

# SHERIFF'S SALE COST SHEET

JP 11/11/2010 VS. TEA  
 NO. 102-10 ED NO. 764-10 JD DATE/TIME OF SALE 5/11/2011

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>2.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>62.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>22.00</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>9.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>463.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>150.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>925.00</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>0.00</u>
MISC.	\$
TOTAL ***** \$	

TOTAL COSTS (OPENING BID) \$ 1382.00

DUE \$ 289.30

Shapiro & DeNardo, LLC  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

Bank of America, N.A.

356643

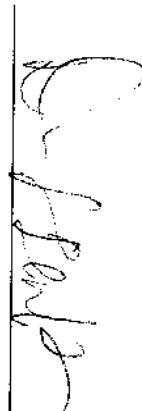
2-50/710

DATE	12/30/2010
AMOUNT	***289.30

Two Hundred Eighty-Nine and 30/100\*\*\*\*\*

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815



10-037846, TRAPANE, SEA

356643 00005051 5201147419

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Meghan Williams

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** December 28, 2010

**Re:** Trapane

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

● **Comments:**

I received your stay and there is a balance due of \$289.30. A cost sheet is attached.

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

**GERALD M. SHAPIRO**

Admitted in Illinois and Florida Only

**DAVID S. KREISMAN**

Admitted in Illinois Only

**CHRISTOPHER A. DENARDO**

Managing Partner

**DANIELLE BOYLE-EBERSON +****MICHAEL J. CLARK +****LESLIE RASE**

+ Also Licensed in New Jersey

December 28, 2010

Office of the Sheriff of Columbia County  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Attn: Real Estate Deputy

RE: JPMorgan Chase Bank, National Association vs. Sean Trapani  
Docket No.: 2010-CV-964  
Property Address: 66 Maplewood Road, Berwick, PA 18603  
S&D File No.: 10-037846  
Sale Date: January 26, 2011

Dear Real Estate Deputy:

Kindly stay Sheriff's sale currently scheduled for January 26, 2011 in the above-referenced matter. Plaintiff has not reported collecting any monies in consideration of the stay.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Meghan Williams  
Foreclosure Department

# SHERIFF'S SALE COST SHEET

SP Morgan Chase Bank VS. Sharon Thompson  
 NO. 10-1-10 ED NO. 1587 JD DATE/TIME OF SALE Dec 8 9/30

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>62.50</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>4.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>518.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>500.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1075.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>5.00</u>	
TOTAL *****		\$ <u>15.00</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>573.48</u>	
WATER 20	\$	
TOTAL *****		\$ <u>573.48</u>

SURCHARGE FEE (DSTE)	\$ <u>190.20</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>190.20</u>

TOTAL COSTS (OPENING BID) \$ 7595.78

SD**SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

**GERALD M. SHAPIRO**

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Admitted in Illinois Only

**CHRISTOPHER A. DeNARDO**

Managing Partner

**DANIELLE BOYLE-EBERSON +****MICHAEL J. CLARK +****LESLIE RASE**

+ Also Licensed in New Jersey

December 6, 2010

Office of the Sheriff of Columbia County

Attn: Real Estate Deputy

RE: JPMorgan Chase Bank, National Association vs. Sean Trapani

Docket No.: 2010-CV-964

Property Address: 66 Maplewood Road, Berwick, PA 18603

S&amp;D File No.: 10-037846

Sale Date: December 8, 2010

Dear Sir or Madam:

Kindly continue the above-referenced sale until January 26, 2011.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Meghan Williams

Legal Assistant

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank vs Sony Regency

NO. 102-10 ED NO. 967-0 JD

DATE/TIME OF SALE: Dec 8 0730

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

## CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	102ED2010%	To	
		To	
		To	
		To	

## RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
29976	29976	HARVEST CREDIT MGT	Sheriff	102ED2010	7/21/2010	POST	91719;
29979	29979	HARVEST CREDIT MGT	Sheriff	102ED2010	7/21/2010	POST	91719;
29981	29981	NORTH STAR CAP. ACQUISITION	Sheriff	102ED2010	7/21/2010	POST	91719;
29983	29983	NORTH STAR CAP. ACQUISITION	Sheriff	102ED2010	7/21/2010	POST	91719;
29986	29986	CAPITAL ONE BANK	Sheriff	102ED2010	7/21/2010	POST	91719;
29988	29988	UNIFUND CCR PARTNERS	Sheriff	102ED2010	7/21/2010	POST	91719;
29989	29989	LVNV FUNDING	Sheriff	102ED2010	7/21/2010	POST	91719;
29991	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	102ED2010	7/21/2010	POST	91719;
29992	FAIR	OFFICE OF F.A.I.R.	Sheriff	102ED2010	7/21/2010	POST	91719;
29993	SBA	U.S. Small Business Administration	Sheriff	102ED2010	7/21/2010	POST	91719;
29994	IRS	INTERNAL REVENUE SERVICE	Sheriff	102ED2010	7/21/2010	POST	91719;

Records: 1 - 11 of 11








Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3052. Our records indicate that this item was delivered on 07/27/2010 at 11:10 a.m. in CONSHOHOCKEN, PA, 19428. The scanned image of the recipient information is provided below.

Delivery Section					
Signature of Recipient:	<table border="1"><tr><td>Signature</td><td></td></tr><tr><td>Printed Name</td><td>Cheryl Smogor</td></tr></table>	Signature		Printed Name	Cheryl Smogor
Signature					
Printed Name	Cheryl Smogor				
Address of Recipient:	<table border="1"><tr><td>Address</td><td>1001 E HELTON ST 220</td></tr></table>	Address	1001 E HELTON ST 220		
Address	1001 E HELTON ST 220				

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/09/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3069. Our records indicate that this item was delivered on 08/05/2010 at 09:09 a.m. in BLOOMSBURG, PA, 17815. The scanned image of the recipient information is provided below.

Signature of Recipient:

Tom Reichbach  
TOM REICHA - BACK

Address of Recipient:

PO BOX 380

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3090. Our records indicate that this item was delivered on 07/27/2010 at 07:40 a.m. in MOUNT LAUREL, NJ, 08054. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
Signature	<i>Peter Bilinsky</i>
Printed Name	Peter Bilinsky

Address of Recipient:

Delivery Address	520 Fellows Way Apt C 306
------------------	---------------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service







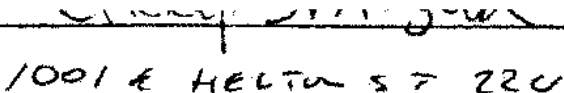
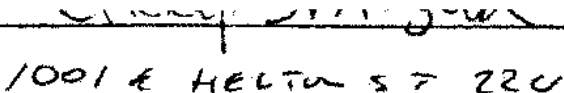
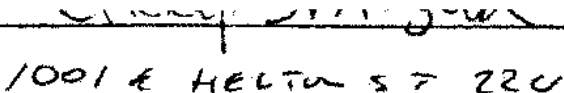
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3106. Our records indicate that this item was delivered on 07/27/2010 at 11:10 a.m. in CONSHOHOCKEN, PA, 19428. The scanned image of the recipient information is provided below.

Delivery Section					
Signature of Recipient:	<table border="1"><tr><td>Signature</td><td></td></tr><tr><td>Address</td><td></td></tr></table>	Signature		Address	
Signature					
Address					
Address of Recipient:	<table border="1"><tr><td>Address</td><td></td></tr></table>	Address			
Address					

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 07/26/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3120. Our records indicate that this item was delivered on 07/23/2010 at 10:06 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Joseph M. Bin".

Address of Recipient:

A handwritten address in black ink, which is mostly illegible but appears to include "1517 E. 1st St." and "Harrisburg, PA 17107".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 07/26/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3137. Our records indicate that this item was delivered on 07/23/2010 at 09:13 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

*2/1/11  
D Saylor*

Address of Recipient:

*PO Box 8016*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 07/26/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3137. Our records indicate that this item was delivered on 07/23/2010 at 09:13 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

*2/1/11  
D Saylor*

Address of Recipient:

*PO Box 8016*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

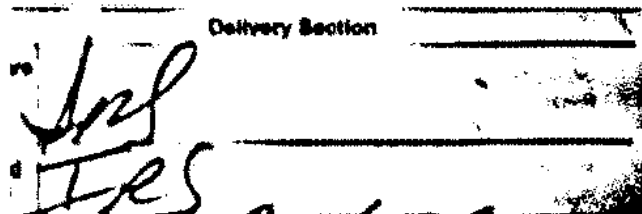


Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3151. Our records indicate that this item was delivered on 07/26/2010 at 09:28 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

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SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

**GERALD M. SHAPIRO**

Admitted in Illinois and Florida Only

**DAVID S. KREISMAN**

Admitted in Illinois Only

**CHRISTOPHER A. DENARDO**

Managing Partner

**DANIELLE BOYLE-EBERSOLE +****MICHAEL J. CLARK +****LESLIE RASE**

+ Also Licensed in New Jersey

September 21, 2010

Office of the Sheriff of Columbia County

Attn: Real Estate Deputy

RE: JPMorgan Chase Bank, National Association vs. Sean Trapani

Docket No.: 2010-CV-964

Property Address: 66 Maplewood Road, Berwick, PA 18603

S&amp;D File No.: 10-037846

Sale Date: September 22, 2010

Dear Sir or Madam:

Kindly continue the above-referenced sale for sixty (60) days. Please forward the new sale date to my attention at your earliest convenience.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Lisa Kosik

Legal Assistant

*Sale Dec. 8 9:30 AM*

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

AT 9:30 AM  
**SHERIFF'S SALE**  
**WEDNESDAY SEPTEMBER 22, 2010 AT 9:30 AM**  
BY VIRTUE OF A WRIT OF EXECUTION NO. 102 OF  
2010 ED AND CIVIL WRIT NO. 964 OF 2010 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 COURT-  
HOUSE, BLOOMSBURG, PENNA. 17815, ALL THE  
RIGHT AND TITLE AND INTEREST TO THE DEFEN-  
DANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land situate in  
the Township of Briar Creek, County of Columbia and  
State of Pennsylvania, bounded and described, as fol-  
lows:

BEGINNING at a point on the easterly side of Hilltop Road,  
which point is 169.78 feet south 0 degrees 18 minutes  
west from the southwest corner of land formerly of C. R.  
Woodin, later of S. E. Fentemacher, later of E. J. Eshle-  
man, and now or late of Wise Potato Chip Co; Thence  
along the southerly line of a proposed road south 77  
degrees 50 minutes east 200 feet to an iron pin; thence  
south 8 degrees 25 minutes west 150 feet to an iron pin  
corner on another proposed road; thence along the  
northerly side of said proposed road north 77 degrees 50  
minutes west 200 feet to an iron pin on the easterly side  
of Hilltop Road extended; thence along the easterly line of  
Hilltop Road extended north 8 degrees 25 minutes east  
150 feet to the place of beginning.

Parcel No. 07-03A-023-000.000

BEING the same premises which Frances M. Walters, single  
by Margaret W. Kepping her Agent, by Deed dated  
December 10, 2002 and recorded in the Columbia County  
Recorder of Deeds Office on December 16, 2002 as  
Deed Instrument No. 200214488, granted and con-  
veyed unto Sean Trapani.

**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 ACCOR-  
DANCE WITH THESE TERMS MAY RESULT IN SERI-  
OUS 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 bid-  
der will be considered forfeited, but will be applied  
against any damages recoverable. The defaulting bid-  
der 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 dam-  
ages.

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 representa-  
tion of the Plaintiff.

Plaintiff's Attorney  
Leslie Rase  
3600 Horizon Drive  
King of Prussia, PA 19406

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

According to law deposes and says that Press Enterprise is  
with its principal office and place of business at 3185

County of Columbia and State of Pennsylvania, and was  
1902, and has been published daily, continuously in said  
lay and on the attached notice September 1, 8, 15, 2010 as  
nt is one of the officers or publisher or designated agent of  
paper in which legal advertisement was published; that  
ise is interested in the subject matter of said notice and  
gations in the foregoing statement as to time, place, and

me this 16th day of September 2010

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

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

**JOAN ROTHERY  
BRIAR CREEK TOWNSHIP  
TAX COLLECTOR  
122 TWIN CHURCH ROAD  
BERWICK, PA 18603**

**570-759-2118  
570-759-1681 FAX**

TO: TIM CHAMBERLAIN

FAX: 389-5625

PAGES (INC COVER): 1

DATE: 8-26-10

SEAN TRAPANE

2010 SCHOOL TAX PD 825-10



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.

JPMORGAN CHASE BANK NA

VS.

SEAN TRAPANE

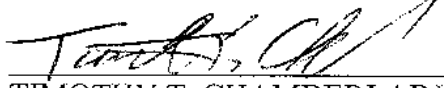
WRIT OF EXECUTION #102 OF 2010 ED

POSTING OF PROPERTY

AUGUST 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF SEAN TRAPANE AT 1429 66 MAPLEWOOD ROAD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

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

  
\_\_\_\_\_

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 380  
BLOOMSBURG, PA. 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-9300

SHERIFF'S RETURN OF NO SERVICE

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

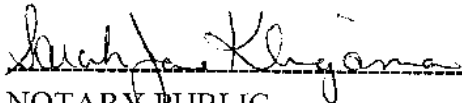
102ED2010

VS.

SEAN TRAPANE

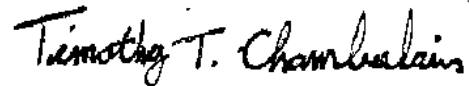
THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 8/17/2010 FOR THE FOLLOWING REASONS:  
UNABLE TO SERVE

SWORN AND SUBSCRIBED BEFORE ME  
THIS Tuesday, August 17, 2010

  
NOTARY PUBLIC

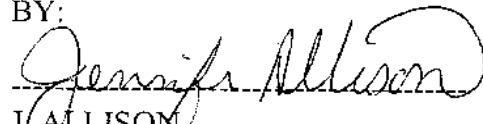
Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

SO ANSWERS :



TIMOTHY T. CHAMBERLAIN  
SHERIFF

BY:

  
J. ALLISON  
DEPUTY SHERIFF

SHAPIRO AND DENARDO, LLC  
3600 HORIZON DRIVE  
Suite 150  
KING OF PRUSSIA, PA 19406

121248

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 7/12/2010

SERVICE# 1 - OF - 19 SERVICES  
DOCKET # 102ED2010

PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

DEFENDANT SEAN TRAPANE  
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED	
SEAN TRAPANE	784-3493
168 E 8TH STREET	(3rd house on
BLOOMSBURG	

PAPERS TO SERVED  
MORTGAGE FORECLOSURE  
(L)

✓ maps  
for correct  
house

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

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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) including service?

ATTEMPTS DATE	TIME	OFFICER	REMARKS
7/29/10	1107	4	L.C
7/30/10	0848	4	*top Apt - drives white car - doesn't answer per neighbor door → L.C - not home
8/3/10	1829	4	
DEPUTY	<u>[Signature]</u>	DATE	8/17/10
8/6/10	0845	4	- called - no answering machine
8/16/10	1453	4	- L.C

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

JPMorgan Chase Bank, National Association  
PLAINTIFF

No: 2010-CV-964

VS.

Sean Trapani  
DEFENDANT

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

*2010-ED-102*

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property:

66 Maplewood Road, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due  
Interest

\$86,925.23

Costs to be Added

Seal of Court

*Tami B Kline*  
PROTHONOTARY

Date: *7-13-10*

*Kelly P Brewer*  
Deputy Prothonotary

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF

VS.

Sean Trapane  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2010-CV-964 102ED2010

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

TO: Sean Trapane  
168 East 8th Street  
Bloomsburg, PA 17815  
Your house (real estate) at:

**66 Maplewood Road, Berwick, PA 18603**  
07-03A-023-000,000

is scheduled to be sold at Sheriff's Sale on Sept. 22, 2010 at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at 9:30 am to enforce the court judgment of \$86,925.23 obtained by JPMorgan Chase Bank, National Association against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
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 be able to stop the sale through other legal proceedings.
4. 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 of 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.**



5. 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 (610)278-6800.
6. 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.
7. 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 (570) 389-5622.
8. 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.
9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

10-037846

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

BEGINNING at a point on the easterly side of Hilltop Road, which point is 169.78 feet south 0 degrees 18 minutes west from the southwest corner of land formerly of C. R. Woodin, later of S E. Fentermacher, later of E. J. Eshleman, and now or late of Wise Potato Chip Co; Thence along the southerly line of a proposed road south 77 degrees 50 minutes east 200 feet to an iron pin; thence south 8 degrees 25 minutes west 150 feet to an iron pin corner on another proposed road; thence along the northerly side of said proposed road north 77 degrees 50 minutes west 200 feet to an iron pin on the easterly side of Hilltop Road extended; thence along the easterly line of Hilltop Road extended north 8 degrees 25 minutes east 150 feet to the place of beginning.

Parcel No. 07-03A-023-000.000

BEING the same premises which Frances M. Walters, single by Margaret W. Kepping her Agent , by Deed dated December 10, 2002 and recorded in the Columbia County Recorder of Deeds Office on December 16, 2002 as Deed Instrument No. 200214488, granted and conveyed unto Sean Trapane.



August 12, 2010

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

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**

**VS.**

**SEAN TRAPANE**

**DOCKET # 102ED2010**

**JD # 964JD2010**

Dear Timothy:

The updated amount due on the sewer account #202050 for the property located at 66 Maplewood Road Berwick, Pa through December 31, 2010 is \$5731.48. This amount includes \$150.00 lien fees and \$2354.35 for sewer tapage fees to connect to public sewer.

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"*

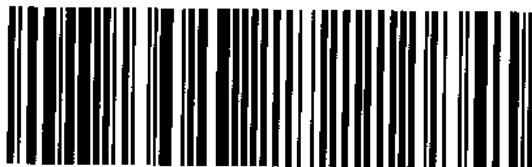
1108 Freas Avenue • Berwick, Pennsylvania 18603

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

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

Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 3069

HARVEST CREDIT MGT  
600 17TH STREET  
ARAPAHOE CO 80802

102ED2010

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

Wednesday, July 21, 2010

**HARVEST CREDIT MGT  
600 17TH STREET  
ARAPAHOE, CO 80802-**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
VS  
SEAN TRAPANE**

**DOCKET # 102FD2010**

**JD # 964JD2010**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

JOAN ROTHERY  
BRIAR CREEK TOWNSHIP  
TAX COLLECTOR  
122 TWIN CHURCH ROAD  
BERWICK, PA 18603

570-759-2118  
570-759-1681 FAX

TO: Jim  
FAX: 389-5625  
PAGES (INC COVER): 1 ~~2~~  
DATE: 7-28-10

BERWICK AREA SCHOOL DISTRICT		2010 SCHOOL REAL ESTATE DATE 07/01/2010 BILL# 006450				TAXPAYER COPY	
BRIAR CREEK TOWNSHIP MAKE CHECKS PAYABLE TO: JOAN M. ROTHERY 122 TWIN CHURCH ROAD BERWICK, PA 18603		DESCRIPTION	ASSESSMENT	RATE	2% DISC	TAX AMOUNT	TOTAL FENALTY
		REAL ESTATE	45246	45.0000	1824.47	1861.70	2047.87
HOURS: Mar & Apr July & Aug Tues, Wed, Th 6-8pm Wed 1-4pm All Other Months-Wed Only PHONE 570-759-2118		ASSESSED VALUE	45246	2096.07	1824.47	1861.70	2047.87
		GAMING REVENUE	3873	174.38			
		TAXABLE ASSESSMENT	49119	1861.70			
					IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 03A02300000		7127
66 MAPLEWOOD RD	7500.00	SCHOOL PENALTY 10% DELINQUENT TAX TO COURTHOUSE DEC. 15
20021-4488	37746.00	
0.69 ACRES	157-	

TRAPANE SEAN  
66 MAPLEWOOD ROAD  
BERWICK PA 18603

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 7/12/2010

SERVICE# 11 - OF - 19 SERVICES  
DOCKET # 102ED2010

PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

DEFENDANT SEAN TRAPANE  
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED
TENANT(S)
66 MAPLEWOOD ROAD
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

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

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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

S

DEPUTY

1 SERVED JILL  
TRAPANE NO OTHER  
"TENANTS" IN HOUSE

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

Wednesday, July 21, 2010

**TENANT(S)**  
**66 MAPLEWOOD ROAD**  
**BERWICK, PA 18603-**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
**VS**  
**SEAN TRAPANE**

**DOCKET # 102ED2010**

**JD # 964JD2010**

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*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County



SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF  
VS.  
Sean Trapani  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2010-CV-964 102ED2010

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TO: Sean Trapani  
168 East 8th Street  
Bloomsburg, PA 17815  
Your house (real estate) at:

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07-03A-023-000,000

is scheduled to be sold at Sheriff's Sale on Sept. 22, 2010 at:

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Bloomsburg, PA 17185

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Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

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10-037846

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

BEGINNING at a point on the easterly side of Hilltop Road, which point is 169.78 feet south 0 degrees 18 minutes west from the southwest corner of land formerly of C. R. Woodin, later of S E. Fentermacher, later of E. J. Eshleman, and now or late of Wise Potato Chip Co; Thence along the southerly line of a proposed road south 77 degrees 50 minutes east 200 feet to an iron pin; thence south 8 degrees 25 minutes west 150 feet to an iron pin corner on another proposed road; thence along the northerly side of said proposed road north 77 degrees 50 minutes west 200 feet to an iron pin on the easterly side of Hilltop Road extended; thence along the easterly line of Hilltop Road extended north 8 degrees 25 minutes east 150 feet to the place of beginning.

Parcel No. 07-03A-023-000.000

BEING the same premises which Frances M. Walters, single by Margaret W. Kepping her Agent, by Deed dated December 10, 2002 and recorded in the Columbia County Recorder of Deeds Office on December 16, 2002 as Deed Instrument No. 200214488, granted and conveyed unto Sean Trapane.

**COLUMBIA COUNTY**  
**REDEVELOPMENT**  
**AUTHORITY**

700 SAWMILL ROAD  
SUITE 101  
BLOOMSBURG, PA 17815  
570-784-9373  
Fax: 570-387-8806  
TDD: 570-389-5745

July 22, 2010

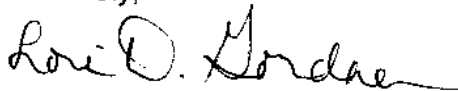
Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House – P.O. Box 380  
Bloomsburg, PA 17815

RE: Sean Trapane  
Docket # 102ED2010

Dear Tim:

Our office has the attached Judgment Note filed against Sean Trapane's property located at 66 Maplewood Road, Berwick. Let me know if you have any questions or concerns.

Sincerely,



Lori D. Gordner  
Deputy Director

Encl.

\$ 3,278.50  
Amount

5/27/08  
Date

2008-CV-914-JU

**JUDGMENT NOTE**

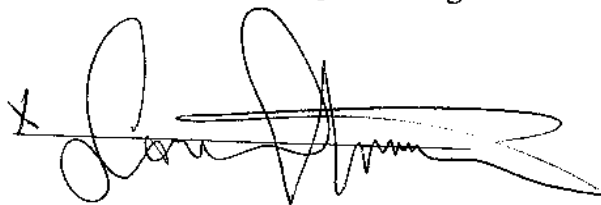
INTENDING TO BE LEGALLY BOUND, the undersigned, Sean Trapane (hereinafter referred to as "Homeowner") jointly and severally, does promise to pay to the order of the COLUMBIA COUNTY REDEVELOPMENT AUTHORITY, located at 700 Sawmill Road, Suite 101, Bloomsburg, Pennsylvania, 17815, or at such other place as the holder may appoint in writing, the sum of three thousand two hundred seventy eight and 50/100 dollars as follows:  
(\$3,278.50)

Repayment of this Note and the obligation hereunder, shall not be required so long as the property located at 66 Maplewood Road, Berwick, Columbia County, Pennsylvania, (hereinafter referred to as the "subject property") is not sold for five (5) years from the date of this Note.

If, however, the subject property is sold within five (5) years from the date of this Note, Homeowner shall be entitled to a forgiveness of  $1/5^{\text{th}}$  of the Note indebtedness, for each year Homeowner has not sold the subject property; and, Columbia County Redevelopment Authority shall then be repaid the balance of the Note indebtedness which shall be the Note indebtedness less the  $1/5^{\text{th}}$  forgiveness for each year the Homeowner owns the subject property.

The undersigned does hereby authorize and empower the Prothonotary or any attorney of any Court of record within the United States to Appear for and on behalf of the undersigned to confess judgment against the undersigned in favor of the holder, with or without averment of default of declaration filed, for the sum or sums as may be payable by reason the terms of this Note with costs and attorney's fee of 10% with respect to any judgment entered herein, the undersigned does waive any right of exemption or stay of execution and does release all errors in said proceedings.

Robert Gordon  
Witness

X 

\_\_\_\_\_  
Witness

\_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 7/12/2010

SERVICE# 9 - OF - 19 SERVICES  
DOCKET # 102ED2010

PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

DEFENDANT SEAN TRAPANE  
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

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

SERVED UPON KELLY CRECH

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

DATE 07-22-10 TIME 0240 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

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

DEPUTY

[Signature] DATE 07-22-10

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 7/12/2010

SERVICE# 10 - OF - 19 SERVICES  
DOCKET # 102ED2010

PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

DEFENDANT SEAN TRAPANE  
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON POSD

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

DATE 07-22-10 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

P. D'Angelo DATE 07-22-10

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 7/12/2010

SERVICE# 12 - OF - 19 SERVICES  
DOCKET # 102ED2010

PLAINTIFF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

DEFENDANT SEAN TRAPANE  
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
BROOKE TRAPANE	MORTGAGE FORECLOSURE
66 MAPLEWOOD ROAD	
BERWICK	

SERVED UPON BROOKE TRAPANE

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

DATE 07-22-10 TIME 0935 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. D'Angelo

DATE 07-22-10



COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

Date: 07/22/2010

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 8356

TRAPANE SEAN  
66 MAPLEWOOD ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20021 -4188  
Location: HILLTOP ROAD  
Parcel Id:07 -03A-023-00,000

Assessment: 45,246

Balances as of 07/22/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T Chamberlain,  
Sheriff

Per: dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/12/2010

SERVICE# 13 - OF - 19 SERVICES  
DOCKET # 102ED2010

PLAINTIFF

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

DEFENDANT  
ATTORNEY FIRM

SEAN TRAPANE  
SHAPIRO AND DENARDO, LLC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer service IDENTIFICATION \_\_\_\_\_

DATE 7/21/10 TIME 1551 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 7/21/10

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 7/12/2010

SERVICE# 8 - OF - 19 SERVICES  
DOCKET # 102ED2010

PLAINTIFF

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

DEFENDANT  
ATTORNEY FIRM

SEAN TRAPANE  
SHAPIRO AND DENARDO, LLC

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY REDEVELOPMENT AUTHORITY
700 SAWMILL ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Carol Wagner

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

DATE 7/21/10 TIME 1:00 PM MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

7/21/10

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/12/2010

SERVICE# 16 - OF - 19 SERVICES  
DOCKET # 102ED2010

PLAINTIFF

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

DEFENDANT  
ATTORNEY FIRM

SEAN TRAPANE  
SHAPIRO AND DENARDO, LLC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP office manager IDENTIFICATION \_\_\_\_\_

DATE 7/21/10 TIME 1540 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

7/21/10

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 102 OF 2010 ED AND CIVIL WRIT NO. 964 OF 2010 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 lot, piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the easterly side of Hilltop Road, which point is 169.78 feet south 0 degrees 18 minutes west from the southwest corner of land formerly of C. R. Woodin, later of S E. Fentermacher, later of E. J. Eshleman, and now or late of Wise Potato Chip Co; Thence along the southerly line of a proposed road south 77 degrees 50 minutes east 200 feet to an iron pin; thence south 8 degrees 25 minutes west 150 feet to an iron pin corner on another proposed road; thence along the northerly side of said proposed road north 77 degrees 50 minutes west 200 feet to an iron pin on the easterly side of Hilltop Road extended; thence along the easterly line of Hilltop Road extended north 8 degrees 25 minutes east 150 feet to the place of beginning.

Parcel No. 07-03A-023-000.000

BEING the same premises which Frances M. Walters, single by Margaret W. Kepping her Agent, by Deed dated December 10, 2002 and recorded in the Columbia County Recorder of Deeds Office on December 16, 2002 as Deed Instrument No. 200214488, granted and conveyed unto Sean Trapani.

## 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  
Leslie Rase  
3600 Horizon Drive  
King of Prussia, PA 19406

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

Document Receipt

---

Trans # 29976 Carrier / service: POST 2PM 7/21/2010

Ship to: 29976

HARVEST CREDIT MGT

C/O ATTY WEINBERG

1001 E. HECTOR STREET, STE 220

Tracking #: 9171924291001000003052

Doc Ref #: 102ED2010

CONSHOHOCKE PA 19428

N

Document Receipt

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Trans #	29979	Carrier / service:	POST	2PM	7/21/2010
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Ship to: 29979

HARVEST CREDIT MGT

600 17TH STREET

Tracking #: 9171924291001000003069

Doc Ref #: 102ED2010

ARAPAHOE CO 80802

Document Receipt

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Trans # 29983 Carrier / service: POST 2PM 7/21/2010

Ship to: 29983

NORTH STAR CAP. ACQUISITION

C/O APOTHAKE & ASSOC.

2417 WELSH ROAD STE 21

Tracking #: 9171924291001000003083

Doc Ref #: 102ED2010

PHILADELPHIA PA 19114



Document Receipt

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Trans #	29986	Carrier / service:	POST	2PM	7/21/2010
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Ship to: 29986

CAPITAL ONE BANK

C/O APOTHAKE & ASSOC.

2417 WELSH ROAD STE 21

Tracking #: 9171924291001000003090

Doc Ref #: 102ED2010

PHILADELPHIA PA 19114

Document Receipt

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Trans #	29988	Carrier / service:	POST	2PM	7/21/2010
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Ship to: 29988

UNIFUND CCR PARTNERS

C/O ATTY WEINBERG

1001 E. HECTOR STREET STE 220

Tracking #: 9171924291001000003106

Doc Ref #: 102ED2010

CONSHOHOCKE PA 19428

N

Document Receipt

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Trans #	29989	Carrier / service:	POST	2PM	7/21/2010
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Ship to: 29989

LVNV FUNDING

C/O APOTHAKE & ASSOC.  
520 FELLOWSHIP ROAD C306

Tracking #: 9171924291001000003113

Doc Ref #: 102ED2010

MOUNT LAUREL NJ 08054

Document Receipt

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Trans #	29991	Carrier / service:	POST	2PM	7/21/2010
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Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000003120

Doc Ref #: 102ED2010

HARRISBURG PA 17128

Document Receipt

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Trans #	29992	Carrier / service:	POST	2PM	7/21/2010
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Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000003137

Doc Ref #: 102ED2010

HARRISBURG PA 17105

Document Receipt

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Trans #	29993	Carrier / service:	POST	2PM	7/21/2010
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Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000003144

Doc Ref #: 102ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans #	29994	Carrier / service:	POST	2PM	7/21/2010
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Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000003151

Doc Ref #: 102ED2010

PHILADELPHIA PA 19106

# REAL ESTATE OUTLINE

ED # 102-10

DATE RECEIVED 7-17-10  
DOCKET AND INDEX 7-21-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>349558</u>

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

SALE DATE Sept. 22, 10 TIME 0930  
POSTING DATE Aug. 18, 10  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>Sept. 1</u>
2 <sup>ND</sup> WEEK	<u>2</u>
3 <sup>RD</sup> WEEK	<u>15, 10</u>



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

JPMorgan Chase Bank, National Association  
PLAINTIFF

No: 2010-CV-964

*2010-ED-102*

VS.

Sean Trapane  
DEFENDANT

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property:

66 Maplewood Road, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due  
Interest

\$86,925.23

Costs to be Added

Seal of Court

*Tami B Kline*  
PROTHONOTARY

Date: 7-13-10

*Kelly P Buever*  
Deputy Prothonotary

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

JPMorgan Chase Bank, National Association  
PLAINTIFF

No: 2010-CV-964

*2010-ED-102*

VS.

Sean Trapane  
DEFENDANT

WRIT OF EXECUTION:

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See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$86,925.23

Interest

Costs to be Added

Seal of Court

Tami B Kline  
PROTHONOTARY

Date: 7-13-10

Kelly P Brewer  
Deputy Prothonotary

SD

# SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
Admitted in Illinois and Florida Only  
DAVID S. KRETSMAN  
Admitted in Illinois Only  
CHRISTOPHER A. DeNARDO  
Managing Partner  
DANIELLE BOYLE-EBERSOLE +  
MICHAEL J. CLARK +  
LESLIE RASE  
+ Also Licensed in New Jersey

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Attn: Real Estate Deputy

RE: JPMorgan Chase Bank, National Association vs. Sean Trapani  
Docket No.: 2010-CV-964 *2010-ED-103*  
Property Address: 66 Maplewood Road, Berwick, PA 18603  
S&D File No.: 10-037846

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the \_\_\_\_\_ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1 ;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale.
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,

Crystle Langeilo  
Legal Assistant

Enclosures

**SD**

**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
Admitted in Illinois and Florida Only  
DAVID S. KREISMAN  
Admitted in Illinois Only  
CHRISTOPHER A. DeNARDO  
Managing Partner  
DANIELLE BOYLE-EBERSON +  
MICHAEL J. CLARK +  
LESLIE RASE  
- Also Licensed in New Jersey

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: JPMorgan Chase Bank, National Association vs. Sean Trapani  
Docket No.: 2010-CV-964  
Property Address: 66 Maplewood Road, Berwick, PA 18603  
S&D File No.: 10-037846

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendant at the addresses provided:

Sean Trapani, 168 East 8th Street, Bloomsburg, PA 17815

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Crystle Langello  
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447  
MICHAEL CLARK, ESQ., ATTORNEY I.D. NO. 202929  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF

VS.

Sean Trapani  
168 East 8th Street  
Bloomsburg, PA 17815

DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2010-ED-102

STATE OF: Florida

COUNTY OF: Duval

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendant's last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

JPMorgan Chase Bank, National Association

By: Enso Ustovic

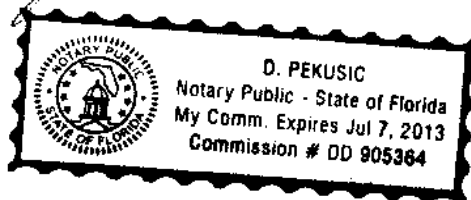
NAME: Enso Ustovic

TITLE: Specialist

Sworn to and subscribed before me this 21 day of MAY, 2010.

D. Pekusic, Notary Public

10-037846



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF

VS.

Sean Trapani  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2010-CV-964

**NOTICE OF INTENTION TO TAKE DEFAULT**  
**UNDER Pa.R.C.P. 237.1**  
**IMPORTANT NOTICE**

TO: Sean Trapani

DATE OF NOTICE: June 29, 2010

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED  
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

## NOTIFICACION IMPORTANTE

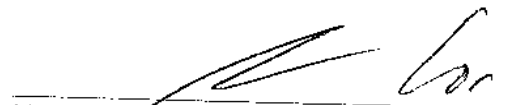
Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de comparareccr usted in corte o escuchar prueba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir assitencia legal:

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

### PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Sean Trapane, 168 East 8th Street, Bloomsburg, PA 17815

  
\_\_\_\_\_  
Christopher A. DeNardo, Esquire  
Shapiro & DeNardo, LLC  
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF

VS.

Sean Trapani  
DEFENDANT


COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2010-CV-964

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, June 29, 2010 to the following Defendants:

Sean Trapani, 168 East 8th Street, Bloomsburg, PA 17815



Sheena C. Mayer, Legal Assistant  
to Christopher A. DeNardo, Esquire for  
Shapiro & DeNardo, LLC



SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF  
VS.  
Sean Trapane  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2010-CV-964

**CERTIFICATE OF SERVICE**


I, Leslie J. Rase, Esquire, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

Sean Trapane, 168 East 8th Street, Bloomsburg, PA 17815

Date Mailed: 7/9/2010

SHAPIRO & DeNARDO, LLC

BY:

  
\_\_\_\_\_  
Leslie J. Rase, Esquire  
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF  
VS.  
Sean Trapane  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2010-CV-964

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:


JPMorgan Chase Bank, National Association  
7255 Baymeadows Way  
Jacksonville, FL 32256

and that the last known address of the judgment debtor (Defendant) is:

Sean Trapane  
168 East 8th Street  
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC

BY:

  
\_\_\_\_\_  
Leslie J. Rase, Esquire  
Attorney for Plaintiff

10-037846

OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS

Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Tami Bkline  
Prothonotary

TO: Sean Trapani  
168 East 8th Street  
Bloomsburg, PA 17815

JPMorgan Chase Bank, National Association  
PLAINTIFF

VS.

Sean Trapani  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2010-CV-964

**NOTICE**

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Tami Bkline  
Prothonotary

☒ Judgment by Default

☐ Judgment for Possession

☐ Judgment on Award of Arbitration

☐ Judgment on Verdict

☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:  
ATTORNEY LESLIE J. RASE, ESQUIRE AT (610)278-6800.

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF  
VS.  
Sean Trapani  
DEFENDANT

102  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2010-CV-964

**AFFIDAVIT PURSUANT TO RULE 3129.1**

JPMorgan Chase Bank, National Association, 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 located at **66 Maplewood Road, Berwick, PA 18603.**

1. Name and address of Owner(s) or Reputed Owner(s)

Sean Trapani  
168 East 8th Street  
Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Sean Trapani  
168 East 8th Street  
Bloomsburg, PA 17815

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

JPMorgan Chase Bank, National Association  
7255 Baymeadows Way  
Jacksonville, FL 32256

Harvest Credit Management VII, LLC  
c/o Frederic I. Weinberg, Esquire  
1001 E. Hector Street, Ste. 220  
Conshohocken, PA 19428

Harvest Credit Management VII, LLC  
As Assignee of Chase Manhattan  
600 17th Street  
Arapahoe, CO 80802

North Star Capital Acquisition LLC  
c/o Apothaker & Associates PC  
2417 Welsh Road, Suite 21 #520  
Philadelphia, PA 19114

Capital One Bank  
c/o David J. Apothaker, Esq  
2417 Welsh Road, Ste 21 #520  
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Unifund CCR Partners  
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1001 E. Hector Street, Ste. 220  
Conshohocken, PA 19428

LVNV Funding LLC  
c/o Apothaker & Associates, P.C.  
520 Fellowship Road C306  
Mount Laurel, NJ 08054

Columbia County Redevelopment Authority  
700 Sawmill Road, Ste. 101  
Bloomsburg, PA 17815

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

JPMorgan Chase Bank, National Association, Plaintiff  
7255 Baymeadows Way  
Jacksonville, FL 32256

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

Berwick Area Joint Sewer Authority  
1108 Freas Avenue  
Berwick, PA 18603

Berwick Area Joint Sewer Authority  
379 Martzville Road  
Berwick, PA 18603

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

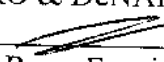
Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT  
66 Maplewood Road  
Berwick, PA 18603

Brooke Trapane  
66 Maplewood Road  
Berwick, PA 18603

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. Section 4904 relating to unsworn falsification to authorities.

BY: SHAPIRO & DeNARDO, LLC  
  
\_\_\_\_\_  
Leslie J. Rase, Esquire

10-037846

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF

VS.

Scan Trapane  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2010-CV-964

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

TO: Scan Trapane  
168 East 8th Street  
Bloomsburg, PA 17815  
Your house (real estate) at:

**66 Maplewood Road, Berwick, PA 18603**

07-03A-023-000,000

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at \_\_\_\_\_ to enforce the court judgment of \$86,925.23 obtained by JPMorgan Chase Bank, National Association against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
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 be able to stop the sale through other legal proceedings.
4. 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 of 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.**

5. 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 (610)278-6800.
6. 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.
7. 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 (570) 389-5622.
8. 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.
9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

10-037846



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

BEGINNING at a point on the easterly side of Hilltop Road, which point is 169.78 feet south 0 degrees 18 minutes west from the southwest corner of land formerly of C. R. Woodin, later of S E. Fentermacher, later of E. J. Eshleman, and now or late of Wise Potato Chip Co; Thence along the southerly line of a proposed road south 77 degrees 50 minutes east 200 feet to an iron pin; thence south 8 degrees 25 minutes west 150 feet to an iron pin corner on another proposed road; thence along the northerly side of said proposed road north 77 degrees 50 minutes west 200 feet to an iron pin on the easterly side of Hilltop Road extended; thence along the easterly line of Hilltop Road extended north 8 degrees 25 minutes east 150 feet to the place of beginning.

Parcel No. 07-03A-023-000.000

BEING the same premises which Frances M. Walters, single by Margaret W. Kepping her Agent, by Deed dated December 10, 2002 and recorded in the Columbia County Recorder of Deeds Office on December 16, 2002 as Deed Instrument No. 200214488, granted and conveyed unto Sean Trapane.

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 10-037846

JPMorgan Chase Bank, National Association  
PLAINTIFF  
VS.  
Sean Trapani  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2010-CV-964

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

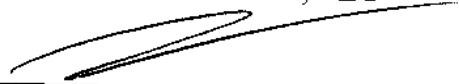
JPMorgan Chase Bank, National Association  
7255 Baymeadows Way  
Jacksonville, FL 32256

and that the last known address of the judgment debtor (Defendant) is:

Sean Trapani  
168 East 8th Street  
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC

BY:

  
\_\_\_\_\_  
Leslie J. Rase, Esquire  
Attorney for Plaintiff

10-037846

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
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CIVIL DIVISION  
COLUMBIA COUNTY

NO:2010-CV-964

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:


\_\_\_\_ FHA - Tenant Occupied or Vacant  
\_\_\_\_ Commercial  
\_\_\_\_ As a result of a Complaint in Assumpsit  
\_\_\_\_ That the Plaintiff has complied in all respects with Section 403 of the Mortgage  
X Assistance Act including but not limited to:

- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DeNARDO, LLC

BY:

  
\_\_\_\_\_  
Leslie J. Rase, Esquire  
PA Bar # 58365

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447  
MICHAEL CLARK, ESQ., ATTORNEY I.D. NO. 202929  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
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PLAINTIFF

VS.

Sean Trapani  
168 East 8th Street  
Bloomsburg, PA 17815

DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:

STATE OF: Florida

COUNTY OF: Duval

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendant's last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

JPMorgan Chase Bank, National Association

By: [Signature]

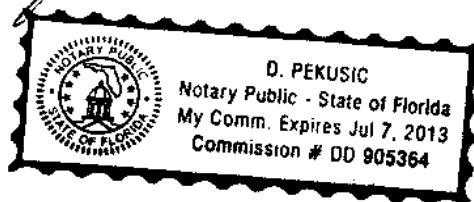
NAME: Enso Ustovic

TITLE: Specialist

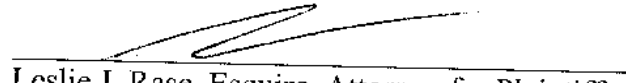
Sworn to and subscribed before me this 21 day of MAY, 2010.

[Signature], Notary Public

10-037846



WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



---

Leslie J. Rase, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
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BY: SHAPIRO & DeNARDO, LLC  
  
\_\_\_\_\_  
Leslie J. Rase, Esquire

10-037846



Shapiro & DeNardo, LLC  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

Bank of America, N.A.  
2-507710

349558

DATE	7/9/2010
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815



10-037846, TRAPANE, SEA

⑈ 349558 ⑈ ⑆071000505⑆ 5201147419⑈