

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Chase Home Finance VS Farm Credit

NO. 199-09 ED NO. 1550-09 JD

DATE/TIME OF SALE: Feb. 24 0700

BID PRICE (INCLUDES COST) \$ 4500.00

POUNDAGE - 2% OF BID \$ 90.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3459.46

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmied
Jimmy J. Mull

TOTAL DUE: \$ 3459.46

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2109.46

SHERIFF'S SALE COST SHEET

Chase Anne Prince vs. Tanya Perkins
 NO. 199-09 ED NO. 1550-09 JD DATE/TIME OF SALE Feb. 24 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>15.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>2.00</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>10.00</u>
TOTAL ***** \$ <u>594.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>183.76</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>963.76</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	\$ <u>774.50</u>
WATER 20	\$
TOTAL ***** \$ <u>774.50</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 2306.76

PHEL/ 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.ferrcr@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

Re: Tanya N. Hawkins
1159 2nd Avenue
Berwick, PA 18603
No. 2009-CV-1150

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, Chase Home Finance, LLC, 3415 Vision Drive, Columbus, OH 43219.

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: Chase Home Finance, LLC

Account No. 215012

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i> 199	
<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
B. Received by (Printed Name) <i>Las Simmons</i>	C. Date of Delivery <i>NOV 18 2009</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

008 1830 0002 2802 1888

Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
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)	

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i> 199	
<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
B. Received by (Printed Name) <i>R. Potts</i>	C. Date of Delivery <i>NOV 18 2009</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

7008 1830 0002 2802 1864

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i> 199	
<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
B. Received by (Printed Name) <i>MT D. Linsale</i>	C. Date of Delivery <i>NOV 18 2009</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

008 1830 0002 2802 1871

Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
1. Article Addressed to: U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET-5 TH FLOOR PHILADELPHIA, PA 19107	
2. Article Number (Transfer from service label)	

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i> 199	
<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
B. Received by (Printed Name) <i>Paul Aguirre</i>	C. Date of Delivery <i>11/24/09</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

7008 1830 0002 2802 1840

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
1. Article Addressed to: INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106	
2. Article Number (Transfer from service label)	

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i> 199	
<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
B. Received by (Printed Name) <i>DAVID R. RICE</i>	C. Date of Delivery <i>NOV 19 2009</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

7008 1830 0002 2802 1833

Domestic Return Receipt

102595-02-M-15

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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Office of the Sheriff	Grantee(s)/Lessee(s) CHASE HOME FINANCE, LLC
Street Address	Street Address
Columbia County Courthouse	3415 Vision Drive
City State Zip Code	City State Zip Code
5 West Main Street	Columbus OH 43219

C PROPERTY LOCATION

Street Address	City, Township, Borough	
1159 2nd Avenue, Berwick, PA 18603	Berwick Borough	
County	School District	Tax Parcel Number
COLUMBIA	Berwick Borough	04C-01-131-00,000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$3,459.76	+ -0-	= \$3,459.76
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$15,240.00	x 3.69	= \$56,235.60

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (if condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party Nora M. Ferrer	Date: February 25, 2010
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
/09/2010 935376

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
935376	000138406	04/09/2010		218012	2,109.46	0.00	2,109.46
NMF 1215012 1860657068 HAWKINS, TANYA							
							2,109.46

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

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
935376

DATE	AMOUNT
04/09/2010	*****2,109.46

Pay TWO THOUSAND ONE HUNDRED NINE AND 46/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan

935376 000138406 04092010 218012

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/03/2010

Fee: \$5.00

Cert. NO: 7022

HAWKINS TANYA N
1159 SECOND AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20080 -0400
Location: 1159 SECOND AVE LOT 7
Parcel Id:04C-01 -131-00,000

Assessment: 15,240
Balances as of 02/03/2010

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

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

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

Michael R. Schoeniger
Legal Assistant, 1291

Representing Lenders in
Pennsylvania and New Jersey

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

No. 2009-CV-1550

Re: CHASE HOME FINANCE LLC VS. TANYA N. HAWKINS
No. 2009-CV-1550

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:

Michael R. Schoeniger, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC
Plaintiff,

v.

TANYA N. HAWKINS
Defendant(s)

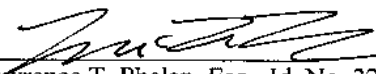
: COLUMBIA COUNTY
:
:
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
: No. 2009-CV-1550
:

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

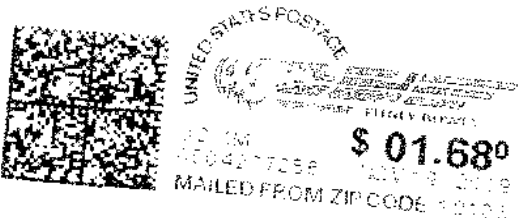
Date: 1/26/10

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.

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
1	*****	TENANT/OCCUPANT 1159 2ND AVENUE BERWICK, PA 18603-1703	
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		BERWICK AREA JOINT SEWER AUTHORITY 106 MARKET STREET BERWICK, PA 18603	
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
Total Number of Pieces Listed by Sender		RE: TANYA N. HAWKINS PHS #215012. TEAM 3 // HOS	
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)	



Tax Notice 2009 County & Municipality**BERWICK BORO****MAKE CHECKS PAYABLE TO:**Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603HOURS MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2009BILL NO.
4018

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,240	6.146	91.80	93.67	103.04
SINKING		1.345	20.09	20.50	22.55
FIRE		1.25	18.67	19.05	20.00
LIGHT		1.75	26.14	26.67	28.00
BORO RE		10.6	158.31	161.54	169.62
The discount & penalty have been calculated for your convenience			315.01 April 30 If paid on or before	321.43 June 30 If paid on or before	343.21 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDHAWKINS TANYA N
1159 SECOND AVENUE
BERWICK PA 18603CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-01 -131-00,000
1159 SECOND AVE
.1653 Acres Land 2,880
Buildings 12,360
Total Assessment 15,240This tax returned to
courthouse on:
January 1, 2010

FILE COPY

you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

PAID

8/30/09

BERWICK AREA SCHOOL DISTRICT		2009 SCHOOL REAL ESTATE DATE 07/01/2009		BILL# 006542		ORIGINAL
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY	
REAL ESTATE	15240	48.1000	718.38	733.04	806.34	
The 2% discount and 10% penalty have been			718.38	733.04	806.34	
PAY THIS AMOUNT			IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1	

HOURS Mon, Tue, Thur, 9:30am-4:00pm
Closed Wednesday and Friday
Closed Holidays
PHONE 570-752-7442M
A HAWKINS TANYA N
I 1159 SECOND AVENUE
L BERWICK PA 18603

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C01 13100000		6706
1159 SECOND AVE	2880.00	SCHOOL PENALTY 10%
20080-0400	12360.00	DELINQUENT TAX TO
0.17 ACRES		COURTHOUSE DEC. 15

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

PAID

8/31/09

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 764-6300

Tuesday, November 17, 2009

CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE
BERWICK, PA 18603-

CHASE HOME FINANCE LLC
VS
TANYA N. HAWKINS

DOCKET # 199ED2009

JD # 1550JD2009

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County



January 21, 2010

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

CHASE HOME FINANCE LLC

VS.

TANYA N. HAWKINS

DOCKET # 199ED2009

JD # 1550JD2009

Dear Timothy:

The amount due on the sewer account #127541 for the property located at 1159 2ND Avenue, Berwick, Pa through March 30, 2010 is **\$771.50**. This amount includes \$150.00 fees to satisfy a lien.

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

Sincerely,

Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

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.

CHASE HOME FINANCE

VS.

TANYA HAWKINS

WRIT OF EXECUTION #199 OF 2009 ED

POSTING OF PROPERTY

JANUARY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF TANYA HAWKINS AT 1159 2ND AVENUE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH 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# 3 - OF - 11 SERVICES
DOCKET # 199ED2009

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT TANYA N. HAWKINS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-14-10 TIME 1030 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

Plu Dk DATE 01-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/13/2009

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 199ED2009

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT TANYA N. HAWKINS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 01/14/10 TIME 0930 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 01.14.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/13/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 199ED2009

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT TANYA N. HAWKINS
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 Chk 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 _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/13/2009

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 199ED2009

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT TANYA N. HAWKINS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Allen

DATE 1-15-10

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

CHASE HOME FINANCE LLC

Docket # 199ED2009

VS

MORTGAGE FORECLOSURE

TANYA N. HAWKINS

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, DECEMBER 03, 2009, AT 10:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TANYA HAWKINS AT 3RD & VINE STREETS, BERWICK BY HANDING TO TANYA HAWKINS, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, DECEMBER 03, 2009

Sarah Jane Klingaman
NOTARY PUBLIC

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

X *P. D'Angelo*
P. D'ANGELO
DEPUTY SHERIFF

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 199 OF 2009 ED AND CIVIL WRIT NO. 1550 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 SHERIFFS 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:

Real property in the Borough of Berwick, County of Columbia, State of Pennsylvania, described as follows: Beginning at the North side of Second Avenue at the corner of Lot #742; thence in an easterly direction along Second Avenue a distance of 45 feet to the corner of Lot #740; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to a corner of Lot #742; thence in a southerly direction a distance of 160 feet to Second Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tanya N. Hawkins, a married woman, by Deed from James R. Miller, dated 12/31/2007, recorded 01/14/2008 in Instrument Number 200800400.

Premises being: 1159 2ND AVENUE, BERWICK, PA 18603-1703

Tax Parcel #04C01-131-00,000

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 Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Joshua Goldman
1617 JFK Blvd
Philadelphia, PA 19106

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

According to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 County of Columbia and State of Pennsylvania, and was 1902, and has been published daily, continuously in said day and on the attached notice February 3, 10, 17, 2010 as it is one of the officers or publisher or designated agent of paper in which legal advertisement was published; that se is interested in the subject matter of said notice and gations in the foregoing statement as to time, place, and

me this 17th day of February 2010

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and
.....for publishing the foregoing notice, and the
in full.

Sheriff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC
Plaintiff

vs.

TANYA N. HAWKINS
Defendant

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2009-CV-1550
:

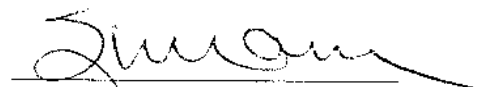
AND NOW, this 29 day of Dec, 2010, the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$61,387.72
Interest Through February 24, 2010	\$4,937.27
Per Diem \$12.61	
Late Charges	\$171.43
Legal fees	\$1,300.00
Cost of Suit and Title	\$1,202.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$0.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$74.81
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$944.73
TOTAL	\$70,018.46

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.

WITNESSED BY ME
2010 DEC 29 PM 4:00
CLERK OF COURT

AFFIDAVIT OF SERVICE

Plaintiff: CHASE HOME FINANCE LLC

COLUMBIA County

No 2009-CV-1550

Defendant(s): TANYA N. HAWKINS

Our File#215012

Serve: TANYA N. HAWKINS

Type of Action

Address: 1159 2ND AVENUE

- Notice of Sheriff's Sale

BERWICK, PA 18603-1703

Sale Date: 2/24/2010

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

SERVED

Served and made known to TANYA N. HAWKINS, Defendant, on the 29th day of DECEMBER, 2009, at 7:17 o'clock P.m., at 1159 2ND AVE, BERWICK, 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 20^S Height 5'10" Weight 145 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 29 day
of Dec, 2009
Notary: [Signature]

By: Ronald Moll

NOT SERVED

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

On the _____ day of _____, 200_, at _____ o'clock ____m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this ____ day
of _____, 200_.
Notary: _____

By: _____

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/13/2009

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 199ED2009

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT TANYA N. HAWKINS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

759-3152 (DISC)

PERSON/CORP TO SERVED
TANYA HAWKINS
1159 2ND AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

HB 48327
RED SPONTAGE

SERVED UPON Tanya Hawkins

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-03-09 TIME 1010 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) F/O DR ALLEY'S OFF
W 3RD ST BERWICK

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>11-18-09</u>	<u>0948</u>	<u>DANIELLO</u>	<u>L/K</u>
<u>11-19-09</u>	<u>1000</u>	<u>DANIELLO</u>	<u>L/K</u>
<u>11-19-09</u>	<u>1350</u>	<u>DANIELLO</u>	<u>PARDONE !</u>
DEPUTY <u>PLA DILL</u>	DATE <u>12-03-09</u>		

12-01-09 1005 DANIELLO N/A

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
 Sheeral 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 E. 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

CHASE HOME FINANCE LLC	:	COLUMBIA COUNTY
	:	
	:	COURT OF COMMON PLEAS
vs.	:	
	:	CIVIL DIVISION
TANYA N. HAWKINS	:	
	:	No. 2009-CV-1550
	:	

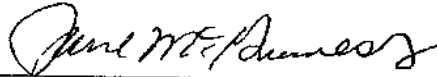
VERIFICATION OF NON-MILITARY SERVICE

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 TANYA N. HAWKINS is over 18 years of age and resides at 1159 2ND AVENUE, BERWICK, PA 18603-1703.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to sworn 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 # 199-09

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

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 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>874931</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, 10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb. 3</u>	
	2 ND WEEK <u>10</u>	
	3 RD WEEK <u>17, 10</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 199 OF 2009 ED AND CIVIL WRIT NO. 1550 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:

Real property in the Borough of Berwick, County of Columbia, State of Pennsylvania, described as follows: Beginning at the North side of Second Avenue at the corner of Lot #742; thence in an easterly direction along Second Avenue a distance of 45 feet to the corner of Lot #740; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to a corner of Lot #742; thence in a southerly direction a distance of 160 feet to Second Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tanya N. Hawkins, a married woman, by Deed from James R. Miller, dated 12/31/2007, recorded 01/14/2008 in Instrument Number 200800400.

Premises being: 1159 2ND AVENUE, BERWICK, PA 18603-1703

Tax Parcel #04C-01-131-00,000

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.

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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
Joshua Goldman
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

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

Plaintiff's Attorney
Joshua Goldman
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

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

Plaintiff's Attorney
Joshua Goldman
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 199 OF 2009 ED AND CIVIL WRIT NO. 1550 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:

Real property in the Borough of Berwick, County of Columbia, State of Pennsylvania, described as follows: Beginning at the North side of Second Avenue at the corner of Lot #742; thence in an easterly direction along Second Avenue a distance of 45 feet to the corner of Lot #740; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to a corner of Lot #742; thence in a southerly direction a distance of 160 feet to Second Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tanya N. Hawkins, a married woman, by Deed from James R. Miller, dated 12/31/2007, recorded 01/14/2008 in Instrument Number 200800400.

Premises being: 1159 2ND AVENUE, BERWICK, PA 18603-1703

Tax Parcel #04C-01-131-00,000

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
Joshua Goldman
1617 JFK Blvd
Philadelphia, PA 19106

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

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

CHASE HOME FINANCE LLC

vs.

TANYA N. HAWKINS

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: No. 2009-CV-1550

:

: COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

2009-EB-199

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: 1159 2ND AVENUE, BERWICK, PA 18603-1703
(See Legal Description attached)

Amount Due

\$67,136.73

Additional Fees and Costs

\$1,881.00

Interest from 09/19/2009 to Date of Sale
at \$11.19 per diem

\$.....and costs.

Tami B. Kline / KEB/

~~Court~~

(Clerk) Office of the Prothy Support, Common Pleas

of Columbia County, Penna.

Dated 11-13-09
(SEAL)

PHS#215012

2012

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

CHASE HOME FINANCE LLC

vs.

TANYA N. HAWKINS

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: No. 2009-CV-1550

:

: COLUMBIA COUNTY

2009-ED-199

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	<u>\$67,136.73</u>
Additional Fees and Costs	<u>\$1,881.00</u>
Interest from 10/23/2009 to Date of Sale	\$.....and costs.
@ \$11.19 per diem	

By: 

Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmitz, Esq., Id. No. 62205

Michelle 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#215012

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

CHASE HOME FINANCE LLC
Plaintiff,

v.

TANYA N. HAWKINS
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-1550
:
: 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: 
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
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- ☐ 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

CHASE HOME FINANCE LLC
Plaintiff,

v.

TANYA N. HAWKINS
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-1550
:
: 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

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PHELAN HALLINAN & SCHMIEG, LLP

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Attorney for Plaintiff

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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

LEGAL DESCRIPTION

Real property in the Borough of Berwick, County of Columbia, State of Pennsylvania, described as follows:

Beginning at the North side of Second Avenue at the corner of Lot #742; thence in an easterly direction along Second Avenue a distance of 45 feet to the corner of Lot #740; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to a corner of Lot #742; thence in a southerly direction a distance of 160 feet to Second Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tanya N. Hawkins, a married woman, by Deed from James R. Miller, dated 12/31/2007, recorded 01/14/2008 in Instrument Number 200800400.

Premises being: 1159 2ND AVENUE, BERWICK, PA 18603-1703

Tax Parcel #04C-01-131-00,000

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

199

CHASE HOME FINANCE LLC
Plaintiff,

v.

TANYA N. HAWKINS
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-1550
:
: COLUMBIA COUNTY
:

AFFIDAVIT PURSUANT TO RULE 3129

CHASE HOME FINANCE LLC, 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 **1159 2ND AVENUE, BERWICK, PA 18603-1703**.

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

NAME

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

TANYA N. HAWKINS

1159 2ND AVENUE
BERWICK, PA 18603-1703

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.)

**BERWICK AREA JOINT SEWER AUTHORITY 106 MARKET STREET
BERWICK, PA 18603**

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

**1159 2ND AVENUE
BERWICK, PA 18603-1703**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

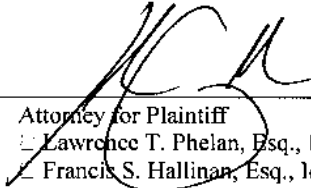
**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**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

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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

CHASE HOME FINANCE LLC
Plaintiff,

v.

TANYA N. HAWKINS
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-1550
:
: COLUMBIA COUNTY
:

AFFIDAVIT PURSUANT TO RULE 3129

CHASE HOME FINANCE LLC, 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 **1159 2ND AVENUE, BERWICK, PA 18603-1703**.

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

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ADDRESS (If address cannot be reasonably
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TANYA N. HAWKINS

1159 2ND AVENUE
BERWICK, PA 18603-1703

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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.)

**BERWICK AREA JOINT SEWER AUTHORITY 106 MARKET STREET
BERWICK, PA 18603**

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

**1159 2ND AVENUE
BERWICK, PA 18603-1703**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

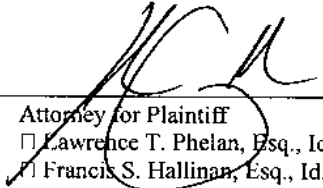
**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**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

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

☐ Andrew C. Bramblett, Esq., Id. No. 208375

SHERIFF'S RETURN

CHASE HOME FINANCE LLC

Plaintiff

vs.

TANYA N. HAWKINS

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2009-CV-1550 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
CHASE HOME FINANCE LLC

Court Number
2009-CV-1550

Defendant
TANYA N. HAWKINS &

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

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under 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 XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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
CHASE HOME FINANCE LLC

Court Number
2009-CV-1550

Defendant
TANYA N. HAWKINS &

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  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)

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

Telephone Number
(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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
CHASE HOME FINANCE LLC

Court Number
2009-CV-1550

Defendant
TANYA N. HAWKINS &

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)
1159 2ND AVENUE, BERWICK, PA 18603-1703

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 XX Plaintiff

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

CHASE HOME FINANCE LLC
Plaintiff,

v.

TANYA N. HAWKINS
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-1550
:
: COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: TANYA N. HAWKINS
1159 2ND AVENUE
BERWICK, PA 18603-1703

****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 **1159 2ND AVENUE, BERWICK, PA 18603-1703** 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 **\$67,136.73** obtained by CHASE HOME FINANCE LLC, (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, CHASE HOME FINANCE LLC, 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 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

LEGAL DESCRIPTION

Real property in the Borough of Berwick, County of Columbia, State of Pennsylvania, described as follows:

Beginning at the North side of Second Avenue at the corner of Lot #742; thence in an easterly direction along Second Avenue a distance of 45 feet to the corner of Lot #740; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to a corner of Lot #742; thence in a southerly direction a distance of 160 feet to Second Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tanya N. Hawkins, a married woman, by Deed from James R. Miller, dated 12/31/2007, recorded 01/14/2008 in Instrument Number 200800400.

Premises being: 1159 2ND AVENUE, BERWICK, PA 18603-1703

Tax Parcel #04C-01-131-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2009-CV-1550

CHASE HOME FINANCE LLC

vs.

TANYA N. HAWKINS

**owner of property situate in the BERWICK BOROUGH, Columbia County, Pennsylvania, being
(Municipality)**

1159 2ND AVENUE, BERWICK, PA 18603-1703

Parcel No. CHASE HOME FINANCE LLC

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:67,136.73

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
874931

JLR 10002200

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

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Phelan S. Hallinan

⑈874931⑈ ⑆036001808⑆36 150866 6⑈