

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

Chairman  
Thomas Evans  
Vice Chairman  
George Turner  
Treasurer  
Claude Renninger  
Secretary-Asst. Treasurer  
Carol L. Mas  
Solicitor  
Gary E. Norton, Esq.

Board of Directors

Thomas Evans  
Andrew D. Keister  
Lawrence L. Mack  
George Turner  
Claude Renninger

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

April 13, 2009

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Joshua C. Walker  
Kelly S. Walker  
15 Park Place  
Bloomsburg, Pa. 17815

DOCKET # 73ED2009

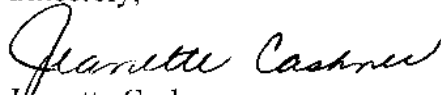
JD # 266JD2009

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$106.94.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

  
Jeanette Cashner  
Office Manager

Drives a purple D. 19e  
Home After  
6pm  
order only  
HAWK

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**PROCESS SERVICE ORDER**

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/6/2009

SERVICE# 4 - OF - 13 SERVICES  
DOCKET # 73ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M/T CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JOSHUA C. WALKER  
KELLY S. WALKER

ATTORNEY FIRM GRENN & BIRSIC, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
15 PARK PLACE	
BLOOMSBURG	

SERVED UPON Robert Bowers

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

DATE 4-14-09 TIME 1945 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
<u>7-13-09</u>	<u>2010</u>	<u>S-6/S-12</u>	<u>no contact</u>
<u>4-14-09</u>	<u>1940</u>	<u>S-6/S-12</u>	

DEPUTY Scott Frank DATE 4-14-09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/6/2009

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 73ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M/T CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JOSHUA C. WALKER

KELLY S. WALKER

ATTORNEY FIRM GRENN & BIRSIC, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOSHUA WALKER	MORTGAGE FORECLOSURE
140 RIDGE STREET	
BLOOMSBURG	

SERVED UPON Joshua Walker

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

DATE 4/13/09 TIME 16:15 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

4/13/09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/6/2009

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 73ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M/T CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JOSHUA C. WALKER

KELLY S. WALKER

ATTORNEY FIRM GRENN & BIRSIC, PC

<b>PERSON/CORP TO SERVED</b>
KELLY WALKER
140 RIDGE STREET
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON ~~Kelly Walker~~ Joshua Walker

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

DATE 4/13/09 TIME 11:15 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

4/13/09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/6/2009

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 73ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M/T CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JOSHUA C. WALKER  
KELLY S. WALKER

ATTORNEY FIRM GRENN & BIRSIC, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON Dropped IN Mail Slot

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

DATE 4-6-9 TIME 1620 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

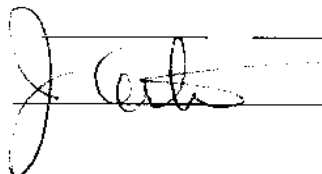
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 4-6-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/6/2009

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 73ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M/T CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JOSHUA C. WALKER

KELLY S. WALKER

ATTORNEY FIRM GRENN & BIRSIC, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON JEANIE ASHNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION \_\_\_\_\_

DATE 4-6-9 TIME 1615 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. C. Ashner

DATE 4-6-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/6/2009

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 73ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M/T CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JOSHUA C. WALKER  
KELLY S. WALKER

ATTORNEY FIRM GRENN & BIRSIC, PC

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

SERVED UPON MURPHY C/O

RELATIONSHIP Cousin Service IDENTIFICATION \_\_\_\_\_

DATE 4-7-9 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

J. C. Walker

DATE 4-7-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/6/2009

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 73ED2009

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M/T CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JOSHUA C. WALKER  
KELLY S. WALKER

ATTORNEY FIRM GRENN & BIRSIC, PC

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

SERVED UPON DEB Miller

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

DATE 4-6-9 TIME 5:50 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 J. Allen DATE 4-6-9



## IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

CIVIL DIVISION

Plaintiff,

NO.: 2009-CV-266

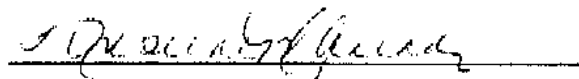
vs.

JOSHUA C. WALKER and  
KELLY S. WALKER,

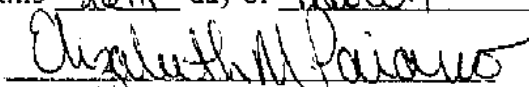
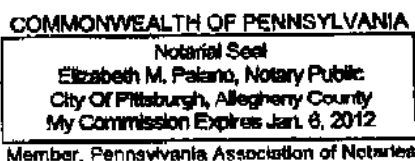
Defendants.

**AFFIDAVIT OF NON-MILITARY SERVICE**COMMONWEALTH OF PENNSYLVANIA )  
)SS:  
COUNTY OF ALLEGHENY )

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Kristine M. Anthou, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the Defendants were not in the military service of the United States of America to the best of her knowledge, information and belief.



Sworn to and subscribed before me

this 26th day of March 2009.
  
Notary Public


Date: 04/06/2009

Fee: \$5.00

Cert. NO: 5979

District: TOWN OF BLOOMSBURG  
Deed: 20060 -5343  
Location: LOT 5 PHASE 2  
Parcel Id:05E-01 -108-11,000

Assessment: 25,825  
Balances as of 04/06/2009

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

By: Timothy T. Chamberlain Per: dm  
Sheriff

# REAL ESTATE OUTLINE

ED # 13-09

DATE RECEIVED 4-6-09  
DOCKET AND INDEX 4-6-09

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>101923</u>

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

SALE DATE June 24, 09 TIME 0900  
POSTING DATE May 22, 09  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>June 3</u>
2 <sup>ND</sup> WEEK	<u>10</u>
3 <sup>RD</sup> WEEK	<u>17 24</u>

# SHERIFF'S SALE

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WEDNESDAY JUNE 24, 2009 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 73 OF 2009 ED AND CIVIL WRIT NO. 266 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

All THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly right-of-way of Fourteenth Street (unimproved) at the northeast corner of Lot No. 4 of Park Place, Phase 11, said point being 123.49 feet distant on a course running North 68 degrees 00 minutes 00 seconds East from the southeast corner of Fourteenth Street and Harriet Street; THENCE along the southerly right-of-way of Fourteenth Street, North 68 degrees 00 minutes 00 seconds East, 21.50 feet to a point at the northwest corner of Lot No. 6 of Park Place, Phase II; THENCE along the westerly line of Lot No. 6 and running through the center of the partition wall dividing the townhouse units erected on Lots 5 and 6, South 22 degrees 00 minutes 00 seconds East, 85.60 feet to a point on the northerly line of the common area of Park Place Phase 11 and III; THENCE along said line, South 68 degrees 00 minutes 00 seconds West, 21.50 feet to a point at the southeast corner of Lot NO.4 of Park Place, Phase 11; THENCE along the easterly line of Lot No. 4 and running through the center of the partition wall dividing the townhouse units erected on Lots 4 and 5, North 22 degrees 00 minutes 00 seconds West, 85.60 feet to the place of BEGINNING. CONTAINING 1,840.40 square feet of land in all.

BEING Lot No. 5 and subject to a 10 foot wide utility easement granted to Pennsylvania Power and Light Co., a 10 foot wide sanitary sewer easement and a 15 foot wide water line easement as shown on Final Plan of Park Place, Phase II and III as prepared by T. Bryce James and Associates dated October 15, 1976 and revised April 10, 1985 and May 21, 1985. Also granted herein is the use, along with all property owners of Park Place, Phase II, of the above mentioned 10 foot utility easement, the 10 foot wide sanitary sewer easement and the 15 foot wide water line easement as shown on the above referenced Plan.

ALSO being subject to all other regulations and requirements of the common area of Park Place, Phases II and III.

Survey made and description written by T. Bryce James, Registered Surveyor No. 4708E.

TOGETHER WITH all rights and benefits and BEING SUBJECT TO all matters contained in Declaration of Covenants, Conditions and Restrictions covering Park Place, Phases II and III and which appear of record in the Office of the Columbia County Recorder of Deeds at Record Book 359, page 554.

BEING the same premises which Cora Christine Haney, Executor of the Estate of Clifton W. Haney, deceased and Cora Christine Haney, widow, by Deed dated May 26, 2006 and recorded in the Office of the Recorder of Deeds of Columbia County on May 30, 2006 at Instrument Number 200605343, granted and conveyed unto Joshua C. Walker and Kelly S. Walker.

#### **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 is 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.

Plaintiff's Attorney  
Kristine Anthou  
One Gateway Center  
Pittsburgh, PA 15222

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

# SHERIFF'S SALE

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WEDNESDAY JUNE 24, 2009 AT 9:00 AM

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Plaintiff's Attorney  
Kristine Anthou  
One Gateway Center  
Pittsburgh, PA 15222

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

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ALSO being subject to all other regulations and requirements of the common area of Park Place, Phases II and III.

Survey made and description written by T. Bryce James, Registered Surveyor No. 4708E.

TOGETHER WITH all rights and benefits and BEING SUBJECT TO all matters contained in Declaration of Covenants, Conditions and Restrictions covering Park Place, Phases II and III and which appear of record in the Office of the Columbia County Recorder of Deeds at Record Book 359, page 554.

BEING the same premises which Cora Christine Haney, Executor of the Estate of Clifton W. Haney, deceased and Cora Christine Haney, widow, by Deed dated May 26, 2006 and recorded in the Office of the Recorder of Deeds of Columbia County on May 30, 2006 at Instrument Number 200605343, granted and conveyed unto Joshua C. Walker and Kelly S. Walker.



#### **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 is 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.

Plaintiff's Attorney  
Kristine Anthou  
One Gateway Center  
Pittsburgh, PA 15222

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

## SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Addressee

B. Received by (Printed Name):

C. Date of Delivery

APR 09 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

Article Number

(Transfer from service label)

7007 2560 0002 1259 8787

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.

Article Addressed to:

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Addressee

B. Received by (Printed Name):

C. Date of Delivery

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3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 8817

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Addressee

B. Received by (Printed Name):

C. Date of Delivery

APR 09 2009

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

3. Service Type

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7007 2560 0002 1259 8800

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

## COMPLETE THIS SECTION ON DELIVERY

Signature

X

☐ Agent  
☒ Addressee

B. Received by (Printed Name):

C. Date of Delivery

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

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☒ Addressee

B. Received by (Printed Name):

C. Date of Delivery

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4. Restricted Delivery? (Extra Fee)

☐ Yes

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

Chase Home Finance LLC, s/b/m/t

Chase Manhattan Mortgage Corp.

vs

Joshua c. Walker and

Kelly S. Walker

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2009-CV 266 Term 19 E.D.

No. 2009-ED-73 Term 19 A.D.

No. Term 19 J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

See Attached Description

Amount Due \$ 83,807.55

Interest from 3/24/09 \$ 1,943.40

Total \$ 85,750.95 Plus costs

as endorsed.

Tami B. Kline / KPB  
Prothonotary, Common Pleas Court of  
Columbia County, Penna.

Dated 4-6-09  
(SEAL)

By:

Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

CIVIL DIVISION

Plaintiff,

NO.: 2009-CV-266

vs.

JOSHUA C. WALKER and  
KELLY S. WALKER,

Defendants.

LONG FORM DESCRIPTION

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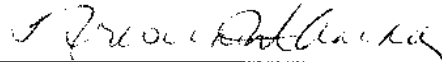
ALSO being subject to all other regulations and requirements of the common area of Park Place, Phases II and III.

Survey made and description written by T. Bryce James, Registered Surveyor No. 4708-E.

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GRENN & BIRSIC, P.C.

By:   
Kristine M. Anthou, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650



CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

2009.ED.73

**COMMONWEALTH OF PENNSYLVANIA**  
**Notarial Seal**  
 Patricia A. Townsend, Notary Public  
 City Of Pittsburgh, Allegheny County  
 My Commission Expires June 2, 2011

Member, Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

CIVIL DIVISION

Plaintiff,

NO.: 2009-CV-266

vs.

*2009-ED. 73*

JOSHUA C. WALKER and  
KELLY S. WALKER,

Defendants.

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave the 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 the Sheriff of any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

GRENN & BIRSIC, P.C.

BY: *Kristine M. Anthou*  
Kristine M. Anthou, Esquire  
Attorney for Plaintiff



ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOSHUA C. WALKER AND  
KELLY S. WALKER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE  
TOWNSHIP OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF  
PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND  
NUMBERED AS 15 PARK PLACE, BLOOMSBURG, PA 17815. INSTRUMENT NO.:  
200605343 AND PARCEL NUMBER 05E-01-108-11.

Execution No. 2009-CV-266

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

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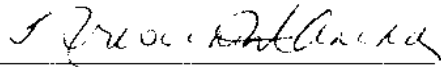
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GRENN & BIRSIC, P.C.

By:   
Kristine M. Anthou, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

CIVIL DIVISION

Plaintiff,

NO.: 2009-CV-266

vs.

*2009-ED-73*

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KELLY S. WALKER,

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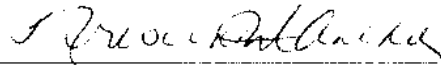
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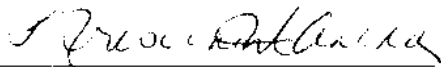
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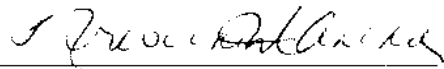
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Survey made and description written by T. Bryce James. Registered Surveyor No. 4708-E.

TOGETHER WITH all rights and benefits and BEING SUBJECT TO all matters contained in Declaration of Covenants, Conditions and Restrictions covering Park Place, Phases II and III and which appear of record in the Office of the Columbia County Recorder of Deeds at Record Book 359, page 554.

BEING the same premises which Cora Christine Haney, Executor of the Estate of Clifton W. Haney, deceased and Cora Christine Haney, widow, by Deed dated May 26, 2006 and recorded in the Office of the Recorder of Deeds of Columbia County on May 30, 2006 at Instrument Number 200605343, granted and conveyed unto Joshua C. Walker and Kelly S. Walker.

GRENEN & BIRSIC, P.C.

By:   
Kristine M. Anthou, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

CIVIL DIVISION

Plaintiff.

NO.: 2009-CV-266

vs.

2009-ED-73

JOSHUA C. WALKER and  
KELLY S. WALKER,

Defendants.

## AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Joshua C. Walker and Kelly S. Walker located at 15 Park Place, Bloomsburg, Pennsylvania 17815 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOSHUA C. WALKER AND KELLY S. WALKER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 15 PARK PLACE, BLOOMSBURG, PA 17815. INSTRUMENT NO.: 200605343 AND PARCEL NUMBER 05E-01-108-11.

1. The name and address of the owners or reputed owners:

Joshua C. Walker and  
Kelly S. Walker

140 Ridge Street  
Bloomsburg, PA 17815

2. The name and address of the defendants in the judgment:

Joshua C. Walker and Kelly S. Walker	140 Ridge Street Bloomsburg, PA 17815
---	--

3. The name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation	PLAINTIFF
---	-----------

4. The name and address of the last record holder of every mortgage of record:

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation	PLAINTIFF
---	-----------

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

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	--------------------------------------

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
--------------------------	--

Commonwealth of Pennsylvania	Department of Welfare P.O. Box 2675 Harrisburg, PA 17105
------------------------------	--

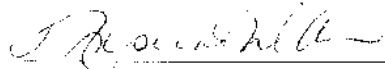
6. The name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

None

7. The 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:

Tenants	15 Park Place Bloomsburg, PA 17815
---------	---------------------------------------

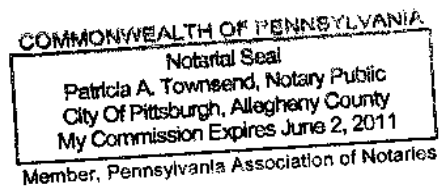
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

  
Kristine M. Anthou, Esquire  
Attorney for Plaintiff

SWORN to and subscribed before

me this 3<sup>rd</sup> day of March, 2009.

  
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

CIVIL DIVISION

Plaintiff,

NO.: 2009-CV-266

vs.

*2009 ED. 73*

JOSHUA C. WALKER and  
KELLY S. WALKER,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Joshua C. Walker  
140 Ridge Street  
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

**Columbia County Courthouse  
Sheriff's Office  
Bloomsburg, Pennsylvania 17815**

on \_\_\_\_\_, at \_\_\_\_\_, the following described real estate,  
of which Joshua C. Walker and Kelly S. Walker are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOSHUA C. WALKER AND  
KELLY S. WALKER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE  
TOWNSHIP OF BLOOMSBURG, COUNTY OF COLUMBIA, AND COMMONWEALTH OF  
PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND  
NUMBERED AS 15 PARK PLACE, BLOOMSBURG, PA 17815. INSTRUMENT NO.:  
200605343 AND PARCEL NUMBER 05E-01-108-11.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

Joshua C. Walker and Kelly S. Walker.

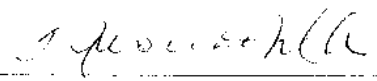
Defendants,

at Execution Number 2009-CV-266 in the amount of \$85,750.95.

A Schedule of Distribution will be filed by the Office of the Sheriff no later than thirty (30) days from the sale date.

Distribution will be made in accordance with the Schedule of Distribution unless exceptions thereto are filed with the Office of the Sheriff within ten (10) days from the date when the Schedule of Distribution is filed by the Office of the Sheriff.

GRENN & BIRSIC, P.C.

By:   
Kristine M. Anthou, Esquire  
Attorney for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650



**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR  
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE**

CHASE HOME FINANCE, LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

CIVIL DIVISION

Plaintiff,

NO.: 2009-CV-266

vs.

JOSHUA C. WALKER and  
KELLY S. WALKER,

Defendants.

Please serve POST the **SHERIFF'S HANDBILL OF SALE** on the property located at  
**15 PARK PLACE, BLOOMSBURG, PA 17815.**

GRENN & BIRSIC, P.C.

BY:

Kristine M. Anthou, Esquire  
Attorneys for Plaintiff



**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR  
PITTSBURGH, PENNSYLVANIA 15222

Tel. (412) 281-7650 FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE**

CHASE HOME FINANCE, LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

CIVIL DIVISION

Plaintiff,

NO.: 2009-CV-266


vs.

JOSHUA C. WALKER and  
KELLY S. WALKER,

Defendants.

Please serve Defendant, **JOSHUA C. WALKER**, with a copy of the Notice of Sheriff's  
Sale at **140 RIDGE STREET, BLOOMSBURG, PA 17815.**

GRENN & BIRSIC, P.C.

BY:   
Kristine M. Anthou, Esquire  
Attorneys for Plaintiff





**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR  
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE**

CHASE HOME FINANCE, LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

CIVIL DIVISION

Plaintiff,

NO.: 2009-CV-266

vs.

JOSHUA C. WALKER and  
KELLY S. WALKER,

Defendants.

Please serve Defendant, **KELLY S. WALKER**, with a copy of the Notice of Sheriff's  
Sale at **140 RIDGE STREET, BLOOMSBURG, PA 17815.**

GRENN & BIRSIC, P.C.

BY:

Kristine M. Anthou, Esquire  
Attorneys for Plaintiff

107923

107923

**GRENN & BIRSIC, P.C.**  
ONE GATEWAY CENTER, 9TH FLOOR  
PITTSBURGH, PA 15222-1416  
PH. (412) 281-7650

**CITIZENS BANK**  
PENNSYLVANIA  
3-7615-360

DATE 04/01/2009  
AMOUNT \$1,350.00

\*\*One Thousand Three hundred Fifty dollars and Zero cents\*\*

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff

*David J. Birsic*

AUTHORIZED SIGNATURE

For Real Estate Execution Costs

⑈0107923⑈ ⑈036076150⑈ 6201579404⑈

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

Chase Home Finance VS Deborah & Kelly Walker

NO. 257 ED NO. 266-09 JD

DATE/TIME OF SALE: June 24 0900

BID PRICE (INCLUDES COST) \$ 1972.76

POUNDAGE - 2% OF BID \$ 39.46

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2012.24

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

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

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

PURCHASER(S) SIGNATURE(S): John & Kelly

TOTAL DUE: \$ 2012.24

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 656.24

# SHERIFF'S SALE COST SHEET

Chas. R. Mc. Linn vs. John & Kelly Linn  
 NO. 73-09 ED NO. 266-09 JD DATE/TIME OF SALE June 21, 1980

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>15.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>5.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>429.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>126.94</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>126.94</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>45.00</u>	
TOTAL *****		\$ <u>55.00</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>126.94</u>	
WATER 20	\$	
TOTAL *****		\$ <u>126.94</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 1772.78



**GRENN & BIRSIC, P.C.**

ATTORNEYS AT LAW

ONE GATEWAY CENTER, NINTH FLOOR  
PITTSBURGH, PENNSYLVANIA 15222

TEL (412) 281-7650 FAX (412) 281-7657

June 29, 2009

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
ATTN: Real Estate Dept.

**RE: Chase Home Finance LLC**  
**vs.**  
**Walker**  
**Docket No.: 2009-CV-266**  
**Sale Date: June 24, 2009**

Dear Sir/Madam:

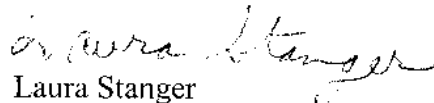
Enclosed please find a check in the amount of \$ 662.24, made payable to the Sheriff of Columbia County for payment of the remaining sheriff costs. Also enclosed are two (2) Realty Transfer Tax Statements of Value.

Please have the Sheriff's Deed recorded in the name of the following:

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

Please return the recorded Sheriff's Deed to our office in the enclosed envelope. If you have any questions, or require additional information, please contact my office.

Very truly yours,

  
Laura Stanger  
Paralegal

Enclosures



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes  
PO BOX 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 Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name <b>Kristine M. Anthon, Esquire</b>		Grenen & Birsic, PC		Telephone Number: <b>(412) 281-7650</b>	
Street Address <b>One Gateway Center, Ninth Floor</b>		City <b>Pittsburgh</b>		State <b>PA</b>	ZIP Code <b>15222</b>

**B. TRANSFER DATA****Date of Acceptance of Document**

Grantor(s)/Lessor(s) <b>Columbia County Sheriff</b>		Grantee(s)/Lessee(s) <b>Chase Home Finance LLC</b>	
Street Address <b>35 West Main Street</b>		Street Address <b>3415 Vision Drive</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>Columbus</b>
			State <b>OH</b>
			ZIP Code <b>43219</b>

**C. REAL ESTATE LOCATION**

Street Address <b>15 Park Place</b>		City, Township, Borough <b>Township of Bloomsburg</b>	
County <b>Columbia</b>	School District <b>Township of Bloomsburg</b>	Tax Parcel Number <b>05E-01-108-11</b>	

**D. VALUATION DATA**

1. Actual Cash Consideration <b>2,102.24</b>	2. Other Consideration <b>+ 0.00</b>	3. Total Consideration <b>= 2,012.24</b>
4. County Assessed Value <b>25,825.00</b>	5. Common Level Ratio Factor <b>X 3.76</b>	6. Fair Market Value <b>= 97,102.00</b>

**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed <b>100.00</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100</b>	1c. Percentage of Grantor's Interest Conveyed <b>100</b>
--	---	---

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

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (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 copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

100% exemption for a transfer to the holder of a mortgage in default acquired through judicial sale pursuant to 72 P.S. Section 3108 (c)(3)(16)

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

Signature of Correspondent or Responsible Party

Date

*Kristine M. Anthon**4/24/09*

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

**GRENNEN & BIRSIC, P.C.**  
ONE GATEWAY CENTER, 9TH FLOOR  
PITTSBURGH, PA 15222-1416  
PH. (412) 281-7650

110337

CITIZENS BANK  
PENNSYLVANIA  
3-7615-360

110337

\*\*Six hundred Sixty Two dollars and Twenty Four cents\*\*

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff

DATE

06/25/2009

AMOUNT

\$662.24

*David J. Birsic*

AUTHORIZED SIGNATURE

For Balance due Sheriff Sale

⑈0610337⑈ ⑈036076150⑈ 6201579404⑈

Security features. Details on back.



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 June 3, 10, 17, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 17th day of June, 2009.

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
My commission expires  
Notarial Seal  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
Member, Pennsylvania Association of Notaries

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



IMOTHY 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 LLC

VS.

JOSHUA & KELLY WALKER

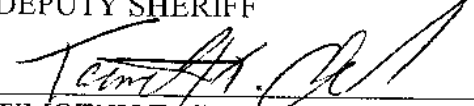
WRIT OF EXECUTION #73 OF 2009 ED

POSTING OF PROPERTY

May 22, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JOSHUA & KELLY WALKER AT 15 PARK PLACE BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF CHARLES CARROLL.

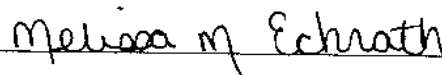
SO ANSWERS:

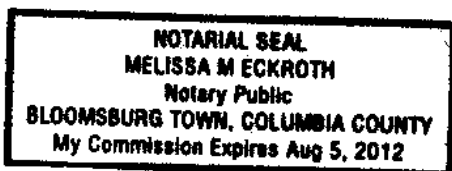
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26<sup>TH</sup> DAY OF MAY 2009





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, S/B/M/T  
CHASE MANHATTAN MORTGAGE  
CORPORATION

Docket # 73ED2009

VS

MORTGAGE FORECLOSURE

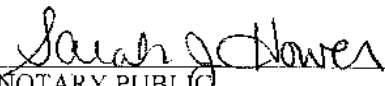
JOSHUA C. WALKER  
KELLY S. WALKER

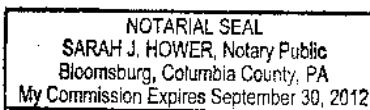
AFFIDAVIT OF SERVICE

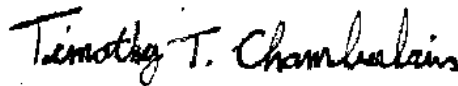
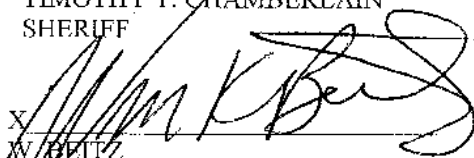
NOW, THIS MONDAY, APRIL 13, 2009, AT 4:15 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JOSHUA WALKER AT 140 RIDGE STREET, BLOOMSBURG BY  
HANDING TO JOSHUA WALKER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, APRIL 14, 2009

  
\_\_\_\_\_  
NOTARY PUBLIC



  
X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF  
  
X  
\_\_\_\_\_  
W. BLITZ  
DEPUTY SHERIFF

GRENNEN & BIRSIC, PC  
1 GATEWAY CENTER, NINE WEST  
Suite  
PITTSBURG, PA 15222

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) 794-6300

CHASE HOME FINANCE LLC, S/B/M/T  
CHASE MANHATTAN MORTGAGE  
CORPORATION

Docket # 73ED2009

VS

MORTGAGE FORECLOSURE

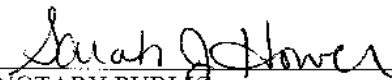
JOSHUA C. WALKER  
KELLY S. WALKER

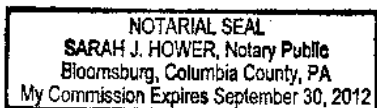
AFFIDAVIT OF SERVICE

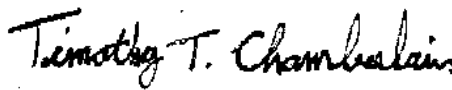
NOW, THIS MONDAY, APRIL 13, 2009, AT 4:15 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON KELLY WALKER AT 140 RIDGE STREET, BLOOMSBURG BY  
HANDING TO JOSHUA WALKER, HUSBAND, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, APRIL 14, 2009

  
NOTARY PUBLIC



  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
W. BLITZ  
DEPUTY SHERIFF

GRENN & BIRSIC, PC  
1 GATEWAY CENTER, NINE WEST  
Suite  
PITTSBURG, PA 15222

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

73  
CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

JOSHUA C. WALKER and  
KELLY S. WALKER,

Defendants.

CIVIL DIVISION

NO.: 2009-CV-266

TYPE OF PLEADING

Pa. R.C.P. RULE 3129.2(c)(2)  
PURSUANT TO RULE 3129.1  
LIENHOLDER AFFIDAVIT OF  
SERVICE

FILED ON BEHALF OF PLAINTIFF:

Chase Home Finance LLC, s/b/m/t Chase  
Manhattan Mortgage Corporation

COUNSEL OF RECORD FOR THIS  
PARTY:

Kristine M. Anthou, Esquire  
Pa. I.D. #77991

Brian M. Kile, Esquire  
Pa. I.D. #89240

GRENN & BIRSIC, P.C.  
One Gateway Center  
Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

SALE DATE: 6/24/09

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CHASE HOME FINANCE LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation.

CIVIL DIVISION

Plaintiff,

NO.: 2009-CV-266

vs.

JOSHUA C. WALKER and  
KELLY S. WALKER,

Defendants.

Pa. R.C.P. RULE 3129.2(c)(2)  
LIENHOLDER AFFIDAVIT OF SERVICE

I, Kristine M. Anthou, Esquire, Attorney for Plaintiff, Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation, being duly sworn according to law, deposes and makes the following Affidavit regarding service of the notice of the sale of real property on all persons named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 as follows

1. By letters dated April 9, 2009, undersigned counsel served all persons (other than the Plaintiff) named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 with a notice of the sale of real property by ordinary mail at the respective addresses set forth in the Affidavit Pursuant to Rule 3129.1. True and correct copies of said Affidavit Pursuant to Rule 3129.1 and Certificates of Mailing and any letters, if returned as of this date, are marked Exhibit "A", attached hereto, and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information and belief.

GRENN & BIRSIC, P.C.

BY:

*Kristine M. Anthou*  
Kristine M. Anthou, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Ninth Floor  
Pittsburgh, PA 15222  
(412) 281-7650

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11<sup>th</sup> DAY OF May, 2009.

*Patricia A. Townsend*  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal:  
Patricia A. Townsend, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires June 2, 2011  
Member, Pennsylvania Association of Notaries

## **EXHIBIT “A”**





2. The name and address of the defendants in the judgment:

Joshua C. Walker and  
Kelly S. Walker

140 Ridge Street  
Bloomsburg, PA 17815

3. The name and last-known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Chase Home Finance LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation

PLAINTIFF

4. The name and address of the last record holder of every mortgage of record:

Chase Home Finance LLC, s/b/m/t  
Chase Manhattan Mortgage Corporation

PLAINTIFF

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

Columbia County Domestic Relations

P.O. Box 380  
Bloomsburg, PA 17815

PA Department of Revenue

Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania

Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

6. The name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

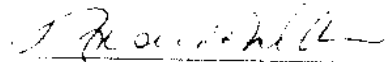
None

7. The 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:

Tenants

15 Park Place  
Bloomsburg, PA 17815

I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, 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.

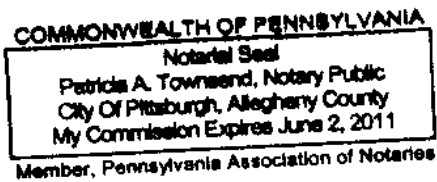


Kristine M. Anthou, Esquire  
Attorney for Plaintiff

SWORN to and subscribed before

me this 31<sup>st</sup> day of March, 2009.

  
Notary Public



Name and Address of Sender

Grenen & Birsic, P.C.  
One Gateway Center, 9<sup>th</sup> Floor  
Pittsburgh, PA 15222

Check type of mail or service

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a certificate of mailing or for additional copies of this bill, Postmark and Date of Receipt)

Article Number

Addressee (Name, Street, City, State, & Zip Code)

Postage

Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

DC Fee

SC Fee

SH Fee

RQ Fee

RR Fee

1 Columbia County Domestic Relations

P.O. Box 380  
Bloomsburg, PA 17815

.42 .40

2 PA Department of Revenue

Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

.42 .40

3 Commonwealth of Pennsylvania

Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

.42 .40

4 Tenants

15 Park Place  
Bloomsburg, PA 17815

.42 .40

5

6

8

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Four (4)

PS Form 3877 February 2002 (Page 1 of 2)

PT 75-8732 Walker NOS

See Privacy Act Statement on Reverse