILLE, PA 17859

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

NAME

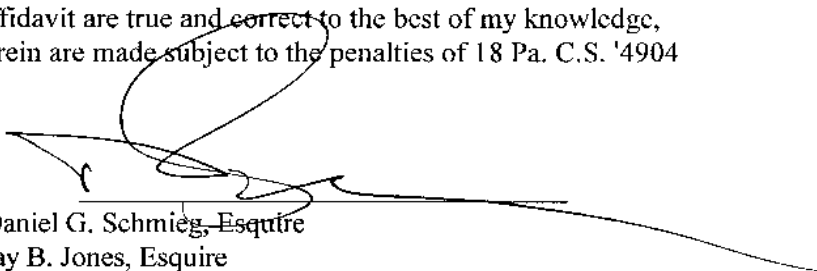
SAME AS ABOVE

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

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.) |
| ORANGEVILLE BOROUGH | 301 MILL STREET
ORANGEVILLE, PA 17859 |
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 | 206 MAIN STREET
ORANGEVILLE, PA 17859 |
| 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.

August 18, 2009
Date



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Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

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Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**THE BANK OF NEW YORK MELLON
TRUST COMPANY NA, FKA THE BANK
OF NEW YORK TRUST COMPANY, NA AS
SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK NA, AS
TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2004-AR4**

Plaintiff,

v.

PATRICIA A. MCCAWLEY

KENNETH G. SCHLEGEL

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**COLUMBIA COUNTY
COURT OF COMMON
PLEAS**

CIVIL DIVISION

NO. 2009-CV-639

2009-ED-149

**TO: PATRICIA A. MCCAWLEY
211 MAIN STREET
ORANGEVILLE, PA 17859**

**KENNETH G. SCHLEGEL
206 MAIN STREET
ORANGEVILLE, PA 17859**

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 **206 MAIN STREET, ORANGEVILLE, PA 17859** 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 **\$54,179.16** obtained by THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4, (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.

1 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 MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4, 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 piece, parcel and lot of land situate in the Borough of Orangeville, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner in line of Front Street in said Borough of Orangeville;

THENCE South 83 degrees East, 150 feet along line of (formerly) John Megargel to a stone corner;

THENCE North 7 degrees East, 55 feet to a public alley to a stone corner;

THENCE North 83 degrees West, 150 feet along line of land of (formerly) John Megargel to a stone corner;

THENCE South 7 degrees West, 55 feet along Main Street to the place of BEGINNING.

CONTAINING 29 perches of land strict measure. ON WHICH is erected a 2-1/2 story frame dwelling house and a small frame shop.

Under and subject to the right-of-way easement dated 5/9/94 and recorded 12/5/94 in BK 585, Pg 610.

Also UNDER and SUBJECT to all other restrictions, rights-of-way, easements and other matters of record.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. McCawley and Kenneth G. Schlegel, as joint tenants with right of survivorship, by Deed from Mary E. Bittner, Estate by Max Leon Starr and Merle Thomas Starr, Co-Executors, dated 09/03/2004, recorded 09/16/2004 in Instrument Number 200410709.

Premises being: 206 MAIN STREET, ORANGEVILLE, PA 17859
Tax Parcel #28-02-036-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2009-CV-639

**THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF
NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4**

vs.


PATRICIA A. MCCAWLEY and KENNETH G. SCHLEGEL

**owners of property situate in the BOROUGH OF ORANGEVILLE, Columbia County,
Pennsylvania, (Municipality)
being**

Parcel No. 28-02-036-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING


**DANIEL G. SCHMIEG, ESQUIRE
JAY B. JONES, ESQUIRE
ANDREW L. SPIVACK, ESQUIRE
JENINE R. DAVEY, ESQUIRE**

DESCRIPTION

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Premises being: 206 MAIN STREET, ORANGEVILLE, PA 17859
Tax Parcel #28-02-036-00,000

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Premises being: 206 MAIN STREET, ORANGEVILLE, PA 17859
Tax Parcel #28-02-036-00,000

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 MELLON TRUST COMPANY NA, FKA THE BANK OF YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-AR4	Court Number 2009-CV-639
---	------------------------------------

Defendant PATRICIA A. MCCAULEY & KENNETH G. SCHLEGEL	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
--	--

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 206 MAIN STREET, ORANGEVILLE, PA 17859
---------------------------------------	---

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <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

Plaintiff

THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004

Court Number

2009-CV-639

Defendant

PATRICIA A. MCCAWLEY & KENNETH G. SCHLEGEL

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.

KENNETH G. SCHLEGEL

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

206 MAIN STREET, ORANGEVILLE, PA 17859

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 ☒ Plaintiff

☐ Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.


Expiration date _____

Plaintiff
THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK
NEW YORK TRUST COMPANY, NA AS SUCCESSOR IN INTEREST TO JPMOR
CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE
CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-A

Court Number
2009-CV-639

Defendant
PATRICIA A. MCCAWLEY & KENNETH G. SCHLEGEL

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.
PATRICIA A. MCCAWLEY
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
206 MAIN STREET, ORANGEVILLE, PA 17859

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

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

Telephone Number
(215)563-7000

Date _____

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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
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DATE	AMOUNT
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FOR 08072009

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

To The Sheriff of Columbia County
Order 35 W Main Street
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Travis S. Hallinan

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