

# SHERIFF'S SALE COST SHEET

BAC Home Loans SUC vs. Mark + Lisa Ann Polites  
 NO. 198-09 ED NO. 1263-09 JD DATE/TIME OF SALE Apr 28 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>56.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>71.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>481.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>956.42</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1179.42</u>	

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

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$ <u>752.86</u>	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>757.86</u>			

MUNICIPAL FEES DUE:			
SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>-0-</u>			

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2633.28

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

BAC Home Loans SUC VS Mark & Lisa Ann Robles

NO. 198-09 ED NO. 1263-09 JD

DATE/TIME OF SALE: Apr 28 0900

BID PRICE (INCLUDES COST) \$ 2633.28

POUNDAGE - 2% OF BID \$ 52.67

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2685.95

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

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

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

PURCHASER(S) SIGNATURE(S): Agent For Phelan Holliman & Schmieg  
Jimmy J. Mull

TOTAL DUE: \$ 2685.95

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1335.95

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: **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

Date of Acceptance of Document

Grantor(s)/Lessor(s)  
**Timothy T. Chamberlain - Sheriff**  
**Columbia County Courthouse**

Grantee(s)/Lessee(s)  
**FANNIE MAE**

Street Address  
**P.O. Box 380, 35 W. Main St.**

Street Address  
**P.O. Box 650043**

City: **Blombsburg** State: **PA** Zip Code: **17815**

City: **Dallas** State: **TX** Zip Code: **75265-0043**

### C PROPERTY LOCATION

Street Address: **206 Greco Lane, Wilburton, PA 17888** City, Township, Borough: **Conyngham Township**

County: **COLUMBIA** School District: **Conyngham Township** Tax Parcel Number: **14-09-011-16.000**

### D VALUATION DATA

1. Actual Cash Consideration  
**\$2,633.28**

2. Other Consideration  
**+ -0-**

3. Total Consideration  
**= \$2,633.28**

4. County Assessed Value  
**\$57,952.00**

5. Common Level Ratio Factor  
**x 3.69**

6. Fair Market Value  
**= \$ 213,572.88**

### E EXEMPTION DATA

1a. Amount of Exemption Claimed  
**100%**

1b. Percentage of Interest Conveyed  
**100%**

1c. Percentage of Grantor's Interest Conveyed  
**100 %**

### 2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of 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. **Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)"**)

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

Signature of Correspondent or Responsible Party  
**Nora M. Ferrer**

Date:  
**April 30, 2010**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Blaine K. Grant* <sup>198</sup>  
☒ Agent  
☒ Addressee

B. Received by (Printed Name) *Blaine K. Grant* C. Date of Delivery *NOV 23 2009*

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

**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:  
 Mark Polites  
 3019 Braewood Court  
 Leland, NC 28451

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Blaine K. Grant* <sup>198</sup>  
☒ Agent  
☒ Addressee

B. Received by (Printed Name) *Blaine K. Grant* C. Date of Delivery *12-10-09*

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

2. Article Number  
 (Transfer from service label)

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

008 1830 0002 2802 1772

7008 1830 0002 2802 1734

7008 1830 0002 2802 1734

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Tremayne Pearson* <sup>198</sup>  
☐ Agent  
☒ Addressee

B. Received by (Printed Name) *Tremayne Pearson* C. Date of Delivery *NOV 20 2009*

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

**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 *Tremayne Pearson* <sup>198</sup>  
☐ Agent  
☒ Addressee

B. Received by (Printed Name) *Tremayne Pearson* C. Date of Delivery *11/24/09*

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

0 0002 2802 1789

2. Article Number  
 (Transfer from service label)

7008 1830 0002 2802 1819

Return Receipt 102595-02-M-1540 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *F. Alston* <sup>198</sup>  
☐ Agent  
☒ Addressee

B. Received by (Printed Name) *F. Alston* C. Date of Delivery *NOV 20 2009*

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

**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:  
 Countrywide Home Loans, Inc.  
 4500 Park Granada MSN#SBV314  
 Calabasas, CA 91302

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *R. Ruiz* <sup>198</sup>  
☐ Agent  
☒ Addressee

B. Received by (Printed Name) *R. Ruiz* C. Date of Delivery *NOV 20 2009*

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

008 1830 0002 2802 1826

2. Article Number  
 (Transfer from service label)

7008 1830 0002 2802 1765

Return Receipt 102595-02-M-1540 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

PHELAN HALLINAN & SCHMIEG, L.L.C.

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

April 30, 2010

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

Re: Mark Polites & Lisa Ann Polites Lisa A. Plites  
206 Greco Lane  
Wilburton, PA 17888  
No. 2009-1263

**URGENT**

Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me Daniel G. Schmieg as "attorney-on-the-writ" to **FANNIE MAE**, P.O Box 650043, Dallas, TX 75265-0043.

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

Your cooperation in this matter would be appreciated.

Yours truly,



Nora Ferrer

Enclosure

cc: BAC Home Loans Servicing L.P.

Account No. 211617

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.  
05/26/2010 955230

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
955230	000160673	05/26/2010		211617	1,335.95	0.00	1,335.95
RME (211617) 166046998 POLITES, MARK							
							1,335.95

198-09

1,335.95

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

PHELAN 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  
955230

DATE	AMOUNT
05/26/2010	*****1,335.95

JUN 05/26/2010

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED THIRTY FIVE AND 95/100 DOLLARS

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

*Francis S. Hallinan*

955230 0036001808035 150866 50

# Tax Bill Master Transaction Detail

POLITES LISA ANN & MARK --- 2010-14 -RE -016556

lctaxls

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category	Parcel	Tax
POLITES LISA ANN & MARK	016556	01/15/2010	349.05	356.17	391.79	G	0	14 --09 -011-16,000	
POLITES LISA ANN & MARK	016556	01/15/2010	312.37	318.74	350.61	R	0	14 -09 -011-16,000	
POLITES LISA ANN & MARK	016556	01/15/2010	76.39	77.95	85.75	S	0	14 -09 -011-16,000	
Sub-Total			737.81	752.86	828.15				

THIS IS ONLY  
COUNTY & TWP. FOR 2010 TAXES  
(SCHOOL TAXES ARE NOT INCLUDED)

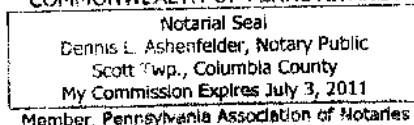
*dlw*

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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



And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.



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

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-1263

Re: BAC HOME LOANS SERVICING, LP VS. MARK POLITES, and LISA ANN POLITES A/K/A  
LISA A. POLITES  
No. 2009-CV-1263

**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.

MARK POLITES  
LISA ANN POLITES A/K/A LISA A. POLITES  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 2009-CV-1263  
:

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".

*Full*

- ☐ 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: 1/26/2010

**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.**

**MARK POLITES**

**LISA ANN POLITES A/K/A LISA A. POLITES**

**Defendant(s).**

**: COURT OF COMMON PLEAS**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2009-CV-1263**

**:**

**: 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 **206 GRECO LANE, WILBURTON, PA 17888**.

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

NAME

**MARK POLITES**

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

**3019 BRAEWOOD COURT**

**LELAND, NC 28451**

**LISA ANN POLITES A/K/A LISA A. POLITES**

**3019 BRAEWOOD COURT**

**LELAND, NC 28451**

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

**Geisinger Medical Center and  
Geisinger Clinic**

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

**212 Market Street**

**P.O. Box 882**

**Sunbury, PA 17801**

**Geisinger Medical Center and  
Geisinger Clinic**

**C/o Robert L. Marks, Jr., Esquire**

**Marks McLaughlin & Dennehy**

**P.O. Box 179**

**12 West Market Street**

**Danville, PA 17821-1842**

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.)

**MERS INC**

**3300 SW 34<sup>TH</sup> STREET, SUITE 101**

**OCALA, FL 34474**

**MERS INC AS A NOMINEE FOR  
COUNTRYWIDE HOME LOANS INC.**

**P.O. BOX 2026**

**FLINT, MI 48501**

**COUNTRYWIDE HOME LOANS INC**

**4500 PARK GRANADA MSN# SVB-314**

**CALABASAS, CA 91302-1613**

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 from 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 GRECO LANE WILBURTON, PA 17888
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
MERS AS A NOMINEE FOR BAC HOME LOANS SERVICING INC	P.O. BOX 2026 FLINT, MI 48501
BAC HOME LOANS SERVICING INC	1800 Tapo Canyon Road Mail ID #CA6-914-01-43 Simi Valley, CA 93063
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Dept. #280601 Harrisburg, PA 17128
Internal Revenue Service Federated Investors Tower	Thirteenth Floor Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486

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

## 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

2. Article Number

(Transfer from service label)

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* 198  
☒ Agent  
☒ Address
- B. Received by (Printed Name) *[Signature]* NOV 18 2004
- C. Date of Delivery
- 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

7008 1830 0002 2802 1796

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:

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

2. Article Number

(Transfer from service label)

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* 198  
☐ Agent  
☒ Address
- B. Received by (Printed Name) *[Signature]* NOV 18 2004
- C. Date of Delivery
- 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

7008 1830 0002 2802 1802

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.

1. Article Addressed to:

Commonwealth of PA  
PO box 2675  
Harrisburg, PA 17105

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* 198  
☐ Agent  
☒ Address
- B. Received by (Printed Name) *[Signature]* NOV 18 2004
- C. Date of Delivery
- 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

7008 1830 0002 2802 1758

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

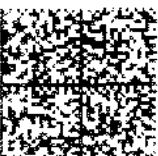
102595-02-M-1

Name and Address of Sender



PHILAN 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 206 GRECO LANE WILBURTON, PA 17888		
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		MERS AS A NOMINEE FOR BAC HOME LOANS SERVICING INC P.O. BOX 2026 FLINT, MI 48501		
5		BAC HOME LOANS SERVICING INC 1800 Tapo Canyon Road Mail ID #CA6-914-01-43 Simi Valley, CA 93063		
6		MERS INC 3300 SW 34 <sup>TH</sup> STREET, SUITE 101 OCALA, FL 34474		
7		MERS INC AS A NOMINEE FOR COUNTRYWIDE HOME LOANS INC. P.O. BOX 2026 FLINT, MI 48501		
8		COUNTRYWIDE HOME LOANS INC 4500 PARK GRANADA MSN# SVB-314 CALABASAS, CA 91302-1613		
9				
10				
		RE:MARK POLITES      PHS #211617.      TEAM 3 // HOS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



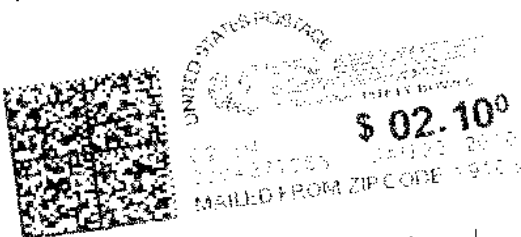
UNITED STATES POSTAGE  
\$ 03.36<sup>00</sup>  
00 1M  
00 04177156  
MAILED FROM ZIP CODE 19103

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	Postage	Fee
1	*****	Geisinger Medical Center and Geisinger Clinic, C/o Robert L. Marks, Jr., Esquire Marks McLaughlin & Dennehy, P.O. Box 179, 12 West Market Street Danville, PA 17821-1842		
2	*****	Geisinger Medical Center and Geisinger Clinic, 212 Market Street P.O. Box 882, Sunbury, PA 17801		
3		Commonwealth of Pennsylvania, Bureau of Individual Tax, Inheritance Tax Division 6th Floor, Strawberry Square, Dept. #280601, Harrisburg, PA 17128		
4		Internal Revenue Service, Federated Investors Tower, Thirteenth Floor Suite 1300, 1001 Liberty Avenue Pittsburgh, PA 15222		
5		Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486, Willow Oak Building, Harrisburg, PA 17105-8486		
6				
7				
8				
9				
10				
Total Number of Pieces Listed by Sender		RE:MARK POLITES PHS #211617. TEAM 5 KXL		
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		



JAN 25 2010



**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

February 2, 2010

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: BAC HOME LOANS SERVICING, LP v.  
MARK POLITES and LISA ANN POLITES  
206 GRECO LANE WILBURTON, PA 17888-9703  
Court No. 2009-CV-1263

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for February 24, 2010 due to the following: Home Affordable Modification Program (HAMP).

The Property is to be relisted for the April 28, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
ELIZABETH HALLINAN for  
Phelan Hallinan & Schmieg, LLP

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/25/2010

Fee: \$5.00

Cert. NO: 6980

POLITES LISA ANN & MARK  
3019 BRAEWOOD CT  
LELAND NC 28451

District: CONYNGHAM TWP  
Deed: 20041 -1672  
Location: LOT 6 OF CULLEN MANOR  
Parcel Id:14 -09 -011-16,000

Assessment: 57,952  
Balances as of 01/25/2010

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

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

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.

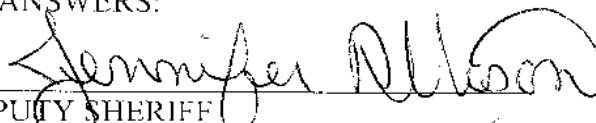
MARK & LISA POLITES

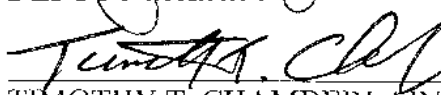
WRIT OF EXECUTION #198 OF 2009 ED

POSTING OF PROPERTY

JANUARY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MARK & LISA POLITES AT 206 GRECO LANE WILBURTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JENNIFER ALLISON.

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# 6 - OF - 15 SERVICES  
DOCKET # 198ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT MARK POLITES  
LISA ANN POLITES A/K/A LOSA A. POLITES  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
206 GRECO LAND
WILBURTON 1

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE 1-19-10 TIME 1320 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) posted-house empty

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Hallinan

DATE

1-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/13/2009

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 198ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT MARK POLITES  
LISA ANN POLITES A/K/A LOSA A. POLITES  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
VIRGINIA MARLOW-TAX COLLECTOR
414 MAIN STREET
WILBURTON 1

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Virginia Marlow

RELATIONSHIP tax collector IDENTIFICATION \_\_\_\_\_

DATE 1-19-10 TIME 1327 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

1-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/13/2009

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 198ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT MARK POLITES  
LISA ANN POLITES A/K/A LOSA A. POLITES  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON LAUREN 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

[Signature]

DATE 1-15-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/13/2009

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 198ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT MARK POLITES  
LISA ANN POLITES A/K/A LOSA A. POLITES  
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

RELATIONSHIP Clk 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

TC DATE \_\_\_\_\_

**AFFIDAVIT OF SERVICE**

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

**COLUMBIA County**  
No 2009-CV-1550

**Defendant(s):** MARK POLITES  
LISA ANN POLITES A/K/A LISA A. POLITES

**Our File#** 211617  
**Type of Action**  
- Notice of Sheriff's Sale

**Serve:** LISA ANN POLITES A/K/A LISA A. POLITES  
**Address:** 3019 BRAEWOOD COURT  
LELAND, NC 28451

**Sale Date:** 2/24/2010

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

**SERVED**

Served and made known to Lisa Ann Polites aka Lisa A. Polites, Defendant, on the 14th day of December, 2009, at 6:40 o'clock P.m., at 3019 Braewood Court, Leland, Commonwealth of North Carolina, in the manner described below:

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

Description: Age 40's Height 5'10" Weight 170 lbs. Race Caucasian Sex Male Other \_\_\_\_\_

I, Hassan M. Rashid, 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 5 day  
of January, 2009  
Notary: \_\_\_\_\_

By: Hassan M. Rashid, Process Server

**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

HAROLD G. WALLEY  
Notary Public  
Mecklenburg County  
State of North Carolina  
My Commission Expires Dec 5, 2011



**AFFIDAVIT OF SERVICE**

Plaintiff: BAC HOME LOANS SERVICING, LP

COLUMBIA County  
No 2009-CV-1550

Defendant(s): MARK POLITES

LISA ANN POLITES A/K/A LISA A. POLITES

Our File#211617

Type of Action

- Notice of Sheriff's Sale

Serve: MARK POLITES

Address: 3019 BRAEWOOD COURT  
LELAND, NC 28451

Sale Date: 2/24/2010

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

**SERVED**

Served and made known to Mark Polites, Defendant, on the 14th day of December, 2009, at 6:40 o'clock P.m., at 3019 Braewood Court, Leland, Commonwealth of North Carolina, in the manner described below:

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

Description: Age 40's Height 5'10" Weight 170lb Race Caucasian Sex Male Other \_\_\_\_\_

I, Hassan M. Rashid, 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 5 day  
of January, 2009.

Notary: 2010

By: Hassan M. Rashid, Process Server

**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

HAROLD G. WALLEY  
Notary Public  
Mecklenburg County  
State of North Carolina  
My Commission Expires Dec 5, 2011

**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  
 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

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>MARK POLITES</b>	:	
<b>LISA ANN POLITES A/K/A</b>	:	<b>No. 2009-CV-1263</b>
<b>LISA A. POLITES</b>	:	

**VERIFICATION OF NON-MILITARY SERVICE**

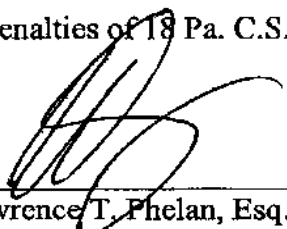
The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

(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 MARK POLITES is over 18 years of age and resides at 3019 BRAEWOOD COURT, LELAND, NC 28451-9268.

(c) that defendant LISA ANN POLITES A/K/A LISA A. POLITES is over 18 years of age and resides at 3019 BRAEWOOD COURT, LELAND, NC 28451.

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

# REAL ESTATE OUTLINE

ED # 196-09

DATE RECEIVED 11-13-09  
DOCKET AND INDEX 11-17-09

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>874732</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>	

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

BAC HOME LOANS SERVICING, LP

vs.

MARK POLITES

LISA ANN POLITES A/K/A LISA A. POLITES

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: No. 2009-CV-1263

:

: COLUMBIA COUNTY

2009-ED-198

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 GRECO LANE, WILBURTON, PA 17888  
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 09/26/2009 to Date of Sale  
at \$27.59 per diem

\$165,517.27

\$1,911.00

\$.....and costs.

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

Dated 11-13-09  
(SEAL)

PHS#211617

No. 2009-CV-1263

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

BAC HOME LOANS SERVICING, LP

vs.

MARK POLITES

LISA ANN POLITES A/K/A LISA A. POLITES

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Office of Judicial Support

Judg. Fee

Cr.

Sat.

*June M. McInnes*

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

Address:

MARK POLITES  
3019 BRAEWOOD COURT  
LELAND, NC 28451

LISA ANN POLITES A/K/A LISA A. POLITES  
3019 BRAEWOOD COURT  
LELAND, NC 28451

Complaint 40.00 pd  
Judgment 14.00 pd  
Writ 23.00 pd  
Satisfy 7.00  
Sheriff -

**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.

**MARK POLITES**  
**LISA ANN POLITES A/K/A LISA A. POLITES**  
**Defendant(s).**

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2009-CV-1263  
:  
: COLUMBIA COUNTY  
:

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

TO: **MARK POLITES**  
**3019 BRAEWOOD COURT**  
**LELAND, NC 28451**

**LISA ANN POLITES A/K/A**  
**LISA A. POLITES**  
**3019 BRAEWOOD COURT**  
**LELAND, NC 28451**

*\*\*\*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 GRECO LANE, WILBURTON, PA 17888** is scheduled to be sold at Sheriff's Sale on February 24, 2010, 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 **\$165,517.27** 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 PARCEL or lot of ground situate in Conyngham Township, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at an iron pin, said iron pin is located on the north line of Greco Lane, north seventy-three degrees, fifty-eight minutes east three hundred ninety-five and thirty-two hundreds feet (N 73 degrees E 395.32 feet) from an iron pin that marks the northwest corner of Lot # 2

THENCE along the north line of Greco Lane, north seventy-three degrees fifty-eight minutes east one hundred thirty-three and thirty-five hundreds feet (N 73 degrees 58 minutes E 133.35) to an iron pin

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THENCE along the dividing line between Lots #4 and #6, north sixteen degrees two minutes west one hundred fifty feet (N 16 degrees 02 minutes W 150.00) to an iron pin, the place of BEGINNING.

CONTAINING 20.002 Square Feet of Ground and being Lot #6, as shown on the Plot Plan of 'Cullen Manor', as recorded in Columbia County in Map Book #5, Page #468, Phase II A-R

PARCEL IDENTIFICATION NO: 14-09-011-16.000

TITLE TO SAID PREMISES IS VESTED IN Lisa Ann Polites and Mark Polites, her husband, by Deed from Lisa Ann Polites and Mark Polites, her husband, dated 09/21/2004, recorded 10/13/2004 in Instrument Number 200411672.

Premises being: 206 GRECO LANE, WILBURTON, PA 17888

Tax Parcel #14-09-011-16.000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution No. 2009-CV-1263**

**BAC HOME LOANS SERVICING, LP**

**vs.**

**MARK POLITES and LISA ANN POLITES A/K/A LISA A. POLITES**

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

**206 GRECO LANE, WILBURTON, PA 17888**

**Parcel No. 14-09-011-16.000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGEMENT \$:165,517.27**

**Attorneys for Plaintiff**

**Phelan, Hallinan & Schmieg, LLP**

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

BAC HOME LOANS SERVICING, LP

vs.

MARK POLITES

LISA ANN POLITES A/K/A LISA A. POLITES

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: No. 2009-CV-1263

:

: COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

2009-ED-198

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 GRECO LANE, WILBURTON, PA 17888  
(See Legal Description attached)

Amount Due  
Additional Fees and Costs  
Interest from 09/26/2009 to Date of Sale  
at \$27.59per diem

\$165,517.27

\$1,911.00

\$.....and costs.

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

Dated 11-13-09  
(SEAL)

PHS#211617

**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.**

**MARK POLITES**  
**LISA ANN POLITES A/K/A LISA A. POLITES**  
**Defendant(s).**

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2009-CV-1263**  
**:**  
**: COLUMBIA COUNTY**  
**:**

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**TO: MARK POLITES**  
**3019 BRAEWOOD COURT**  
**LELAND, NC 28451**

**LISA ANN POLITES A/K/A**  
**LISA A. POLITES**  
**3019 BRAEWOOD COURT**  
**LELAND, NC 28451**

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**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
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Premises being: 206 GRECO LANE, WILBURTON, PA 17888

Tax Parcel #14-09-011-16.000

**SHORT DESCRIPTION**

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

**206 GRECO LANE, WILBURTON, PA 17888**

**Parcel No. 14-09-011-16.000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGEMENT \$:165,517.27**

**Attorneys for Plaintiff**

**Phelan, Hallinan & Schmieg, LLP**

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 198 OF 2009 ED AND CIVIL WRIT NO. 1263 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 PARCEL or lot of ground situate in Conyngham Township, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:  
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THENCE along the north line of Greco Lane, north seventy-three degrees fifty-eight minutes east one hundred thirty-three and thirty-five hundreds feet (N 73 degrees 58 minutes E 133.35) to an iron pin; THENCE along the dividing line between Lots #6 and #8, south sixteen degrees two minutes east one hundred fifty feet (S 16 degrees 02 minutes E 150.00 feet) to an iron pin on the north property line of the Pennsylvania Power and Light Co.; THENCE along said property line south seventy-three degrees fifty-eight minutes west one hundred thirty-three and thirty-five hundreds feet (S 73 degrees 58 minutes W 133.35 feet) to and iron pin, THENCE along the dividing line between Lots #4 and #6, north sixteen degrees two minutes west one hundred fifty feet (N 16 degrees 02 minutes W 150.00) to an iron pin, the place of BEGINNING.  
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PARCEL IDENTIFICATION NO: 14-09-011-16.000  
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Premises being: 206 GRECO LANE, WILBURTON, PA 17888  
Tax Parcel #14-09-011-16.000

## 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  
Jaime McGuinness  
1617 JFK Blvd  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



# SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 198 OF 2009 ED AND CIVIL WRIT NO. 1263 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:

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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  
Jaime McGuinness  
1617 JFK Blvd  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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Plaintiff's Attorney  
Jaime McGuinness  
1617 JFK Blvd  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 198 OF 2009 ED AND CIVIL WRIT NO. 1263 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 PARCEL or lot of ground situate in Conyngham Township, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit: BEGINNING at an iron pin, said iron pin is located on the north line of Greco Lane, north seventy-three degrees, fifty-eight minutes east three hundred ninety-five and thirty-two hundred feet (N 73 degrees E 395.32 feet) from an iron pin that marks the northwest corner of Lot # 2

THENCE along the north line of Greco Lane, north seventy-three degrees fifty-eight minutes east one hundred thirty-three and thirty-five hundred feet (N 73 degrees 58 minutes E 133.35) to an iron pin; THENCE along the dividing line between Lots #6 and #8, south sixteen degrees two minutes east one hundred fifty feet (S 16 degrees 02 minutes E 150.00 feet) to an iron pin on the north property line of the Pennsylvania Power and Light Co.; THENCE along said property line south seventy-three degrees fifty-eight minutes west one hundred thirty-three and thirty-five hundred feet (S 73 degrees 58 minutes W 133.35 feet) to and iron pin, THENCE along the dividing line between Lots #4 and #6, north sixteen degrees two minutes west one hundred fifty feet (N 16 degrees 02 minutes W 150.00) to an iron pin, the place of BEGINNING. CONTAINING 20.002 Square Feet of Ground and being Lot #6, as shown on the Plot Plan of 'Cullen Manor', as recorded in Columbia County in Map Book #5, Page #468, Phase II A-R

PARCEL IDENTIFICATION NO: 14-09-011-16.000

TITLE TO SAID PREMISES IS VESTED IN Lisa Ann Polites and Mark Polites, her husband, by Deed from Lisa Ann Polites and Mark Polites, her husband, dated 09/21/2004, recorded 10/13/2004 in Instrument Number 200411672.

Premises being: 206 GRECO LANE, WILBURTON, PA 17888

Tax Parcel #14-09-011-16.000

## 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  
Jaime McGuinness  
1617 JFK Blvd  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

BAC HOME LOANS SERVICING, LP

vs.

MARK POLITES

LISA ANN POLITES A/K/A LISA A. POLITES

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: No. 2009-CV-1263

:

: COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

*2009-ED-198*

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 GRECO LANE, WILBURTON, PA 17888  
(See Legal Description attached)

Amount Due

\$165,517.27

Additional Fees and Costs

\$1,911.00

Interest from 09/26/2009 to Date of Sale  
at \$27.59per diem

\$.....and costs.

Dated 11-13-09  
(SEAL)

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

PHS#211617

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

**BAC HOME LOANS SERVICING, LP**

**vs.**

**MARK POLITES**

**LISA ANN POLITES A/K/A LISA A. POLITES**

**: COURT OF COMMON PLEAS**

**:**

**: CIVIL DIVISION**

**:**

**: No. 2009-CV-1263**

**:**

**: COLUMBIA COUNTY**

*2009-ED-198*

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	<u>\$165,517.27</u>
Additional Fees and Costs	<u>\$1,911.00</u>
Interest from 09/26/2009 to Date of Sale	\$.....and costs.
@ \$27.59 per diem	

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

*June M. McGuinness*  
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#211617

**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.**

**MARK POLITES**

**LISA ANN POLITES A/K/A LISA A. POLITES**

**Defendant(s).**

**: COURT OF COMMON PLEAS**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2009-CV-1263**

**:**

**: 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:

- ☐ 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: Jaime McGuinness

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

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☐ 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.**

**MARK POLITES**  
**LISA ANN POLITES A/K/A LISA A. POLITES**  
**Defendant(s).**

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2009-CV-1263**  
**:**  
**: COLUMBIA COUNTY**  
**:**

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PHELAN HALLINAN & SCHMIEG, LLP.

By: Jaime McGuinness

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  
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☐ Courtenay R. Dunn, Esq., Id. No. 206779  
☐ Andrew C. Bramblett, Esq., Id. No. 208375

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PARCEL or lot of ground situate in Conyngham Township, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at an iron pin, said iron pin is located on the north line of Greco Lane, north seventy-three degrees, fifty-eight minutes east three hundred ninety-five and thirty-two hundreds feet (N 73 degrees E 395.32 feet) from an iron pin that marks the northwest corner of Lot # 2

THENCE along the north line of Greco Lane, north seventy-three degrees fifty-eight minutes east one hundred thirty-three and thirty-five hundreds feet (N 73 degrees 58 minutes E 133.35) to an iron pin

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THENCE along said property line south seventy-three degrees fifty-eight minutes west one hundred thirty-three and thirty-five hundreds feet (S 73 degrees 58 minutes W 133.35 feet) to and iron pin,

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CONTAINING 20.002 Square Feet of Ground and being Lot #6, as shown on the Plot Plan of 'Cullen Manor', as recorded in Columbia County in Map Book #5, Page #468, Phase II A-R

**PARCEL IDENTIFICATION NO:** 14-09-011-16.000

**TITLE TO SAID PREMISES IS VESTED IN** Lisa Ann Polites and Mark Polites, her husband, by Deed from Lisa Ann Polites and Mark Polites, her husband, dated 09/21/2004, recorded 10/13/2004 in Instrument Number 200411672.

Premises being: 206 GRECO LANE, WILBURTON, PA 17888

Tax Parcel #14-09-011-16.000



**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

178

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

**v.**

**MARK POLITES**  
**LISA ANN POLITES A/K/A LISA A. POLITES**  
**Defendant(s).**

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2009-CV-1263**  
**:**  
**: 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 **206 GRECO LANE, WILBURTON, PA 17888**.

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

NAME

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

**MARK POLITES**

**3019 BRAEWOOD COURT**  
**LELAND, NC 28451**

**LISA ANN POLITES A/K/A LISA A. POLITES**

**3019 BRAEWOOD COURT**  
**LELAND, NC 28451**

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.)

**MERS INC**

**3300 SW 34<sup>TH</sup> STREET, SUITE 101**  
**OCALA, FL 34474**

**MERS INC AS A NOMINEE FOR  
COUNTRYWIDE HOME LOANS INC.**

**P.O. BOX 2026  
FLINT, MI 48501**

**COUNTRYWIDE HOME LOANS INC**

**4500 PARK GRANADA MSN# SVB-314  
CALABASAS, CA 91302-1613**

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 from 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 GRECO LANE  
WILBURTON, PA 17888

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

MERS AS A NOMINEE FOR  
BAC HOME LOANS SERVICING INC

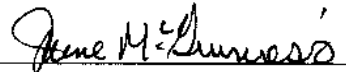
P.O. BOX 2026  
FLINT, MI 48501

BAC HOME LOANS SERVICING INC

1800 Tapo Canyon Road Mail ID #CA6-914-01-43  
Simi Valley, CA 93063

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
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- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
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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.**

**MARK POLITES**  
**LISA ANN POLITES A/K/A LISA A. POLITES**  
**Defendant(s).**

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2009-CV-1263**  
**:**  
**: 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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **206 GRECO LANE, WILBURTON, PA 17888**.

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

NAME	ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>MARK POLITES</b>	<b>3019 BRAEWOOD COURT LELAND, NC 28451</b>
<b>LISA ANN POLITES A/K/A LISA A. POLITES</b>	<b>3019 BRAEWOOD COURT LELAND, NC 28451</b>

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

NAME	ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>SAME AS ABOVE</b>	

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.)
<b>NONE</b>	

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.)
<b>MERS INC</b>	<b>3300 SW 34<sup>TH</sup> STREET, SUITE 101 OCALA, FL 34474</b>

**MERS INC AS A NOMINEE FOR  
COUNTRYWIDE HOME LOANS . C.**

**P.O. BOX 2026  
FLINT, MI 48501**

**COUNTRYWIDE HOME LOANS INC**

**4500 PARK GRANADA MSN# SVB-314  
CALABASAS, CA 91302-1613**

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 from 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 GRECO LANE  
WILBURTON, PA 17888

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

MERS AS A NOMINEE FOR  
BAC HOME LOANS SERVICING INC

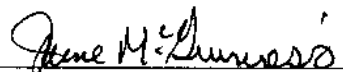
P.O. BOX 2026  
FLINT, MI 48501

BAC HOME LOANS SERVICING INC

1800 Tapo Canyon Road Mail ID #CA6-914-01-43  
Simi Valley, CA 93063

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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- ☐ 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

# SHERIFF'S RETURN

BAC HOME LOANS SERVICING, LP

Plaintiff

vs.

MARK POLITES

LISA ANN POLITES A/K/A LISA A. POLITES

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2009-CV-1263

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-1263

Defendant  
MARK POLITES & LISA ANN POLITES A/K/A LISA A. POLITES

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.  
**MARK POLITES**  
ADDRESS (Street or RFD, Apartment No., City, Horo, Twp., State and Zip Code)  
**3019 BRAEWOOD COURT, LELAND, NC 28451**

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  
*James M. Lumsden* \_\_\_\_\_ 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  
11/11/09

### 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-1263
---	------------------------------

Defendant MARK POLITES & LISA ANN POLITES A/K/A LISA A. POLITES	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
--	---

<b>SERVE</b>  <b>AT</b>	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>LISA ANN POLITES A/K/A LISA A. POLITES</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>3019 BRAEWOOD COURT, LELAND, NC 28451</u>
-------------------------------	---	--

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 <input checked="" type="checkbox"/> Plaintiff <i>James H. Guinness</i> _____ 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 11/11/09
--	-----------------------------------	------------------

**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  
BAC HOME LOANS SERVICING, LP

Court Number  
2009-CV-1263

Defendant  
MARK POLITES & LISA ANN POLITES A/K/A LISA A. POLITES

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 GRECO LANE, WILBURTON, PA 17888

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 ☒ Plaintiff  
*Paul H. Humes* \_\_\_\_\_ 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  
11/21/09

**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 \_\_\_\_\_

**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.**

**MARK POLITES**  
**LISA ANN POLITES A/K/A LISA A. POLITES**  
**Defendant(s).**

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2009-CV-1263**  
**:**  
**: COLUMBIA COUNTY**  
**:**

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

**TO: MARK POLITES**  
**3019 BRAEWOOD COURT**  
**LELAND, NC 28451**

**LISA ANN POLITES A/K/A**  
**LISA A. POLITES**  
**3019 BRAEWOOD COURT**  
**LELAND, NC 28451**

*\*\*\*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 GRECO LANE, WILBURTON, PA 17888** 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 **\$165,517.27** 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 PARCEL or lot of ground situate in Conyngham Township, Columbia County, Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at an iron pin, said iron pin is located on the north line of Greco Lane, north seventy-three degrees, fifty-eight minutes east three hundred ninety-five and thirty-two hundreds feet (N 73 degrees E 395.32 feet) from an iron pin that marks the northwest corner of Lot # 2

THENCE along the north line of Greco Lane, north seventy-three degrees fifty-eight minutes east one hundred thirty-three and thirty-five hundreds feet (N 73 degrees 58 minutes E 133.35) to an iron pin

THENCE along the dividing line between Lots #6 and #8, south sixteen degrees two minutes east one hundred fifty feet (S 16 degrees 02 minutes E 150.00 feet) to an iron pin on the north property line of the Pennsylvania Power and Light Co.,

THENCE along said property line south seventy-three degrees fifty-eight minutes west one hundred thirty-three and thirty-five hundreds feet (S 73 degrees 58 minutes W 133.35 feet) to and iron pin,

THENCE along the dividing line between Lots #4 and #6, north sixteen degrees two minutes west one hundred fifty feet (N 16 degrees 02 minutes W 150.00) to an iron pin, the place of BEGINNING.

CONTAINING 20.002 Square Feet of Ground and being Lot #6, as shown on the Plot Plan of 'Cullen Manor', as recorded in Columbia County in Map Book #5, Page #468, Phase II A-R

PARCEL IDENTIFICATION NO: 14-09-011-16.000

TITLE TO SAID PREMISES IS VESTED IN Lisa Ann Polites and Mark Polites, her husband, by Deed from Lisa Ann Polites and Mark Polites, her husband, dated 09/21/2004, recorded 10/13/2004 in Instrument Number 200411672.

Premises being: 206 GRECO LANE, WILBURTON, PA 17888

Tax Parcel #14-09-011-16.000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution No. 2009-CV-1263**

**BAC HOME LOANS SERVICING, LP**

**vs.**

**MARK POLITES and LISA ANN POLITES A/K/A LISA A. POLITES**

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

**206 GRECO LANE, WILBURTON, PA 17888**

**Parcel No. 14-09-011-16.000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGEMENT \$:165,517.27**

**Attorneys for Plaintiff**

**Phelan, Hallinan & Schmieg, LLP**

## LEGAL DESCRIPTION

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Premises being: 206 GRECO LANE, WILBURTON, PA 17888

Tax Parcel #14-09-011-16.000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution No. 2009-CV-1263**

**BAC HOME LOANS SERVICING, LP**

**vs.**

**MARK POLITES and LISA ANN POLITES A/K/A LISA A. POLITES**

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

**206 GRECO LANE, WILBURTON, PA 17888**

**Parcel No. 14-09-011-16.000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGEMENT \$:165,517.27**

**Attorneys for Plaintiff**

**Phelan, Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

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**Attorneys for Plaintiff**

**Phelan, Hallinan & Schmieg, LLP**



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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180360

CHECK NO  
874932

JR 11/10/2009

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

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

*Travis S. Hallinan*

⑈874932⑈ ⑆036001808⑆36 150866 6⑈