

# SHERIFF'S SALE COST SHEET

Litter Loan Servicing vs. Douglas Buick  
 NO. 206-09 ED NO. 1412-08 JD DATE/TIME OF SALE Feb 24 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>152.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>26.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>34.00</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>388.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1169.88</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1394.88</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>56.00</u>
TOTAL ***** \$ <u>66.00</u>	

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

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

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

TOTAL COSTS (OPENING BID) \$1963.28

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

Litton Loan Servicing VS 1412 Pacific

NO. 206-09 ED NO. 1412-08 JD

DATE/TIME OF SALE: Feb. 24 09-20

BID PRICE (INCLUDES COST) \$ 1763,88

POUNDAGE - 2% OF BID \$ 39,28

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2003,16

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

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

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

PURCHASER(S) SIGNATURE(S) Agent for Phelan Halinan & Schaefer,  
Funny L. Muell

TOTAL DUE: \$ 2003,16

LESS DEPOSIT: \$ 1800,-

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 653,16

PHELAN HALLINAN & SCHMIEG, LLC

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@fedphc-pa.com](mailto:nora.ferrer@fedphc-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: Douglas R. Bowie  
455 Summerhill Road  
**URGENT**  
Berwick, PA 18603  
No. 2008- CV-1412

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: Litto Loan Servicing

Account No. 184105

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

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Timothy T. Chamberlain - Sheriff	
Columbia County Courthouse	Grantee(s)/Lessee(s)
	FANNIE MAE
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	P.O. Box 650043
City	City
Bloomsburg	Dallas
State	State
PA	TX
Zip Code	Zip Code
17815	75265-0043

### C PROPERTY LOCATION

Street Address	City, Township, Borough
455 Summerhill Road, Berwick, PA 18603	Briar Creek Township
County	School District
COLUMBIA	Briar Creek Township
	Tax Parcel Number
	07-03C-048-00,000

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,003.16	+ -0-	= \$2,003.16
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$23,771.00	x 3.69	= \$ 87,714.99

### 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. 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:

February 25, 2010

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

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
916858

DATE	AMOUNT
02/25/2010	*****653.16

Pay SIX HUNDRED FIFTY THREE AND 16/100 DOLLARS

Void after 180 days

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

*Francis S. Hallinan*

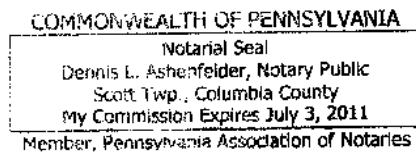
⑈916858⑈ ⑆036001808136 150866 6⑈

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 17<sup>th</sup> day of February, 2010.

(Notary Public)



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

.....

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

**CHRISTINE SCHOFFLER**  
**Legal Assistant, 1286**

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

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

No. 2008-CV-1412

**Re: LITTON LOAN SERVICING, L.P. VS. DOUGLAS R. BOWIE**  
**No. 2008-CV-1412**

**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.\*\*\***

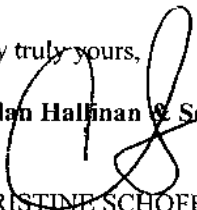
**\*\*Property is listed for the 02/24/2010 Sheriff Sale.\*\***

**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:

  
CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

LITTON LOAN SERVICING, L.P.  
Plaintiff,

v.

DOUGLAS R. BOWIE  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 2008-CV-1412  
:

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: 1/22/2010

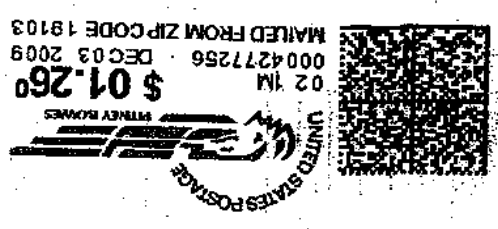
**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.



Name and Address Of Sender  
Phelan Hallinan & Schnieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

JOT/HOS - SsaleDate SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 455 SUMMERHILL ROAD BERWICK, PA 18603-5837		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: DOUGLAS R. BOWIE (COLUMBIA) TEAM 3 PHS# 184105		



Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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Name and  
Address  
Of Sender

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

2/24/2010 SALE

Name of Addressee, Street, and Post Office Address

JESSICA L. BOWIE  
74 SERVICE LANE  
BLOOMSBURG, PA 17815

Line Article Number

1 \*\*\*\*

2 \*\*\*\*

3 \*\*\*\*

4 \*\*\*\*

5 \*\*\*\*

6 \*\*\*\*

7 \*\*\*\*

8 \*\*\*\*

9 \*\*\*\*

10 \*\*\*\*

11 \*\*\*\*

12 \*\*\*\*

13 \*\*\*\*

14 \*\*\*\*

15 \*\*\*\*

RE: DOUGLAS R. BOWIE (COLUMBIA) JPM 5/008 PHS# 184105

Total Number of  
Pieces Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of  
Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

02 1M  
0004277256  
JAN 22 2010  
\$ 01.26  
MAILED FROM ZIP CODE 19103



Handwritten signature

PLAINTIFF  
LITTON LOAN SERVICING, L.P.

AFFIDAVIT OF SERVICE (FNMA)

COLUMBIA COUNTY

\*RE-ATTEMPT-  
PREVIOUSLY NOT-  
SERVED 12-30-09

PHS # 184105

DEFENDANT  
DOUGLAS R. BOWIE

SERVICE TEAM/ las

SERVE DOUGLAS R. BOWIE AT:  
455 SUMMERHILL ROAD  
BERWICK, PA 18603-5837

COURT NO.: 2008-CV-1412  
TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 02/24/2010

SERVED

Served and made known to DOUGLAS R. BOWIE, Defendant on the 21<sup>ST</sup> day of JANUARY, 2010, at 7:57 o'clock P. M., at 470 RIDGE RD., CATAWISSA, PA \*, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's 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 office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_.

Description: Age 30 Height 6'4" Weight 200 Race W Sex M Other \_\_\_\_\_

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 21<sup>ST</sup> day  
of JAN, 2010.

\* CONTINUED INVESTIGATION DISCLOSED THAT DEFENDANT  
RESIDES @ 470 RIDGE RD., CATAWISSA, PA.

Notary:

By:

Ronald Moll

NOT SERVED

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

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer ☐ Service Refused

Other:

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

By:

Notary:

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

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schmeig, Esq., Id. No. 62205  
Michele M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Shreeta R. Shah-Jani, Esq., Id. No. 81760  
Jenine R. Duvey, 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. Malenby, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Jaime McGinniss, Esq., Id. No. 90134  
Christofante P. Flakos, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205047  
Courtney R. Dunn, Esq., Id. No. 206779  
Andrew C. Brantlett, Esq., Id. No. 208375  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

**Tax Notice** 2010 County & Municipality

**BRIARCREEK TWP**

**MAKE CHECKS PAYABLE TO:**

Joan M. Rotheny  
122 TWIN CHURCH ROAD  
Berwick PA 18603

**HOURS: MAR & APR & JULY & AUG**

TUES & THURS: 8PM - 6PM  
WED: 1PM - 4PM & 6PM - 8PM

PHONE: 570-759-2118

**DATE** 03/01/2010 **BILL NO.** 15731

DESCRIPTION	ASSESSMENT	MAIS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE TWP RE	57,292	6,146	345.08	352.12	387.33
		1,345	75.52	77.06	84.77
		1	56.14	57.29	63.02
		5	280.73	286.46	315.11

The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT	757.47	772.93	850.23
		April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SMITH JOEL S & AMY R  
471 EVANSVILLE RD  
BERWICK PA 18603

**IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED ENVELOPE WITH YOUR PAYMENT - THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
2 %	2 %	10 %	10 %	07 -10 -045-16,000	3.17 Acres	7,615	57,292
				471 EVANSVILLE RD		49,677	
						57,292	

This tax returned to courthouse on: January 1, 2011

**Tax Notice** 2010 County & Municipality

**BRIARCREEK TWP**

**MAKE CHECKS PAYABLE TO:**

Joan M. Rotheny  
122 TWIN CHURCH ROAD  
Berwick PA 18603

**HOURS: MAR & APR & JULY & AUG**

TUES & THURS: 8PM - 6PM  
WED: 1PM - 4PM & 6PM - 8PM

PHONE: 570-759-2118

**DATE** 03/01/2010 **BILL NO.** 10398

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE TWP RE	23,771	6,146	143.18	146.10	160.71
		1,345	31.33	31.97	35.17
		1	23.29	23.77	26.15
		5	116.48	118.86	130.75

The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT	314.26	320.70	352.78
		April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

BOWIE DOUGLAS R  
455 SUMMERHILL ROAD  
BERWICK PA 18603

**IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED ENVELOPE WITH YOUR PAYMENT - THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
2 %	2 %	10 %	10 %	07 -03C-048-00,000	1.26 Acres	5,705	23,771
				455 SUMMERHILL RD		18,066	
						23,771	

This tax returned to courthouse on: January 1, 2011

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/21/2010

Fee: \$5.00

Cert. NO: 6950

BOWIE DOUGLAS R  
455 SUMMERHILL ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20060 -9748  
Location: 455 SUMMERHILL RD  
Parcel Id: 07 -03C-048-00,000

Assessment: 23,771  
Balances as of 01/21/2010

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

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

*Timothy T. Chamberlain, Sheriff*

Per: \_\_\_\_\_

*dm.*

## 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

2. Article Number

(Transfer from service label)

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

Michael Kane

C. Date of Delivery

12/1/09

D. Is delivery address different from item 1? ☐ YesIf 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 2151

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

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

D. K.

C. Date of Delivery

NOV 27 20

D. Is delivery address different from item 1? ☐ YesIf 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 2168

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 320  
PHILADELPHIA, PA 19106

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

F. A. I. S. T. O. C.

C. Date of Delivery

NOV 27 2009

D. Is delivery address different from item 1? ☐ YesIf 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 2144

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15



January 21, 2010

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

**LITTON LOAN SERVICING LP**

**VS.**

**DOUGLAS R. BOWIE**

**DOCKET # 206ED2009**

**JD # 1412JD2008**

Dear Timothy:

The property located at 455 Summerhill Road Berwick Pa is not currently hooked to public sewer and therefore no money is due to us.

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.

LITTON LOAN SERVICING

VS.

DOUGLAS BOWIE

WRIT OF EXECUTION #206 OF 2009 ED

POSTING OF PROPERTY

JANUARY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DOUGLAS BOWIE AT 455 SUMMERHILL RD 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 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 11/24/2009

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 206ED2009

PLAINTIFF LITTON LOAN SERVICING LP

DEFENDANT DOUGLAS R. BOWIE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MARLEEN 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 J. Carter DATE 1-15-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 206ED2009

PLAINTIFF LITTON LOAN SERVICING LP

DEFENDANT DOUGLAS R. BOWIE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Deb

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

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

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

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

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

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

DEPUTY KL DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 206ED2009



PLAINTIFF LITTON LOAN SERVICING LP

DEFENDANT DOUGLAS R. BOWIE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
BERWICK SEWER
1108 FREAS AVE
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

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

DATE 11.14.10 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

Paul Dell

DATE 11.14.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 206ED2009

PLAINTIFF LITTON LOAN SERVICING LP

DEFENDANT DOUGLAS R. BOWIE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON POSTED

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

DATE 01.14.10 TIME 10:50 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

P. A. Dill

DATE

01.14.10

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) 284-6100

LITTON LOAN SERVICING LP

Docket # 206ED2009

VS

MORTGAGE FORECLOSURE

DOUGLAS R. BOWIE

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, DECEMBER 04, 2009, AT 2:00 PM. SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DOUGLAS BOWIE AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO DOUGLAS BOWIE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, DECEMBER 07, 2009

*Sarah Jane Klingaman*  
NOTARY PUBLIC

*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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

LITTON LOAN SERVICING LP

Docket # 206ED2009

VS

MORTGAGE FORECLOSURE

DOUGLAS R. BOWIE

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, DECEMBER 22, 2009, AT 3:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JESSICA BOWIE AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO JESSICA BOWIE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

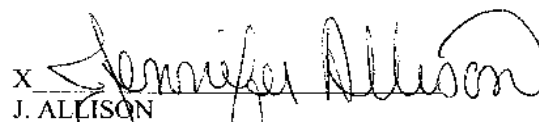
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, DECEMBER 22, 2009

  
NOTARY PUBLIC

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

SO ANSWERS,

  
SHERIFF TIMOTHY T. CHAMBERLAIN

X   
J. ALLISON  
DEPUTY SHERIFF

- 2nd law's time  
- on (2)

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED: 12/24/2009

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 206ED2009

PLAINTIFF LITTON LOAN SERVICING LP

Coisinger

DEFENDANT DOUGLAS R. BOWIE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

\*No  
g-net\*

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
JESSICA BOWIE	MORTGAGE FORECLOSURE
74 SERVICE LANE	
BLOOMSBURG	

along I 80 Bloom

#775-5015

SERVED UPON Jessica

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

DATE 12-22-09 TIME 1500 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) moved: 15 Peppermill Rd  
Bloomsburg PA 17815

ATTEMPTS DATE	TIME	OFFICER	REMARKS
------------------	------	---------	---------

12-14-09	1009	S4-S12	L/C Check Post office
----------	------	--------	-----------------------

12-21-09	0954	4	LC
----------	------	---	----

12-22-09	1254	4	- spoke to mother Sandra (faxed) 1457 Banno - will have Jessica call me
----------	------	---	--

DEPUTY J. Allison DATE 12-22-09

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) 784-6300

Postmaster

City, State, ZIP Code

Date 12-15-09

**Request for Change of Address or Boxholder  
Information Needed for Service of Legal Process**

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: Jessica Bowie

Address: 74 Service Lane, Bloomsburg PA

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself): \_\_\_\_\_
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting pro se - except a corporation acting pro se must cite statute): \_\_\_\_\_
3. The names of all known parties to the litigation: \_\_\_\_\_
4. The court in which the case has been or will be heard: \_\_\_\_\_
5. The docket or other identifying number if one has been issued: \_\_\_\_\_
6. The capacity in which this individual is to be served (e.g., defendant or witness): \_\_\_\_\_

**WARNING**

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

Signature [Signature]  
Printed Name Allison

Address 35 W. Main St  
City, State, ZIP Code Bloomsburg, PA

**FOR POST OFFICE USE ONLY**

- BOXHOLDER'S POSTMARK
- ☐ Not known at address given.
  - ☐ Moved, left no forwarding address.
  - ☐ No such address.

NAME and STREET ADDRESS

15 Pepper mill Rd  
Bloomsburg Pa 17815

☐ No change of address order on file. NEW ADDRESS or



IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

LITTON LOAN SERVICING, L.P.  
Plaintiff

vs.

DOUGLAS R. BOWIE

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2008-CV-1412

**ORDER**

AND NOW, this 14<sup>th</sup> day of December, 2010 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$112,437.57
Interest Through February 24, 2010	\$16,249.72
Per Diem \$21.56	
Late Charges	\$151.68
Legal fees	\$1,250.00
Cost of Suit and Title	\$925.50
Sheriff's Sale Costs	\$1,656.00
Property Inspections/ Property Preservation	\$807.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$758.45
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$5,874.88
<b>TOTAL</b>	<b>\$140,110.80</b>

Plus interest from February 24, 2010 through the date of sale at six percent per annum.

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

BY THE COURT

*Thomas J. Jones*  
J.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/24/2009

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 206ED2009

PLAINTIFF LITTON LOAN SERVICING LP

DEFENDANT DOUGLAS R. BOWIE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
DOUGLAS BOWIE
455 SUMMERHILL ROAD
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

*CHECK P.O.*

*MOVED*

*Dmg #*  
*336 -*  
*0185*

SERVED UPON DOUGLAS BOWIE

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

DATE 12/04/09 TIME 1400 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 \_\_\_\_\_

*PER P.O.*

F. OTHER (SPECIFY) 470 RIDGE RD

CARAWISSA PA. 17820

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

11-30-09

1045

DONGELO

VACANT

12-3-9

1211

2

L.R.

DEPUTY

DATE

12-04-09

# REAL ESTATE OUTLINE

ED # 206 09

DATE RECEIVED 11-24-59  
DOCKET AND INDEX 11-24-59

## 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>8790</u>

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

SALE DATE	<u>Feb 24 1960</u>	TIME <u>1:00</u>
POSTING DATE	<u>Feb 24 1960</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb 24 1960</u>	
	2 <sup>ND</sup> WEEK <u>Feb 24 1960</u>	
	3 <sup>RD</sup> WEEK <u>Feb 24 1960</u>	

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 206 OF 2008 ED AND CIVIL WRIT NO. 1412 OF 2008 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:

---

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed to Fred Bosler and wife; thence along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land of the Grantor herein; thence along the same South eighty three degrees West one hundred fifty feet to other land of the Grantor herein; thence along the South thirty three degrees East three hundred twenty two feet to line of land this day conveyed to Fred Bosler and wife; thence along the same North eighty three degrees East one hundred fifty feet to the place of beginning.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 644 Page 001.

PARCEL No. 2:

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

BEGINNING at a point on State Highway leading from Berwick to Jonestown at a nail corner, being the northwest corner of land now belonging to Veroil M. Grasley and Laura Grasley, his wife; thence along said State Highway North thirty three (35) degrees no (00) minutes west a distance of sixty five and seventy six one-hundredths (65.76) feet to an iron pipe corner; thence South fifty seven (57) degrees no (00) minutes West a distance of one hundred thirty four and eighty two one-hundredths (134.82) feet to an iron pipe corner being at the northwest corner of land now of the said Vemoil M. Grasley and Laura J. Grasley, his wife; thence along land now of Vermoil M. Grasley and Laura J. Grasley, his wife, North eighty three (83) no (00) minutes East a distance of one hundred fifty (150) feet to a point; a nail corner, the place of beginning.

This description is intended to cover and this deed to convey a triangular piece of land located just north and adjacent to land now belonging to the Grantors herin.

EASEMENT AND RIGHT-OF-WAY- The Grantors grant to the Grantees, their heirs and assigns, the right to maintain and keep the present sewer pipe or sewer line which runs across their adjoining property and the right or ingress and egress for the purpose of maintaining, repairing and reconstruction said line or pipe and it is agreed that this right shall run with the land and be binding upon the Grantors, their heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006 in Instrument Number 200609748.

Parcel Identification No: 07-03C-048-00,000

### 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  
Jaime McGuinness  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 206 OF 2008 ED AND CIVIL WRIT NO. 1412 OF 2008 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:

---

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed to Fred Bosler and wife; thence along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land of the Grantor herein; thence along the same South eighty three degrees West one hundred fifty feet to other land of the Grantor herein; thence along the South thirty three degrees East three hundred twenty two feet to line of land this day conveyed to Fred Bosler and wife; thence along the same North eighty three degrees East one hundred fifty feet to the place of beginning.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 644 Page 001.

PARCEL No. 2:

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

BEGINNING at a point on State Highway leading from Berwick to Jonestown at a nail corner, being the northwest corner of land now belonging to Veroil M. Grasley and Laura Grasley, his wife; thence along said State Highway North thirty three (35) degrees no (00) minutes west a distance of sixty five and seventy six one-hundredths (65.76) feet to an iron pipe corner; thence South fifty seven (57) degrees no (00) minutes West a distance of one hundred thirty four and eighty two one-hundredths (134.82) feet to an iron pipe corner being at the northwest corner of land now of the said Vemoil M. Grasley and Laura J. Grasley, his wife; thence along land now of Vermoil M. Grasley and Laura J. Grasley, his wife, North eighty three (83) no (00) minutes East a distance of one hundred fifty (150) feet to a point; a nail corner, the place of beginning.

This description is intended to cover and this deed to convey a triangular piece of land located just north and adjacent to land now belonging to the Grantors herin.

EASEMENT AND RIGHT-OF-WAY- The Grantors grant to the Grantees, their heirs and assigns, the right to maintain and keep the present sewer pipe or sewer line which runs across their adjoining property and the right or ingress and egress for the purpose of maintaining, repairing and reconstruction said line or pipe and it is agreed that this right shall run with the land and be binding upon the Grantors, their heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006 in Instrument Number 200609748.

Parcel Identification No: 07-03C-048-00,000

### 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  
Jaime McGuinness  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 206 OF 2008 ED AND CIVIL WRIT NO. 1412 OF 2008 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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Philadelphia, PA 19103

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Timothy T. Chamberlain  
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Philadelphia, PA 19103

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

WRIT OF EXEMPTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

LITTON LOAN SERVICING, L.P.

vs.

DOUGLAS R. BOWIE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-1412

COLUMBIA COUNTY

2009-ED-206

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: 455 SUMMERHILL ROAD, BERWICK, PA 18603-5837  
(See Legal Description attached)

Amount Due

\$119,437.50

Additional Fees and Costs

\$1,681.00

Interest from 09/23/2008 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$19.63 per diem

Dated NOV. 24, 2009  
(SEAL)

PHS # 184105

James B. Kline

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

Prothonotary & Clerk of Esq. Courts  
My Comm. Exp. 12/31/2012

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

LITTON LOAN SERVICING, L.P.

vs.

DOUGLAS R. BOWIE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-1412

COLUMBIA COUNTY

2009-ED-206

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

Additional Fees and Costs

Interest from 09/23/2008 to Date of Sale

@ \$19.63 Per diem

\$119,437.50

\$1,681.00

\$\_\_\_\_\_ and costs.

*Jaime McGuinness*

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ 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

Note: Please attach description of Property.

PHS # 184105

**Phelan Hallinan & Schmieg, LLP**

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

Attorneys for Plaintiff

**LITTON LOAN SERVICING, L.P.**

Plaintiff

v.

**DOUGLAS R. BOWIE**

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO. 2008-CV-1412**

:

: **COLUMBIA COUNTY**

:


: *2009-ED-206*

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are 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
- (X) 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.

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ 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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- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
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Attorneys for Plaintiff

**LITTON LOAN SERVICING, L.P.**  
Plaintiff

v.

**DOUGLAS R. BOWIE**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-1412**  
:  
: **COLUMBIA COUNTY**  
:  
: *2009-ED-206*

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By: *Jaime McGuinness*  
Attorney for Plaintiff  
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**LEGAL DESCRIPTION**

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PARCEL IDENTIFICATION NO: 07-03C-048-00,000

# SHERIFF'S RETURN

LITTON LOAN SERVICING, L.P.

Plaintiff

vs.

DOUGLAS R. BOWIE

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2008-CV-1412 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 LITTON LOAN SERVICING, L.P.	Court Number 2008-CV-1412
--	------------------------------

Defendant DOUGLAS R. BOWIE	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)	
455 SUMMERHILL ROAD BERWICK, PA 18603-5837	

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

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

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

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

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <u>James McQuinn</u> Defendant	Telephone Number (215)563-7000	Date 11/23/09
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

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

RETURNED:

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
LITTON LOAN SERVICING, L.P.

Court Number  
2008-CV-1412

Defendant  
DOUGLAS R. BOWIE

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.  
**DOUGLAS R. BOWIE**  
ADDRESS (Street or RFD, Apartment No., City, Boro. Twp., State and Zip Code)  
**455 SUMMERHILL ROAD BERWICK, PA 18603-5837**

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.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date  
**11/23/09**

### 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



**LITTON LOAN SERVICING, L.P.**  
Plaintiff

v.

**DOUGLAS R. BOWIE**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-1412  
:  
: COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

2009-ED-200

LITTON LOAN SERVICING, L.P., 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 **455 SUMMERHILL ROAD, BERWICK, PA 18603-5837**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name  
Address (if address cannot be reasonably ascertained, please so indicate)  
  
**DOUGLAS R. BOWIE**  
**455 SUMMERHILL ROAD**  
**BERWICK, PA 18603-5837**
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 last known 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 indicate)  
  
**None.**
4. Name and address of last recorded holder of every mortgage of record:  
Name  
Address (if address cannot be reasonably ascertained, please 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 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 indicate)  
  
**None.**

7. Name and address of every other person of 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 indicate)

TENANT/OCCUPANT

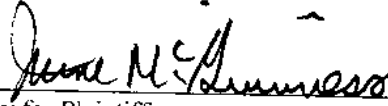
455 SUMMERHILL ROAD  
BERWICK, PA 18603-5837

JESSICA L. BOWIE

74 SERVICE LANE  
BLOOMSBURG, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and 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 20, 2009

By:   
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ 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

LITTON LOAN SERVICING, L.P.

: COURT OF COMMON PLEAS

Plaintiff

:

CIVIL DIVISION

:

vs.

:

NO. 2008-CV-1412

:

DOUGLAS R. BOWIE

:

COLUMBIA COUNTY

Defendant(s)

:

:

2009-ED-206

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

**TO: DOUGLAS R. BOWIE  
455 SUMMERHILL ROAD  
BERWICK, PA 18603-5837**

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS 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 **455 SUMMERHILL ROAD, BERWICK, PA 18603-5837** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$119,437.50** obtained by **LITTON LOAN SERVICING, L.P.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to the mortgagee 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 x1230**.
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 more chance you will have of stopping the sale. (See notice on page two 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 the 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 house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
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.**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

**LEGAL DESCRIPTION**

PARCEL NO. 1:

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed now or formerly to Fred Hosler and wife;

THENCE along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land now or formerly of the Grantor herein;

THENCE along the same South eighty three degrees West one hundred fifty feet to other land now or formerly of the Grantor herein;

THENCE along the same South thirty three degrees East three hundred twenty two feet to line of land this day conveyed now or formerly to Fred Hosler and wife;

THENCE along the same North eighty three degrees East one hundred fifty feet to the place of BEGINNING.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444  
Page 001.

PARCEL NO.2:

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on State Highway leading from Berwick to Jonestown at a nail corner, being the northwest corner of land now or formerly belonging to Verncil M. Grasley and Laura J. Grasley, his wife;

THENCE along said State Highway North thirty three (33) degrees no (00) minutes West a distance of sixty five and seventy six one-hundredths (65.76) feet to an iron pipe corner;

THENCE South fifty seven (57) degrees no (00) minutes West a distance of one hundred thirty four and eighty two one-hundredths (134.82) feet to an iron pipe corner being at the northwest corner of land now or formerly of the said Verncil M. Grasley and Laura J. Grasley, his wife;

THENCE along land now or formerly of Verncil M. Grasley and Laura J. Grasley, his wife, North eighty three (83) degrees no (00) minutes East a distance of one hundred fifty (150) feet to a point, a nail corner, the place of BEGINNING.

This description is intended to cover and this deed to convey a triangular piece of land located just north and adjacent to land now belonging to the Grantors herein.

EASEMENT AND RIGHT-OF-WAY-The Grantors grant to the Grantees, their heirs and assigns, the right to maintain and keep the present sewer pipe or sewer line which runs across their adjoining property and the right of ingress and egress for the purpose of maintaining, repairing and

reconstruction said line or pipe and it is agreed that this right shall run with the land and be binding upon the Grantors, their heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006, recorded 09/18/2006 in Instrument Number 200609748.

PARCEL IDENTIFICATION NO: 07-03C-048-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-1412**

**LITTON LOAN SERVICING, L.P.**

**vs.**

**DOUGLAS R. BOWIE**

**owner(s) of property situate in the Township of Briar Creek, Columbia County, Pennsylvania,  
being**

**(Municipality)**

**455 SUMMERHILL ROAD, BERWICK, PA 18603-5837**

**Parcel No. 07-03C-048-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$119,437.50**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**



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EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444 Page 001.

PARCEL NO.2:

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed now or formerly to Fred Hosler and wife;

THENCE along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land now or formerly of the Grantor herein;

THENCE along the same South eighty three degrees West one hundred fifty feet to other land now or formerly of the Grantor herein;

THENCE along the same South thirty three degrees East three hundred twenty two feet to line of land this day conveyed now or formerly to Fred Hosler and wife;

THENCE along the same North eighty three degrees East one hundred fifty feet to the place of BEGINNING.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444 Page 001.

PARCEL NO.2:

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on State Highway leading from Berwick to Jonestown at a nail corner, being the northwest corner of land now or formerly belonging to Verncil M. Grasley and Laura J. Grasley, his wife;

THENCE along said State Highway North thirty three (33) degrees no (00) minutes West a distance of sixty five and seventy six one-hundredths (65.76) feet to an iron pipe corner;

THENCE South fifty seven (57) degrees no (00) minutes West a distance of one hundred thirty four and eighty two one-hundredths (134.82) feet to an iron pipe corner being at the northwest corner of land now or formerly of the said Verncil M. Grasley and Laura J. Grasley, his wife;

THENCE along land now or formerly of Verncil M. Grasley and Laura J. Grasley, his wife, North eighty three (83) degrees no (00) minutes East a distance of one hundred fifty (150) feet to a point, a nail corner, the place of BEGINNING.

This description is intended to cover and this deed to convey a triangular piece of land located just north and adjacent to land now belonging to the Grantors herein.

EASEMENT AND RIGHT-OF-WAY-The Grantors grant to the Grantees, their heirs and assigns, the right to maintain and keep the present sewer pipe or sewer line which runs across their adjoining property and the right of ingress and egress for the purpose of maintaining, repairing and



reconstruction said line or pipe and it is agreed that this right shall run with the land and be binding upon the Grantors, their heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Douglas R. Bowie, single, by Deed from Joseph C. Wessels and Charlotte A. Wessels, dated 08/31/2006, recorded 09/18/2006 in Instrument Number 200609748.

PARCEL IDENTIFICATION NO: 07-03C-048-00,000

**LEGAL DESCRIPTION**

PARCEL NO. 1:

ALL THAT CERTAIN piece or parcel of land situate in the Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Highway leading from Berwick to Jonestown in line of land this day conveyed now or formerly to Fred Hosler and wife;

THENCE along said Highway North thirty three degrees West three hundred twenty two feet to a corner in line of other land now or formerly of the Grantor herein;

THENCE along the same South eighty three degrees West one hundred fifty feet to other land now or formerly of the Grantor herein;

THENCE along the same South thirty three degrees East three hundred twenty two feet to line of land this day conveyed now or formerly to Fred Hosler and wife;

THENCE along the same North eighty three degrees East one hundred fifty feet to the place of BEGINNING.

EXCEPTING AND RESERVING the parcel of land sold to Nellie H. Andress by deed dated December 21, 1989, for 1291.780 square feet of land, recorded in Columbia County Deed Book 444 Page 001.

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PARCEL IDENTIFICATION NO: 07-03C-048-00,000

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  
879688

J.R.

11/20/2009

DATE	AMOUNT
11/20/2009	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180

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

*Thomas S. Hallinan*

11879688 1036001808136 150866 811