

# SHERIFF'S SALE COST SHEET

BAC Home Loans Svc vs. Diane Traves & Matthew Traves  
 NO. 176-09 ED NO. 1230-01 JD DATE/TIME OF SALE Feb. 24 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>58.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>393.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>821.04</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1046.04</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

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

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. <u>Monteair co.</u>	\$ <u>5.00</u>	
TOTAL *****		\$ <u>115.00</u>

TOTAL COSTS (OPENING BID) \$1500.00

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Life Home Loans, LLC VS Diane & Matthew Travers

NO. 196-09 ED NO. 1730-09 JD

DATE/TIME OF SALE: Feb 6/ 0900

BID PRICE (INCLUDES COST) \$ 35000.00

POUNDAGE - 2% OF BID \$ 700.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2605.04

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

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

TOTAL DUE: \$ 2605.04

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1255.04

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

TO BANK N.A.  
PHILADELPHIA, PA 19148

S-180360  
CHECK NO  
916859

Pay, ONE THOUSAND TWO HUNDRED FIFTY FIVE AND 04/100 DOLLARS

DATE	AMOUNT
02/25/2010	*****1,255.04

Void after 180 days

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

*Phelan S. Hallinan*

⑈916859⑈ ⑆036001808⑆36 150866 6⑈

PHILADELPHIA HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

[nora.ferrer@fedphe-pa.com](mailto:nora.ferrer@fedphe-pa.com)

Nora Ferrer  
Legal Assistant, ext.1477

Representing Lenders in  
Pennsylvania and New Jersey

February 25, 2010

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

Rc: Matthew D. Traver & Diane R. Traver  
152 Old State Road  
Millville, PA 17846  
No. 196-CV-2009

Dear Sir or Madam:

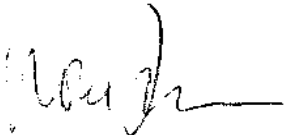
In reference to the above captioned property knocked-down to me Daniel G. Schmieg, as "attorney-on-the-writ," please issue the Sheriff Deed into, BAC Home Loans Servicing, L.P., 7105 Corporate Drive, Plano, TX 75024.

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 Servicing

Account No. 209922

Commonwealth of PA  
PO box 2675  
Harrisburg, PA 17105

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

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:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *Michael Kane* C. Date of Delivery *12/1/09*
- 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)

7008 1830 0002 2802 1642

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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:

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 ☒ Addressee
- B. Received by (Printed Name) *MT 172/10076* C. Date of Delivery *NOV 18 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)

7008 1830 0002 2802 1628

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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:

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 ☒ Addressee
- B. Received by (Printed Name) *DAVID R. 186-VE* C. Date of Delivery *NOV 19 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)

7008 1830 0002 2802 1659

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *MT 172/10076*

C. Date of Delivery *NOV 18 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 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 ☒ Addressee

B. Received by (Printed Name) *MT 172/10076*

C. Date of Delivery *NOV 18 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.

REALTY TRANSFER TAX  
STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

**B TRANSFER DATA**

Grantor(s)/Lessor(s) **Office of the Sheriff** Date of Acceptance of Document  
Street Address **Columbia County Courthouse** Grantor(s)/Lessee(s) **BAC HOME LOANS SERVICING, L.P.**  
City **5 West Main Street** State **TX** Zip Code **75024**  
City **Plano** State **TX** Zip Code **75024**

**C PROPERTY LOCATION**

Street Address **152 Old State Road, Millville, PA 17846** City, Township, Borough **Greenwood township**  
County **COLUMBIA** School District **Greenwood township** Tax Parcel Number **17-06-024-00-000**

**D VALUATION DATA**

1. Actual Cash Consideration <b>\$2,605.04</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$2,605.04</b>
4. County Assessed Value <b>\$11,220.00</b>	5. Common Level Ratio Factor <b>x 3.69</b>	6. Fair Market Value <b>= \$41,401.80</b>

**E EXEMPTION DATA**

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

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 **Nora M. Ferrer** Date: **February 25, 2010**

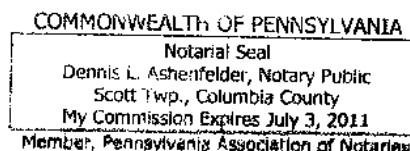
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 3, 10, 17, 2010 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 17th day of February, 2010

(Notary Public)



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.

AFFIDAVIT OF SERVICE

Plaintiff: BAC HOME LOANS SERVICING, LP

COLUMBIA County  
No 2009-CV-1230

Defendant(s): MATTHEW D. TRAVER  
DIANE R. TRAVER

Our File#209922  
Type of Action  
- Notice of Sheriff's Sale

Serve: DIANE R. TRAVER  
Address: 107 HILLSIDE VILLAGE  
CATAWISSA, PA 17820

Sale Date: 2/24/2010

RUSH

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

SERVED

Served and made known to DIANE R. TRAVER, Defendant, on the 21<sup>ST</sup> day of JANUARY, 2010, at 7:57 o'clock P.m., at 107 HILLSIDE VILLAGE, CATAWISSA PA, Commonwealth of PENNA., in the manner described below:

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

Description: Age 30<sup>s</sup> Height 55" Weight 160 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.

Sworn to and subscribed  
before me this 21<sup>st</sup> day  
of JAN, 2010  
Notary: [Signature]

By: Ronald Moll

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

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_m., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_  
Notary: \_\_\_\_\_

By: \_\_\_\_\_

Attorneys for Plaintiff

Phelan Hallinan & Schmieg LLP  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

8



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

**KINYON LANIER**  
**Legal Assistant**

**Representing Lenders in**  
**Pennsylvania and New Jersey**

---

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

No. 2009-CV-1230

**Re: BAC HOME LOANS SERVICING, LP VS. MATTHEW D. TRAVER, and DIANE R. TRAVER**  
**No. 2009-CV-1230**

**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 02/24/2010 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:

KINYON LANIER, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

BAC HOME LOANS SERVICING, LP  
Plaintiff,

v.

MATTHEW D. TRAVER  
DIANE R. TRAVER  
Defendant(s)

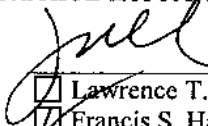
: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 2009-CV-1230  
:

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: 1/24/10

**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.

**Phelan Hallinan & Schmieg, LLP**  
Attorney for Plaintiff  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**BAC HOME LOANS SERVICING, LP**  
**Plaintiff,**

**v.**

**MATTHEW D. TRAVER**  
**DIANE R. TRAVER**

**Defendant(s).**

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2009-CV-1230**  
**:**  
**: COLUMBIA COUNTY**  
**:**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129**

**BAC HOME LOANS SERVICING, LP**, Plaintiff in the above action, by 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 **152 OLD STATE ROAD, MILLVILLE, PA 17846-9151**.

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

NAME

**MATTHEW D. TRAVER**

**DIANE R. TRAVER**

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

**4 SHADY OAKS**

**DANVILLE, PA 17821**

**152 OLD STATE ROAD**

**MILLVILLE, PA 17846-9151**

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

**NONE**

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

4. Name and address of the last recorded holder of every mortgage of record:

NAME

**NONE**

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

5. Name and address of every other person who has any record lien on the property:

NAME

**NONE**

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

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

152 OLD STATE ROAD  
MILLVILLE, PA 17846-9151

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

Diane R. Traver

C/o Susan M. Hill, Esquire  
16 West Main Street  
Bloomsburg, PA 17815

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.A § 4904 relating to unsworn falsification to authorities.

DATE:

1/26/2010



Attorney for Plaintiff

- ☐ 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

Name and  
Address  
of Sender

PHELAN HALLINAN & SCHMIEG, LLP  
One Penn Center Plaza,  
1617 JFK Blvd., Ste 1400  
Philadelphia, PA 19103

KXL

Line	Article Number	Name of Addressee, Street, and Post Office Address	Post
1	****	Diane R. Traver C/o Susan M. Hill, Esquire 16 West Main Street Bloomsburg, PA 17815	
2	****		
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
		RE:MATTHEW D. TRAVER	PHS #209922. TEAM 5 KXL

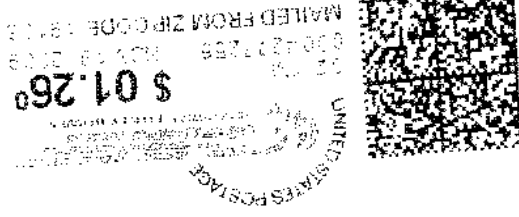
UNITED STATES POSTAGE  
\$ 01.26  
02 MAR 2004  
0004277055  
MAILED FROM ZIP CODE 17815

KXL

Name and Address of Sender

**PHELAN HALLINAN & SCHMIEG, LLP**  
One Penn Center Plaza,  
1617 JFK Blvd., Ste 1400  
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 152 OLD STATE ROAD MILLVILLE, PA 17846-9151		
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				
		RE: MATTHEW D. TRAVER	PHS #209922.	TEAM 3 // HOS
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/21/2010

Fee: \$5.00

Cert. NO: 6946

TRAVER MATTHEW D & DIANE R  
152 OLD STATE ROAD  
MILLVILLE PA 17846

District: GREENWOOD TWP  
Deed: 20060 -8240  
Location: 152 OLD STATE RD  
Parcel Id:17 -06 -024-00,000

Assessment: 11,220  
Balances as of 01/21/2010

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:  
DATE RECEIVED 11/13/2009

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 196ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT MATTHEW E. TRAVER  
DIANE R. TRAVER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENNETTE FARR-TAX COLLECTOR	MORTGAGE FORECLOSURE
858 CHESTNUT ROAD	
MILLVILLE	

SERVED UPON POSTED ON OFFICE DOOR

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1-20-10 TIME 8:45 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

1-14-10 15:20 R \_\_\_\_\_

DEPUTY

J. L. Lute

DATE 1-20-10



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 LOANS SERVICING

VS.

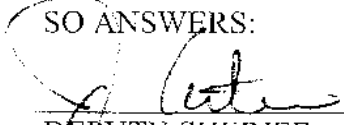
MATTHEW & DIANE TRAVER

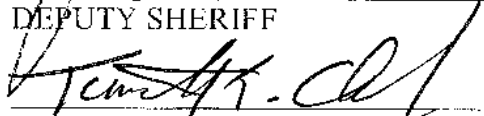
WRIT OF EXECUTION #196 OF 2009 ED

POSTING OF PROPERTY

JANUARY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MATTHEW & DIANE TRAVER AT 152 OLD STATE ROAD MILLVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

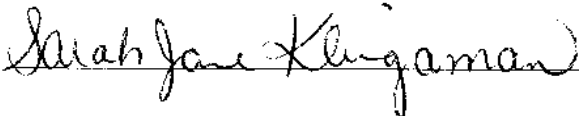
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF JANUARY 2010

  
\_\_\_\_\_

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/13/2009

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 196ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT MATTHEW E. TRAVER  
DIANE R. TRAVER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 1-15-10 TIME 0900 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

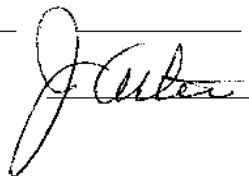
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 1-15-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/13/2009

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 196ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT MATTHEW E. TRAVER  
DIANE R. TRAVER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Deb

RELATIONSHIP Clerk IDENTIFICATION \_\_\_\_\_

DATE 1-15 TIME 0910 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

BAC HOME LOANS SERVICING LP

Docket # 196ED2009

VS

MORTGAGE FORECLOSURE

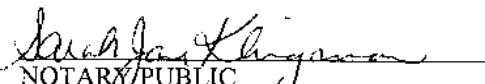
MATTHEW E. TRAVER  
DIANE R. TRAVER

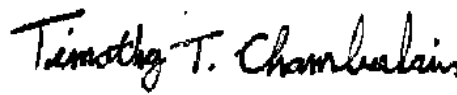
AFFIDAVIT OF SERVICE

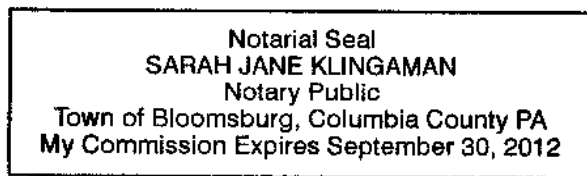
NOW, THIS WEDNESDAY, NOVEMBER 18, 2009, AT 8:30 PM, SERVED THE WITHIN  
MORTGAGE FORECLOSURE UPON DIANE TRAVER AT 152 OLD STATE ROAD,  
MILLVILLE BY HANDING TO DIANE TRAVER, , A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, NOVEMBER 19, 2009

  
NOTARY PUBLIC

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF



X  
  
L. SURKIN  
DEPUTY SHERIFF

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

## SHERIFF'S OFFICE

MONTOUR COUNTY, COMMONWEALTH OF PENNSYLVANIA  
29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

196ED-09(C)

SHERIFF'S SERVICE  
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) <b>BAC HOME LOANS SERVICING</b>		2. Docket Number / County <b>196ED-2009 COLUMBIA</b>	
3. Defendant(s) <b>MATTHEW D. TRAVER</b>		4. Type of Writ or Complaint <b>NOTICE OF SHERIFF'S SALE OF REAL PROPERTY</b>	
<b>SERVE</b>	5. Name <b>MATTHEW D. TRAVER</b>		
<b>AT</b>	6. Address <b>4 SHADY OAKS DANVILLE, PA 17821</b>		

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, 2008, I Sheriff of MONTOUR COUNTY, PENNSYLVANIA, do hereby deputize the Sheriff of County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator <b>JENINE R. DAVEY 1617 JFK BLVD SUITE 1400 PHILADELPHIA, PA 19103</b>	10. Telephone Number	11. Date
12. Signature		

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

Serving Deputy: <b>William K. Beitz</b>	Date Filed	Expiration
--	------------	------------

16. Served and made known to **Matthew D. Traver**, on the **9th** day of **December**, 2009, at **1:45 PM**, at **4 Shady Oaks, Danville, PA 17821**

County of Montour Commonwealth of Pennsylvania, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom said Defendant resides. Relationship is .

☐ Agent of person in charge of Defendant's office or usual place of business

☐ Other

Remarks:

Attempts:

Date: 

--	--	--	--	--	--	--	--	--

Mileage: 

--	--	--	--	--	--	--	--	--

Advance	Docket	Service	Mileage	Affidavit	Notary	Surchrg.	Misc.	Total	Refund
\$75.00	\$9.00	\$9.00	\$6.00	\$2.50	\$5.00	\$0.00	\$4.50	\$36.00	\$39.00

Sworn and Subscribed to before me this 10 day of Dec, 2009.

*Sandra L. Brown, Deputy*  
Notary Public

So Answer.

Signature of Deputy Sheriff

Sheriff

*Ray E. Swinger*  
SHERIFF OF MONTOUR COUNTY

MONTOUR COUNTY  
CLERK OF SUPERIOR COURT  
19 DEC 15 PM 10 28

1516

MONTOUR COUNTY SHERIFF'S ACCOUNT

RAY C. GERRINGER, SHERIFF  
29 MILL STREET  
DANVILLE, PA 17821

60-5/4-313

DATE 12-10-11

PAY  
TO THE  
ORDER OF

Columbia County Sheriff's Office

\$ 34.00

DOLLARS

FNB Bank

N.A.

LISTENING IS JUST THE BEGINNING.

FOR

Ray C. Gerringer, Sheriff

⑈001516⑈ ⑈031305745⑈ 299603106⑈



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

**BAC HOME LOANS SERVICING LP**

**196ED2009**

VS

**MORTGAGE FORECLOSURE**

**MATTHEW E. TRAVER  
DIANE R. TRAVER**

NOW, FRIDAY, NOVEMBER 13, 2009, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONTGOMERY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, MATTHEW TRAVER, AT 4 SHADY OAKS, DANVILLE, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA



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

BAC HOME LOANS SERVICING, LP  
Plaintiff

vs.

MATTHEW D. TRAVER  
DIANE R. TRAVER

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2009-CV-1230

**ORDER**

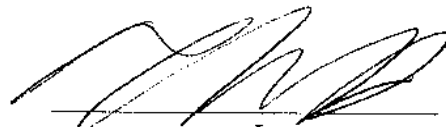
AND NOW, this 10 day of December, 2010 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$95,050.09
Interest Through February 24, 2010	\$9,444.04
Per Diem \$7.00	
Late Charges	\$94.29
Legal fees	\$1,300.00
Cost of Suit and Title	\$826.00
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$276.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$386.76
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,213.56
<b>TOTAL</b>	<b>\$108,590.74</b>

Plus interest from February 24, 2010 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.

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

**TO:**

TIMOTHY T CHAMBERLAIN  
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:**

MATTHEW D. TRAVER  
4 SHADY OAKES  
DANVILLE, PA 17821

**Obligee:**

DIANE R. TRAVER

**IV-D Case #: 420110655**

**SSN:** 175-56-2658    **Date of Birth:** 07/05/73

This lien results from a support order, entered on SEPTEMBER 8, 2009 by Pennsylvania Court of Common Pleas in        **COLUMBIA**        County, tribunal number 010213 .

As of NOVEMBER 23, 2009 , the obligor owes unpaid support in the amount of \$3,113.42 . 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: 152 OLD STATE ROAD, MILLVILLE, PA 17846-9151

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.

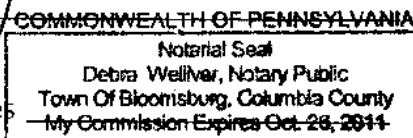
State of

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

Page 2 of 2

Service Type M

Form UF-017 Rev.1

Worker ID 19302

DATE:

**BAC HOME LOANS SERVICING, LP**

**vs.**

**MATTHEW D. TRAVER  
DIANE R. TRAVER**

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**OWNER(S): MATTHEW D. TRAVER  
DIANE R. TRAVER**

**PROPERTY: 152 OLD STATE ROAD  
MILLVILLE, PA 17846-9151**

**Improvements: Residential dwelling**

**Judgment Amount: \$104,750.69**

**COLUMBIA COUNTY**

**NO. 2009-CV-1230**

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on February 24, 2010 at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 at 9:00 AM.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

DOMESTIC RELATIONS  
2009 NOV 23 AM 11 21

**Phelan Hallinan & Schmieg, LLP**

By: 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  
 Jerine 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**

1617 JFK Boulevard, Suite 1400  
 One Penn Center Plaza  
 Philadelphia, PA 19103  
 215-563-7000

<b>BAC HOME LOANS SERVICING, LP</b>	:	<b>COLUMBIA COUNTY</b>
	:	
	:	<b>COURT OF COMMON PLEAS</b>
<b>vs.</b>	:	
	:	<b>CIVIL DIVISION</b>
<b>MATTHEW D. TRAVER</b>	:	
<b>DIANE R. TRAVER</b>	:	<b>No. 2009-CV-1230</b>
	:	

**VERIFICATION OF NON-MILITARY SERVICE**

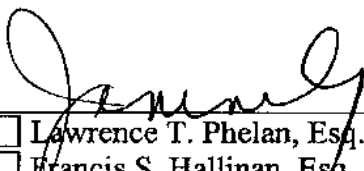
The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

(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 MATTHEW D. TRAVER is over 18 years of age and his last known addresses are 152 OLD STATE ROAD, MILLVILLE, PA 17846-9151 and 4 SHADY OAKS, DANVILLE PA 17821.

(c) that defendant DIANE R. TRAVER is over 18 years of age and resides at 152 OLD STATE ROAD, MILLVILLE, PA 17846-9151.

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



☐ 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

-after 6

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/13/2009

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 196ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT MATTHEW E. TRAVER

DIANE R. TRAVER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
DIANE TRAVER	MORTGAGE FORECLOSURE
152 OLD STATE ROAD	
MILLVILLE	

SERVED UPON DIANE TRAVER

RELATIONSHIP Wife IDENTIFICATION \_\_\_\_\_

DATE 11/13/09 TIME 3:30 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) 107 Hillside Village  
CATAWISSA

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>11-16-9</u>	<u>1400</u>	<u>2</u>	<u>Empty House</u>
<u>11-17-09</u>	<u>0850</u>	<u>4</u>	<u>LC</u>

DEPUTY W/S by M-16 DATE 11/13/09

# REAL ESTATE OUTLINE

ED # 196-89

DATE RECEIVED 11-13-09  
DOCKET AND INDEX 11-13-09

## 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>875056</u>

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

SALE DATE	<u>Feb. 24, 10</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 19, 2010</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb. 3</u>	
	2 <sup>ND</sup> WEEK <u>10</u>	
	3 <sup>RD</sup> WEEK <u>17, 10</u>	



# SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 196 OF 2009 ED AND CIVIL WRIT NO. 1230 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 tract of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of a public road; THENCE by lands now or formerly of Parker Perkins, the following courses and distances: through an iron pin on the northern side of said public road, north 29 degrees 10 minutes west, 135 feet to an iron pin; THENCE north 60 degrees 40 minutes east, 110 feet to an iron pin; THENCE south 25 degrees east, 130 feet through an iron pin on the northern side of the aforementioned public road to a point in the center of said road; THENCE by the center of said road, south 58 degrees 30 minutes west, 100 feet to the place of beginning.

CONTAINING .31 acres. Being Tract No. A on draft of survey of Howard Fetterolf, R.E., dated September 23, 1966.

Vested by Special Warranty Deed, dated 08/02/2006, given by John Vardaros and Lisa D. Vardaros husband and wife to Matthew D. Traver and Diane R. Traver, husband and wife and recorded 8/11/2006 Instrument # 200608240

Premises being: 152 OLD STATE ROAD, MILLVILLE, PA 17846-9151

Tax Parcel #17-06-024-00-000

## **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](http://www.sheriffofcolumbiacounty.com)

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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.sheriffofcolumbiacountypa.com](http://www.sheriffofcolumbiacountypa.com)

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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](http://www.sheriffofcolumbiacounty.com)

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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](http://www.sheriffofcolumbiacounty.com)

**PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183**

BAC HOME LOANS SERVICING, LP

vs.

MATTHEW D. TRAYER

DIANE R. TRAYER

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: No. 2009-CV-1230

:

: COLUMBIA COUNTY

2009-ED-196

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	<u>\$104,750.69</u>
Additional Fees and Costs	<u>\$1,426.00</u>
Interest from 10/17/2009 to Date of Sale	\$.....and costs.
@ \$17.46 per diem	

By: \_\_\_\_\_

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 ✓

Attorneys for Plaintiff

Note: Please attach description of Property.  
PHS#209922

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

**BAC HOME LOANS SERVICING, LP**

**vs.**

**MATTHEW D. TRAVER**

**DIANE R. TRAVER**

**: COURT OF COMMON PLEAS**

**:**

**: CIVIL DIVISION**

**:**

**: No. 2009-CV-1230**

**:**

**: COLUMBIA COUNTY**

*2009-ED-196*

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: 152 OLD STATE ROAD, MILLVILLE, PA 17846-9151**  
**(See Legal Description attached)**

Amount Due

\$104,750.69

Additional Fees and Costs

\$1,426.00

Interest from 10/17/2009 to Date of Sale  
at \$17.46per diem

\$.....and costs.

*Tamara B. Kline,*

*Barbara D. Salvetta*

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

Dated 11-13-09  
(SEAL)

PHS#209922

**Phelan Hallinan & Schmieg, LLP**  
**Attorney for Plaintiff**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**BAC HOME LOANS SERVICING, LP**  
**Plaintiff,**

**v.**

**MATTHEW D. TRAVER**  
**DIANE R. TRAVER**  
**Defendant(s).**

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2009-CV-1230**  
**:**  
**: COLUMBIA COUNTY**  
**:**


**CERTIFICATION**

The undersigned attorney hereby verifies that they are the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because:

- ☒ (X) the mortgage is an FHA mortgage.
- ☐ ( ) the premises is non-owner occupied.
- ☐ ( ) the premises is vacant.
- ☐ ( ) Act 91 procedures have been fulfilled

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

PHELAN HALLINAN & SCHMIEG, LLP

By: 

Attorney for Plaintiff

- ☐ 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
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
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**Phelan Hallinan & Schmieg, LLP**  
**Attorney for Plaintiff**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**BAC HOME LOANS SERVICING, LP**  
**Plaintiff,**

**v.**

**MATTHEW D. TRAVER**  
**DIANE R. TRAVER**  
**Defendant(s).**

**: COURT OF COMMON PLEAS**  
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**LEGAL DESCRIPTION**

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**Pnelan Hallinan & Schmieg, LLP**  
Attorney for Plaintiff  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

146

**BAC HOME LOANS SERVICING, LP**  
**Plaintiff,**

**v.**

**MATTHEW D. TRAVER**  
**DIANE R. TRAVER**  
**Defendant(s).**

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2009-CV-1230**  
**:**  
**: COLUMBIA COUNTY**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129**

**BAC HOME LOANS SERVICING, LP**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at **152 OLD STATE ROAD, MILLVILLE, PA 17846-9151**.

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

NAME

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

**MATTHEW D. TRAVER**

**4 SHADY OAKS**  
**DANVILLE, PA 17821**

**DIANE R. TRAVER**

**152 OLD STATE ROAD**  
**MILLVILLE, PA 17846-9151**

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

152 OLD STATE ROAD  
MILLVILLE, PA 17846-9151

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

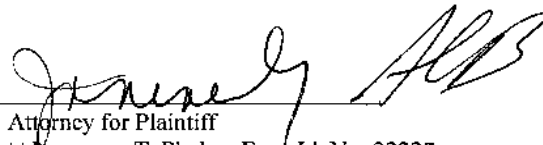
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

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.A § 4904 relating to unsworn falsification to authorities.

November 10, 2009



Attorney for Plaintiff

- ☐ 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

**Phelan Hallinan & Schmieg, LLP**  
Attorney for Plaintiff  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**BAC HOME LOANS SERVICING, LP**  
**Plaintiff,**

**v.**

**MATTHEW D. TRAVER**  
**DIANE R. TRAVER**  
**Defendant(s).**

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2009-CV-1230**  
**:**  
**: COLUMBIA COUNTY**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129**

**BAC HOME LOANS SERVICING, LP**, Plaintiff in the above action, by 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 **152 OLD STATE ROAD, MILLVILLE, PA 17846-9151**.

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

NAME

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

**MATTHEW D. TRAVER**

**4 SHADY OAKS**  
**DANVILLE, PA 17821**

**DIANE R. TRAVER**

**152 OLD STATE ROAD**  
**MILLVILLE, PA 17846-9151**

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

152 OLD STATE ROAD  
MILLVILLE, PA 17846-9151

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

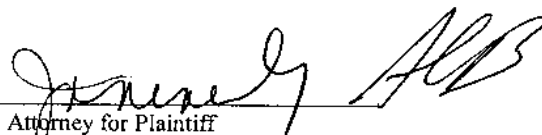
COLUMBIA COUNTY COURTHOUSE  
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COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

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.A § 4904 relating to unsworn falsification to authorities.

November 10, 2009



Attorney for Plaintiff

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
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- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
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**Phelan Hallinan & Schmieg, LLP**

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**BAC HOME LOANS SERVICING, LP**  
**Plaintiff,**

**v.**

**MATTHEW D. TRAVER**

**DIANE R. TRAVER**

**Defendant(s).**

**: COURT OF COMMON PLEAS**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2009-CV-1230**

**:**

**: COLUMBIA COUNTY**

**:**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: MATTHEW D. TRAVER**  
**4 SHADY OAKS**  
**DANVILLE, PA 17821**

**DIANE R. TRAVER**  
**152 OLD STATE ROAD**  
**MILLVILLE, PA 17846-9151**

*\*\*\*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 **152 OLD STATE ROAD, MILLVILLE, PA 17846-9151** 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 **\$104,750.69** obtained by BAC HOME LOANS SERVICING, LP, (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, LP, 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 ex-1230.**
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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**



## LEGAL DESCRIPTION

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

BEGINNING at a point in the center of a public road; THENCE by lands now or formerly of Parker Perkins, the following courses and distances: through an iron pin on the northern side of said public road, north 29 degrees 10 minutes west, 135 feet to an iron pin; THENCE north 60 degrees 40 minutes east, 110 feet to an iron pin; THENCE south 25 degrees east, 130 feet through an iron pin on the northern side of the aforementioned public road to a point in the center of said road; THENCE by the center of said road, south 58 degrees 30 minutes west, 100 feet to the place of beginning.

CONTAINING .31 acres. Being Tract No. A on draft of survey of Howard Fetterolf, R.E., dated September 23, 1966.

Vested by Special Warranty Deed, dated 08/02/2006, given by John Vardaros and Lisa D. Vardaros husband and wife to Matthew D. Traver and Diane R. Traver, husband and wife and recorded 8/11/2006 Instrument # 200608240

Premises being: 152 OLD STATE ROAD, MILLVILLE, PA 17846-9151

Tax Parcel #17-06-024-00-000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution No. 2009-CV-1230**

**BAC HOME LOANS SERVICING, LP**

**vs.**

**MATTHEW D. TRAVER and DIANE R. TRAVER**

**owner of property situate in the GREENWOOD TOWNSHIP, Columbia County, Pennsylvania,  
being (Municipality)**

**152 OLD STATE ROAD, MILLVILLE, PA 17846-9151**

**Parcel No. BAC HOME LOANS SERVICING, LP**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGEMENT \$:104,750.69**

**Attorneys for Plaintiff**

**Phelan, Hallinan & Schmieg, LLP**

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**SHORT DESCRIPTION**

**By virtue of a Writ of Execution No. 2009-CV-1230**

**BAC HOME LOANS SERVICING, LP**

**vs.**

**MATTHEW D. TRAVER and DIANE R. TRAVER**

**owner of property situate in the GREENWOOD TOWNSHIP, Columbia County, Pennsylvania,  
being (Municipality)**

**152 OLD STATE ROAD, MILLVILLE, PA 17846-9151**

**Parcel No. BAC HOME LOANS SERVICING, LP**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGEMENT \$:104,750.69**

Attorneys for Plaintiff

**Phelan, Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

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**Phelan, Hallinan & Schmieg, LLP**



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**Parcel No. BAC HOME LOANS SERVICING, LP**

(Acreage or street address)

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGEMENT \$:104,750.69**

Attorneys for Plaintiff

**Phelan, Hallinan & Schmieg, LLP**

# SHERIFF'S RETURN

BAC HOME LOANS SERVICING, LP

Plaintiff

vs.

MATTHEW D. TRAVER

DIANE R. TRAVER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2009-CV-1230 CD

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200\_\_ , at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within \_\_\_\_\_ upon \_\_\_\_\_ at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

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

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff BAC HOME LOANS SERVICING, LP	Court Number 2009-CV-1230
---	------------------------------

Defendant MATTHEW D. TRAVER & DIANE R. TRAVER	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.  
MATTHEW D. TRAVER

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
152 OLD STATE ROAD, MILLVILLE, PA 17846-9151

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

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

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

**RETURNED:**

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff <b>BAC HOME LOANS SERVICING, LP</b>	Court Number <b>2009-CV-1230</b>
--	-------------------------------------

Defendant <b>MATTHEW D. TRAVER &amp; DIANE R. TRAVER</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
---	--

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
**DIANE R. TRAVER**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**152 OLD STATE ROAD, MILLVILLE, PA 17846-9151**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

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

# 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 BAC HOME LOANS SERVICING, LP	Court Number 2009-CV-1230
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Defendant MATTHEW D. TRAVER & DIANE R. TRAVER	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) 152 OLD STATE ROAD, MILLVILLE, PA 17846-9151

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	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

PLAINTIFF	Court Number
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RETURNED:

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

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

TO BANK, N/A  
PHILADELPHIA, PA 19148

3-180360

CHECK NO  
875056

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
11/10/2009	*****1,350.00

Void after 180 days

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

*Travis S. Hallinan*

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