

# SHERIFF'S SALE COST SHEET

BAC Home Loans LLC vs. Harry Campbell & Tracy Kellner  
 NO. 14-10 ED NO. 1906-09 JD DATE/TIME OF SALE Apr 28 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>38.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>467.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1077.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1302.54</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>Luz. Co.</u>	\$ <u>70.00</u>
TOTAL ***** \$ <u>70.00</u>	

TOTAL COSTS (OPENING BID) \$ 2050.04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

BAC Home Loans SA vs. Maria Campbell & Tracy Bell

NO. 14-10 ED NO. 1906-09 JD

DATE/TIME OF SALE: Apr 28 0900

BID PRICE (INCLUDES COST) \$ 2050.04

POUNDAGE - 2% OF BID \$ 41.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2091.04

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

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

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

PURCHASER(S) SIGNATURE(S): Agent for Phelan Halligan-schmieg  
Larry F. Mull

TOTAL DUE: \$ 2091.04

LESS DEPOSIT: \$ 1350.-

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

TOTAL DUE IN 8 DAYS \$ 741.04

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Timothy T. Chamberlain - Sheriff	Grantee(s)/Lessee(s)
Columbia County Courthouse	FEDERAL HOME LOAN MORTGAGE CORPORATION
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	8200 Jones Branch Drive, Suite 202
City	City
Bloomsburg	McLean
State	State
PA	VA
Zip Code	Zip Code
17815	22102

### C PROPERTY LOCATION

Street Address	City, Township, Borough
109 Campbell Road, Benton, PA 17814	Sugarloaf Township
County	School District
COLUMBIA	Sugarloaf Township
	Tax Parcel Number
	32-11-015-00,000

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,050.04	+ -0-	= \$2,050.04
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$88,617.00	x 3.69	= \$ 326,996.73

### E EXEMPTION DATA

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

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

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (if condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. **Transfer to FEDERAL HOME LONA MORTGAGE CORPORATION "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a ( c ) (2)**

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

Signature of Correspondent or Responsible Party	Date
Nora M. Ferrer	4/30/10

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

PHELAN HALLINAN & SCHMIEG, L.L.C.

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

[nora.ferrer@fedphe-pa.com](mailto:nora.ferrer@fedphe-pa.com)

Nora Ferrer  
Legal Assistant, ext.1477

Representing Lenders in  
Pennsylvania and New Jersey

April 30, 2010

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

Re: Harry A Campbell & Kellner Tracy  
109 Campbell Road  
Benton, PA 17814  
No. 2009-CV-1906

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to FEDERAL HOME LOAN MORTGAGE CORPORATION, 8200 Jones Branch Drive, Suite 202 McLean, VA 22102.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: BAC Home Loans Servicing, L.P.

Account No. 209647

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
948557	000152H19	05/10/2010		209647	741.04	0.00	741.04
NMF [209647] 191430302 CAMPBELL, HARRY							
							741.04

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

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
948557

DATE	AMOUNT
05/10/2010	*****741.04

Pay SEVEN HUNDRED FORTY ONE AND 04/100 DOLLARS

Void after 180 days

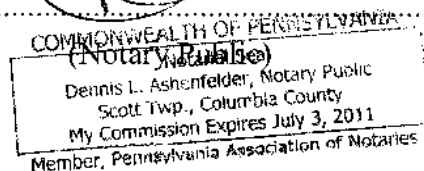
To The  
Order  
Of  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

*Francis S. Hallinan*

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 April 7, 14, 21, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

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



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

.....

**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Fax: 215-563-7009

Sue Moran  
Legal Assistant, Ext. 1253

Representing Lenders in  
Pennsylvania and New Jersey

April 12, 2010

Office of the Sheriff  
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. **Please discontinue all attempts to serve the Defendant(s) with the Notice of Sheriff's Sale at this time.** We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sm' or 'Sue Moran', written over the printed name.

Sue Moran  
Enclosure

ibid.

FAIRIE

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

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

4. Restricted Delivery? (Extra Fee)      ☐ Yes

102585-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

<p>etc</p> <p>piece,</p>	
<p>A. Signature</p> <p><b>X</b> <i>[Signature]</i></p>	
<p>B. Received by (Printed Name)</p>	<p>C. Date</p> <p><i>5/1</i></p>
<p>D. Is delivery address different from item 1? <input type="checkbox"/></p> <p>If YES, enter delivery address below: <input type="checkbox"/></p>	

<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail</p> <p><input type="checkbox"/> Registered</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> C.O.D.</p>	<p>4. Restricted Delivery? (Extra Fee)</p> <p><input type="checkbox"/></p>
---	--

7007 3020 0001 4837 7894



**AFFIDAVIT OF SERVICE (FHLMC)**

**PLAINTIFF**

**BAC HOME LOANS SERVICING, L.P.**

**COLUMBIA COUNTY**

**PHS # 209647**

**DEFENDANT**

**HARRY A. CAMPBELL**

**TRACY KELLNER**

**SERVICE TEAM/ las**

**COURT NO.: 2009-CV-1906**

**SERVE HARRY A. CAMPBELL AT:**

**38 MITCHELL ROAD**

**BENTON, PA 17814**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: 04/28/2010**

**SERVED**

Served and made known to HARRY A. CAMPBELL, Defendant on the 20th day of MARCH, 20 10, at 6:38, o'clock P. M., at 38 MITCHELL RD, BENTON, PA, in the manner described below:

☒ Defendant personally served.

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

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

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

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

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

☐ Other: \_\_\_\_\_.

Description: Age 40<sup>s</sup> Height 5'9" Weight 230 Race W Sex M Other \_\_\_\_\_

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

Sworn to and subscribed  
before me this 20th day  
of MARCH, 2010.

Notary: \_\_\_\_\_

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

**KIMBERLY CURTY**

**NOTARY PUBLIC**

**STATE OF NEW JERSEY**

**MY COMMISSION EXPIRES MARCH 7, 2013**

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:

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

☐ No Answer ☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

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

Notary: \_\_\_\_\_

**ATTORNEY FOR PLAINTIFF**

Lawrence T. Pielan, Esq., Id. No. 32227  
Francis S. Holliman, Esq., Id. No. 62695  
Daniel G. Schmeig, Esq., Id. No. 62205  
Michele M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Sheetal R. Shah-Jani, Esq., Id. No. 81760  
Jenine R. Davey, Esq., Id. No. 87077  
Lauren R. Tabas, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202331  
Jay B. Jones, Esq., Id. No. 86657  
Peter J. Mulcahy, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Jaime McGuinness, Esq., Id. No. 90134  
Chrisovalante P. Pintos, Esq., Id. No. 94620  
Joshua L. Goldman, Esq., Id. No. 205417  
Courtenay R. Dunn, Esq., Id. No. 206779  
Andrew C. Bramblett, Esq., Id. No. 208375  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

PLAINTIFF  
BAC HOME LOANS SERVICING, L.P.

AFFIDAVIT OF SERVICE (FHLMC)

COLUMBIA COUNTY

PHS # 209647

DEFENDANT  
HARRY A. CAMPBELL  
TRACY KELLNER

SERVICE TEAM/las

COURT NO.: 2009-CV-1906

SERVE TRACY KELLNER AT:  
38 MITCHELL ROAD  
BENTON, PA 17814-7779

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 04/28/2010

SERVED

Served and made known to TRACY KELLNER, Defendant on the 2<sup>nd</sup> day of MARCH, 20 10, at 6:15, o'clock P. M., at 311 RAKICH RD, BENTON, PA \*, in the manner described below:

☒ Defendant personally served.

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

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

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

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

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

☐ Other: \_\_\_\_\_.

Description: Age 40<sup>s</sup> Height 5'9" Weight 160 Race W Sex F Other \_\_\_\_\_

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

Sworn to and subscribed  
before me this 22<sup>nd</sup> day  
of MARCH, 2010

\* PER HARRY CAMPBELL: DEFENDANT DOES NOT RESIDE  
THEREIN. INVESTIGATION DISCLOSED THAT MS. KELLNER  
RESIDES @ 311 RAKICH ROAD, BENTON, PA.

Notary

By:

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:

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

☐ No Answer ☐ Service Refused

Other:

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

By:

Notary:

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

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Seimie, Esq., Id. No. 62285  
Michele M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Sheetal R. Shah-Jain, Esq., Id. No. 81768  
Janine R. Davey, Esq., Id. No. 87077  
Lauren R. Tabas, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202331  
Jay B. Jones, Esq., Id. No. 86657  
Peter J. Micaly, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Jaime McGuinness, Esq., Id. No. 90134  
Christovalante P. Eliakos, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205047  
Courtney R. Dunn, Esq., Id. No. 206779  
Andrew C. Brambieri, Esq., Id. No. 208375  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

**PRIORITY CLAIM  
FOR  
SHERIFFS SALE**  
Please Print or Type

**EXECUTION NUMBER**  
CV1906 (04/28/10)  
**DATE OF SALE**  
04/28/2010  
**AMOUNT**  
\$3,389.11

MR TIMOTHY T CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
BOX 380

BLOOMSBURG

PA 17815

CORPORATION TAX FILE (BOX) NUMBER

\$0.00

EMPLOYER EIN

\$0.00

SALES TAX LICENSE NUMBER

\$0.00

SOCIAL SECURITY NUMBER

2008-4184-19

\$3,389.11

**DEFENDANT HARRY A CAMPBELL TRACY KELLNER**

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

☐ Sales and Use Tax, 72 P.S. § 7242

☐ Employer Withholding Tax, 72 P.S. § 7345

☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

☐ Corporation Taxes, 72 P.S. § 1401

**STATEMENT OF ACCOUNT**

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Realty Transfer Tax	2/3/2010	2010-CV-186	\$3,389.11
<b>TOTAL:</b>			<b>\$3,389.11</b>

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 07 day of, April 2010

DIRECTOR, BUREAU OF COMPLIANCE

ACTING SECRETARY OF REVENUE

C. Daniel Hassell

Sheriff

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

BAC HOME LOANS SERVICING, L.P.  
Plaintiff

vs.

HARRY A. CAMPBELL  
TRACY KELLNER

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2009-CV-1906

2010 APR -6 PM 2:37  
CLERK OF COURT  
COLUMBIA COUNTY, PA

2010 APR 6 PM 2:37

**ORDER**

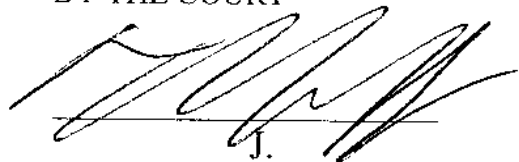
AND NOW, this 6<sup>th</sup> day of April, 2010 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$333,172.36
Interest Through April 27, 2010	\$28,870.44
Per Diem \$63.90	
Late Charges	\$558.85
Legal fees	\$1,325.00
Cost of Suit and Title	\$1,745.00
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$445.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$7,397.02
<b>TOTAL</b>	<b>\$373,513.67</b>

Plus interest from April 27, 2010 through the date of sale at six percent per annum.

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

BY THE COURT



# AFFIDAVIT OF SERVICE (FILMC)

PLAINTIFF

BAC HOME LOANS SERVICING, L.P.

COLUMBIA COUNTY

PHS # 209647

DEFENDANT

HARRY A. CAMPBELL

TRACY KELLNER

SERVICE TEAM/ las

COURT NO.: 2009-CV-1906

SERVE TRACY KELLNER AT:

311 RAKICH ROAD

BENTON, PA 17814

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: 04/28/2010

## SERVED

Served and made known to Tracey Kellner, Defendant on the 26 day of FEB, 20 10, at 3:10 o'clock P. M., at 311 RAKICH RD, in the manner described below:

☒ Defendant personally served.

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

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

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

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

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

☐ Other: \_\_\_\_\_.

Description: Age 40 Height 5'4" Weight 130 Race W Sex F Other \_\_\_\_\_

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

Sworn to and subscribed  
before me this 26 day

of FEB, 2010

Notary

By:

KIMBERLY CURTY

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES MARCH 7, 2013

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:

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

☐ No Answer ☐ Service Refused

Other:

Sworn to and subscribed  
before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_.

By:

Notary:

## ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel C. Schmieg, Esq., Id. No. 62205  
Michelle M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Sheetal R. Shah-Jani, Esq., Id. No. 81760  
Jenine R. Davey, Esq., Id. No. 87077  
Lauren R. Tabas, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202351  
Jay B. Jones, Esq., Id. No. 86657  
Peter J. Mulcahy, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84419  
Jaime McGuinness, Esq., Id. No. 90134  
Christovalante P. Flakos, Esq., Id. No. 94620  
Joshua I. Guidman, Esq., Id. No. 205947  
Courtenay R. Dunn, Esq., Id. No. 206779  
Andrew C. Bramblett, Esq., Id. No. 208375  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

**SHERIFF SERVICE**  
**PROCESS RECEIPT, and AFFIDAVIT OF RETURN**

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for EACH DEFENDANT. Please type or print legibly. Do Not detach any copies.

1. PLAINTIFF(S) <i>BAC Home Loans Servicing, L.P.</i>		2. COURT NUMBER <i>2010-ED-14(2007-CR-1906)</i>	
3. DEFENDANT(S) <i>Harry Campbell et al</i>		4. TYPE OF WRIT OR COMPLAINT <i>Notice of Sheriff's Sale of Real Property</i>	
SERVE → AT	5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD <i>Harry Campbell</i>		
	6. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <i>38 Mitchell Rd, Beaton, Pa 17814</i>		
7. INDICATE UNUSUAL SERVICE: <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> POST <input type="checkbox"/> OTHER <i>Columbus</i>			

Now, 20 10, I, SHERIFF OF LUZERNE COUNTY, PA., do hereby deputize the Sheriff of \_\_\_\_\_ County to execute this Writ and make return thereof according to law.  
This deputation being made at the request and risk of the plaintiff.

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

AMOUNT PAID

9. PRINT/TYPE NAME AND ADDRESS OF ATTORNEY/ORIGINATOR

SIGNATURE \_\_\_\_\_ TELEPHONE NUMBER \_\_\_\_\_

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

*(F)*  
2010 MAR 11 AM 11:55  
PER. *Shirley*  
CHARLES J. GUANZ  
ACTING SHERIFF  
*Ed 65.001 3.000 Notes*

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

10. I acknowledge receipt of the writ or complaint as indicated above. <i>1/1 Mark</i>	SIGNATURE of Authorized LCSD Deputy <i>20</i>	11. Date Filed <i>4/28/10</i>	12. Expiration/Hearing Date <i>4/28/10</i>
--	---	-------------------------------	--

**TO BE COMPLETED BY SHERIFF**

13. Served and made known to *HARRY CAMPBELL*, Defendant(s)  
on the *12* day of *MARCH*, 20 *10*, at *11:02* o'clock, *A* M.  
at *38 MITCHELL ROAD BEATON* County of Luzerne

Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant(s) personally served.  
☐ Adult family member with whom said Defendant(s) reside(s). Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant's residence.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.

☐ Other \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.

Defendant not found because:

- ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other \_\_\_\_\_

REMARKS:

RETURNED:

14. AFFIRMED and subscribed to before me this <i>24</i> day of <i>March</i> , 20 <i>10</i>		15. Signature of Deputy Sheriff <i>[Signature]</i>		16. Date <i>3/12/2010</i>	
17. day of <i>March</i>		18. Signature of Sheriff <i>[Signature]</i>		19. Date _____	
20. MY COMMISSION EXPIRES <i>6/23/13</i>		SHERIFF OF LUZERNE COUNTY			
21. I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE.					22. Date Received _____

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

**BAC HOME LOANS SERVICING, L.P.**

**14ED2010**

**VS**

**MORTGAGE FORECLOSURE**

**HARRY A. CAMPBELL  
TRACY KELLNER**

NOW, FRIDAY, FEBRUARY 12, 2010, I, IION. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF J. ARTER PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, HARRY CAMPBELL, AT 38 MITCHELL ROAD, BENTON, PA

*Timothy T. Chamberlain*

\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

\*\*\*\*\*

LUZERNE COUNTY SHERIFF'S OFFICE  
200 N RIVER STREET  
WILKES-BARRE, PA 18701

TR# 2      REG# 08    OP# 5      03/11/2010  
03/11/2010                      11:26:47

Othr County Civ Proc

ACCOUNT#: 100.4197.36206  
FINANCE Receipt#: 238697  
TR LINE#: 1  
2010-ED-14

AMT:                      39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207  
FINANCE Receipt#: 238697  
TR LINE#: 2  
2010-ED-14

AMT:                      1.00

Mileage - Deputy #1

ACCOUNT#: 100.00.235020  
FINANCE Receipt#: 238697  
TR LINE#: 3  
2010-ED-14

AMT:                      25.00

Tendered

CHECK: 4656                      45.00  
5.00/NOTARY  
CHECK: 4672                      20.00

CHANGE:                      .00

TOTAL:                      65.00

-- THANK YOU --

\*\*\*\*\*





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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

BAC HOME LOANS SERVICING

VS.

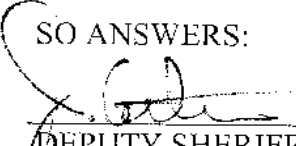
HARRY CAMPBELL & TRACY KELLNER

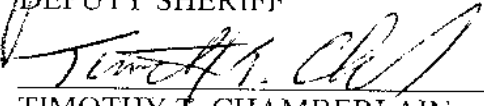
WRIT OF EXECUTION #14 OF 2010 ED

POSTING OF PROPERTY

March 25, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF HARRY CAMPBELL & TRACY KELLNER AT 109 CAMPBELL RD BENTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

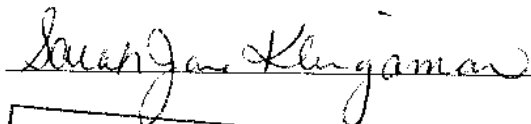
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF MARCH 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) 369-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6360

BAC HOME LOANS SERVICING, L.P.

Docket # 14ED2010

VS

MORTGAGE FORECLOSURE

HARRY A. CAMPBELL  
TRACY KELLNER

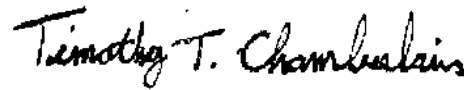
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 24, 2010, AT 9:20 AM, SERVED THE WITHIN  
MORTGAGE FORECLOSURE UPON TRACY KELLNER AT 311 RAKICH ROAD,  
BENTON BY HANDING TO TRACY KELLNER, 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 WEDNESDAY, FEBRUARY 24, 2010

  
NOTARY PUBLIC

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

  
X  
J. ARTER  
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHIMIEG  
1617 JOHN F KENNEDY BLVD ONN PENN CENTER  
Suite 140  
PHILADELPHIA, PA 19103

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 2/5/2010

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 14ED2010

PLAINTIFF BAC HOME LOANS SERVICING, L.P.

DEFENDANT HARRY A. CAMPBELL

TRACY KELLNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TRACY KELLNER	MORTGAGE FORECLOSURE
311 RAKICH ROAD	
BENTON	

SERVED UPON TRACY KELLNER

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

DATE 2-24-10 TIME 0920 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>2-23-10</u>	<u>1030</u>	<u>2</u>	<u>LL</u>

DEPUTY

[Signature]

DATE 2-24-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 2/5/2010

SERVICE# 5 - OF - 14 SERVICES  
DOCKET # 14ED2010

PLAINTIFF BAC HOME LOANS SERVICING, L.P.

DEFENDANT HARRY A. CAMPBELL

TRACY KELLNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
TENANT(S)	MORTGAGE FORECLOSURE
109 CAMPBELL ROAD	
BENTON	

SERVED UPON POSTED FRONT DOOR House Empty

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

DATE 2-2-10 TIME 09:10 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>2-23-8</u>	<u>1220</u>	<u>2</u>	<u>E</u>

DEPUTY

DATE 2-24-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 2/5/2010

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 14ED2010

PLAINTIFF BAC HOME LOANS SERVICING, L.P.

DEFENDANT HARRY A. CAMPBELL

TRACY KELLNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

SHIRLEY LOCKARD-TAX COLLECTOR

541 CAMP LAVIGNE ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Shirley Lockard

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 2-12-10 TIME 1500 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Arter

DATE 2-12-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 2/5/2010

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 14ED2010

PLAINTIFF BAC HOME LOANS SERVICING, L.P.

DEFENDANT HARRY A. CAMPBELL  
TRACY KELLNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
HARRY CAMPBELL	MORTGAGE FORECLOSURE
38 MITCHELL ROAD	
BENTON	

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) LUZERNE Co.

ATTEMPTS

DATE

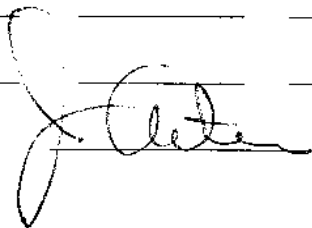
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 2-10-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/5/2010

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 14ED2010

PLAINTIFF BAC HOME LOANS SERVICING, L.P.

DEFENDANT HARRY A. CAMPBELL  
TRACY KELLNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 2-8-10 TIME 1254 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

2-8-10

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 02/08/2010

Fee: \$5.00

Cert. NO: 7049

CAMPBELL HARRY A  
TRACY KELLNER  
109 CAMPBELL ROAD  
BENTON PA 17814

District: SUGARLOAF TWP  
Deed: 20080 -4354  
Location: 109 CAMPBELL RD  
Parcel Id:32 -11 -015-00,000

Assessment: 88,617  
Balances as of 02/08/2010

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 2/5/2010

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 14ED2010

PLAINTIFF BAC HOME LOANS SERVICING, L.P.

DEFENDANT HARRY A. CAMPBELL  
TRACY KELLNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Renee Newhart

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

DATE 2-8-10 TIME 1052 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. Allmon DATE 2-5-10

# REAL ESTATE OUTLINE

ED # 14.10

DATE RECEIVED 2-1-10  
DOCKET AND INDEX 2-1-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR

CK# 938242

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

2-1-10 TIME 1:30  
Mar 28, 10  
1<sup>ST</sup> WEEK 3-1-10  
2<sup>ND</sup> WEEK 3-8-10  
3<sup>RD</sup> WEEK 3-15-10

# SHERIFF'S SALE

---

WEDNESDAY APRIL 28, 2010 AT 9:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 14 OF 2010 ED AND CIVIL WRIT NO. 1906 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 OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEES HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OR R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID#: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000

### TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney  
Francis Hallinan  
1617 JFK Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

---

WEDNESDAY APRIL 28, 2010 AT 9:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 14 OF 2010 ED AND CIVIL WRIT NO. 1906 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 OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEEES HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OR R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID#: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000

### **TERMS OF SALE**

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

**If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.**

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

Plaintiff's Attorney  
Francis Hallinan  
1617 JFK Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

---

WEDNESDAY APRIL 28, 2010 AT 9:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 14 OF 2010 ED AND CIVIL WRIT NO. 1906 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 OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00 MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEEES HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OR R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID#: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000

### TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney  
Francis Hallinan  
1617 JFK Blvd  
Philadelphia, PA 19103

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



WRIT OF EXEMPTION – (MORTGAGE FORECLOSURE)

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

BAC HOME LOANS SERVICING, L.P.

vs.

HARRY A. CAMPBELL  
TRACY KEILNER

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 109 CAMPBELL ROAD, BENTON, PA 17814  
(See Legal Description attached)

Amount Due	\$360,093.63
Additional Fees and Costs	\$1,745.00
Interest from 02/02/2010 to Date of Sale	\$_____ and costs.
@ \$60.02 per diem	

*Sami B. Kline*

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

Dated Feb 5, 2010  
(SEAL)

PHS # 209647

Phelan Hallinan & Schmieg, LLP  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**BAC HOME LOANS SERVICING, L.P.**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **No. 2009-CV-1906**  
:

vs.

**HARRY A. CAMPBELL**  
**TRACY KELLNER**

**VERIFICATION OF NON-MILITARY SERVICE**

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

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant HARRY A. CAMPBELL is over 18 years of age and resides at 38 MITCHELL ROAD, BENTON, PA 17814.

(c) that defendant TRACY KELLNER is over 18 years of age and resides at 38 MITCHELL ROAD, BENTON, PA 17814-7779.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.



Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☒ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

# SHERIFF'S RETURN

BAC HOME LOANS SERVICING, L.P.

Plaintiff

vs.

HARRY A. CAMPBELL

TRACY KELLNER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2009-CV-1906 CD

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_, 20\_\_, See return endorsed hercon by Sheriff of \_\_\_\_\_ County, Pennsylvania, and made a part of this return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

BAC HOME LOANS SERVICING, L.P.

Court Number

2009-CV-1906

Defendant

HARRY A. CAMPBELL  
TRACY KELLNER

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

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

109 CAMPBELL ROAD

BENTON, PA 17814

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

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

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

— Defendant

Telephone Number

Date

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

(215)563-7000

2/3/2010

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF SERVICE  
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
BAC HOME LOANS SERVICING, L.P.

Court Number  
2009-CV-1906

Defendant  
HARRY A. CAMPBELL  
TRACY KELLNER

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

HARRY A. CAMPBELL

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

109 CAMPBELL ROAD

BENTON, PA 17814

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date  
2/3/2010

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
BAC HOME LOANS SERVICING, L.P.

Court Number  
2009-CV-1906

Defendant  
HARRY A. CAMPBELL  
TRACY KELLNER

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

HARRY A. CAMPBELL

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

109 CAMPBELL ROAD

BENTON, PA 17814

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

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

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

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

Telephone Number  
(215)563-7000

Date  
2/3/2010

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
BAC HOME LOANS SERVICING, L.P.

Court Number  
2009-CV-1906

Defendant  
HARRY A. CAMPBELL  
TRACY KELLNER

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

HARRY A. CAMPBELL

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

109 CAMPBELL ROAD

BENTON, PA 17814

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

2/3/2010

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of



# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
BAC HOME LOANS SERVICING, L.P.

Court Number  
2009-CV-1906

Defendant  
HARRY A. CAMPBELL  
TRACY KELLNER

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

TRACY KELLNER

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

109 CAMPBELL ROAD

BENTON, PA 17814

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date  
2/3/2010

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

BAC HOME LOANS SERVICING, L.P.

Court Number

2009-CV-1906

Defendant

HARRY A. CAMPBELL  
TRACY KELLNER

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE SEIZED, ATTACHED OR SALE.

TRACY KELLNER

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

109 CAMPBELL ROAD

BENTON, PA 17814

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

\_\_\_\_ Defendant

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

Telephone Number

(215)563-7000

Date

2/3/2010

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
BAC HOME LOANS SERVICING, L.P.

Court Number  
2009-CV-1906

Defendant  
HARRY A. CAMPBELL  
TRACY KELLNER

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

TRACY KELLNER

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

109 CAMPBELL ROAD

BENTON, PA 17814

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date  
2/3/2010

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff <b>BAC HOME LOANS SERVICING, L.P.</b>	Expiration date  Court Number <b>2009-CV-1906</b>
Defendant <b>HARRY A. CAMPBELL TRACY KELLNER</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

**TRACY KELLNER**

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

**109 CAMPBELL ROAD**

**BENTON, PA 17814**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

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

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

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ Defendant	Telephone Number <b>(215)563-7000</b>	Date <b>2/3/2010</b>
ADDRESS: <b>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814</b>		

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

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

### RETURNED:

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2009-CV-1906

**BAC HOME LOANS SERVICING, L.P.**

**vs.**

**HARRY A. CAMPBELL**

**TRACY KELLNER**

owner(s) of property situate in the TOWNSHIP OF SUGARLOAF, Columbia County,  
Pennsylvania, being

(Municipality)

**109 CAMPBELL ROAD, BENTON, PA 17814**

**Parcel No. 32-11-015-00.000**

(Acreage or street address)

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$360,093.63**

Attorneys for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1906**

**BAC HOME LOANS SERVICING, L.P.**

**vs.**

**HARRY A. CAMPBELL**

**TRACY KELLNER**

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

**(Municipality)**

**109 CAMPBELL ROAD, BENTON, PA 17814**

**Parcel No. 32-11-015-00.000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$360,093.63**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1906**

**BAC HOME LOANS SERVICING, L.P.**

**vs.**

**HARRY A. CAMPBELL**

**TRACY KELLNER**

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

**(Municipality)**

**109 CAMPBELL ROAD, BENTON, PA 17814**

**Parcel No. 32-11-015-00.000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$360,093.63**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1906**

**BAC HOME LOANS SERVICING, L.P.**

**vs.**

**HARRY A. CAMPBELL**

**TRACY KELLNER**

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

**(Municipality)**

**109 CAMPBELL ROAD, BENTON, PA 17814**

**Parcel No. 32-11-015-00.000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$360,093.63**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**



### LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00 MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEES HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OF R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID #: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354.

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000

### LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00 MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEEES HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OF R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID #: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354.

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000

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

BAC HOME LOANS SERVICING, L.P.

vs.

HARRY A. CAMPBELL  
TRACY KELLNER

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1906

COLUMBIA COUNTY

2010-ED-14

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

\$360,093.63

Additional Fees and Costs

\$1,745.00

Interest from 02/02/2010 to Date of Sale

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

@ \$60.02 Per diem

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☒ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Shcetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Note: Please attach description of Property.

PHS # 209647

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

Attorneys for Plaintiff

**BAC HOME LOANS SERVICING, L.P.**  
Plaintiff

v.

**HARRY A. CAMPBELL**  
**TRACY KELLNER**  
Defendant(s)


: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2009-CV-1906**  
:  
: **COLUMBIA COUNTY**  
:  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:   
Attorney for Plaintiff

- Phelan Hallinan & Schmieg, LLP**
- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
  - ☒ Francis S. Hallinan, Esq., Id. No. 62695
  - ☐ Daniel G. Schmieg, Esq., Id. No. 62205
  - ☐ Michele M. Bradford, Esq., Id. No. 69849
  - ☐ Judith T. Romano, Esq., Id. No. 58745
  - ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
  - ☐ Jenine R. Davey, Esq., Id. No. 87077
  - ☐ Lauren R. Tabas, Esq., Id. No. 93337
  - ☐ Vivek Srivastava, Esq., Id. No. 202331
  - ☐ Jay B. Jones, Esq., Id. No. 86657
  - ☐ Peter J. Mulcahy, Esq., Id. No. 61791
  - ☐ Andrew L. Spivack, Esq., Id. No. 84439
  - ☐ Jaime McGuinness, Esq., Id. No. 90134
  - ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
  - ☐ Joshua I. Goldman, Esq., Id. No. 205047
  - ☐ Courtenay R. Dunn, Esq., Id. No. 206779
  - ☐ Andrew C. Bramblett, Esq., Id. No. 208375

**Phelan Hallinan & Schmieg, LLP**

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

Attorneys for Plaintiff

**BAC HOME LOANS SERVICING, L.P.**  
Plaintiff

v.

**HARRY A. CAMPBELL**  
**TRACY KELLNER**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2009-CV-1906**  
:  
: **COLUMBIA COUNTY**  
:  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☒ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

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

TD BANK N.A.  
PHILADELPHIA, PA 19148

3-180/360  
CHECK NO  
908242

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
02/02/2010	*****1,350.00

Void after 180 days

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

*Phelan S. Hallinan*

⑈908242⑈ ⑆036001808⑆36 150866 6⑈

<b>BAC HOME LOANS SERVICING, L.P.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO. 2009-CV-1906</b>
<b>HARRY A. CAMPBELL</b>	:	
<b>TRACY KELLNER</b>	:	<b>COLUMBIA COUNTY</b>
Defendant(s)	:	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**BAC HOME LOANS SERVICING, L.P.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **109 CAMPBELL ROAD, BENTON, PA 17814**.

- |    |  |   |
|----|--|---|
| 1. | Name and address of Owner(s) or reputed Owner(s):  |   |
|    | Name   | Address (if address cannot be reasonably ascertained, please so indicate) |
|    | <b>HARRY A. CAMPBELL</b>   | <b>38 MITCHELL ROAD<br/>BENTON, PA 17814</b>                              |
|    | <b>TRACY KELLNER</b>   | <b>311 RAKICH ROAD<br/>BENTON, PA 17814</b>                               |
| 2. | Name and address of Defendant(s) in the judgment:  |   |
|    | Name   | Address (if address cannot be reasonably ascertained, please so indicate) |
|    | <b>SAME AS ABOVE</b>   |   |
| 3. | Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:            |   |
|    | Name   | Address (if address cannot be reasonably ascertained, please indicate)    |
|    | <b>HSBC BANK, NEVADA, NA</b>   | <b>1111 TOWN CENTER DRIVE<br/>LAS VEGAS, NC 89193</b>                     |
|    | <b>HSBC BANK, NEVADA, NA c/o<br/>WELTMAN, WEINBERG, &amp; REIS CO., LPA</b>  | <b>436 SEVENTH AVENUE, SUITE 1400<br/>PITTSBURGH, PA 15219</b>            |
| 4. | Name and address of last recorded holder of every mortgage of record:  |   |
|    | Name   | Address (if address cannot be reasonably ascertained, please indicate)    |
|    | <b>None.</b>   |   |
| 5. | Name and address of every other person who has any record lien on the property:  |   |
|    | Name   | Address (if address cannot be reasonably ascertained, please indicate)    |
|    | <b>None.</b>   |   |
| 6. | Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale. |   |
|    | Name   | Address (if address cannot be reasonably ascertained, please indicate)    |
|    | <b>None.</b>   |   |

7. Name and address of every other person on whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be reasonably ascertained, please indicate)

**TENANT/OCCUPANT**

**109 CAMPBELL ROAD  
BENTON, PA 17814**

**Internal Revenue Service  
Federated Investors Tower**

**1001 Liberty Avenue  
Thirteenth Floor Suite 1300  
Pittsburgh, PA 15222**

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

February 2, 2010

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☒ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375



**BAC HOME LOANS SERVICING, L.P.**  
Plaintiff

v.

**HARRY A. CAMPBELL**  
**TRACY KELLNER**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2009-CV-1906**  
:  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**BAC HOME LOANS SERVICING, L.P.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **109 CAMPBELL ROAD, BENTON, PA 17814**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**HARRY A. CAMPBELL** **38 MITCHELL ROAD**  
**BENTON, PA 17814**  
  
**TRACY KELLNER** **311 RAKICH ROAD**  
**BENTON, PA 17814**
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**SAME AS ABOVE**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**HSBC BANK, NEVADA, NA** **1111 TOWN CENTER DRIVE**  
**LAS VEGAS, NC 89193**  
  
**HSBC BANK, NEVADA, NA c/o** **436 SEVENTH AVENUE, SUITE 1400**  
**WELTMAN, WEINBERG, & REIS CO., LPA** **PITTSBURGH, PA 15219**
4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**
5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be reasonably ascertained, please indicate)

**TENANT/OCCUPANT**

**109 CAMPBELL ROAD  
BENTON, PA 17814**

**Internal Revenue Service  
Federated Investors Tower**

**1001 Liberty Avenue  
Thirteenth Floor Suite 1300  
Pittsburgh, PA 15222**

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

February 2, 2010

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☒ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

BAC HOME LOANS SERVICING, L.P.

: COURT OF COMMON PLEAS

:

Plaintiff : CIVIL DIVISION

:

vs.

: NO. 2009-CV-1906

:

HARRY A. CAMPBELL

: COLUMBIA COUNTY

TRACY KELLNER

:

Defendant(s) :

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

TO: HARRY A. CAMPBELL  
38 MITCHELL ROAD  
BENTON, PA 17814

TRACY KELLNER  
311 RAKICH ROAD  
BENTON, PA 17814

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at 109 CAMPBELL ROAD, BENTON, PA 17814 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of \$360,093.63 obtained by BAC HOME LOANS SERVICING, L.P. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00 MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEES HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OF R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID #: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354.

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1906**

**BAC HOME LOANS SERVICING, L.P.**

**vs.**

**HARRY A. CAMPBELL**

**TRACY KELLNER**

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

**(Municipality)**

**109 CAMPBELL ROAD, BENTON, PA 17814**

**Parcel No. 32-11-015-00.000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$360,093.63**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

### LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00 MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEES HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OF R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID #: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354.

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000

### LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00 MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEES HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OF R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID #: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354.

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000



### LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00 MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEEES HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OF R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID #: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354.

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000

### LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN SUGARLOAF TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE LANDS NOW OR FORMERLY OF D. EAGAN, LANDS NOW OR FORMERLY OF PETERMAN, BEING THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED HEREIN; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF PETERMAN, SOUTH 5 DEGREES 00 MINUTES 00 SECONDS EAST 433.31 FEET TO A CORNER ALONG THE CENTER LINE OF A VACATED SUGARLOAF TOWNSHIP ROAD, NOW THE CENTER LINE OF A 50 FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED BY THE GRANTORS HEREIN AND GRANTEE HEREIN FOR INGRESS, EGRESS AND REGRESS TO THEIR PROPERTIES; THENCE ALONG THE CENTER LINE OF SAID 50 FOOT WIDE PRIVATE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) SOUTH 62 DEGREES 47 MINUTES 30 SECONDS EAST 372.99 FEET; 2) SOUTH 66 DEGREES 35 MINUTES 10 SECONDS EAST 195.28 FEET; 3) SOUTH 74 DEGREES 15 MINUTES 15 SECONDS EAST 224.82 FEET; 4) SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST 192.45 FEET; 5) SOUTH 77 DEGREES 30 MINUTES 00 SECONDS EAST 116.29 FEET TO A CORNER; THENCE ALONG A LINE THROUGH THE LANDS OF R. CAMPBELL, NORTH 7 DEGREES 52 MINUTES 10 SECONDS EAST 426.49 FEET TO AN IRON PIN CORNER ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF T. MUSHALA, NORTH 71 DEGREES 4 MINUTES 15 SECONDS WEST 763.82 FEET TO AN OLD STONE CORNER; THENCE ALONG THE LINE OF LANDS NOW OR FORMERLY OF D. EAGAN, NORTH 69 DEGREES 59 MINUTES 25 SECONDS WEST 426.03 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.32 ACRES.

TAX ID #: 32-11-015

TITLE TO SAID PREMISES IS VESTED IN HARRY A. CAMPBELL AND TRACY KELLNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM HARRY A. CAMPBELL, DATED 03/31/2008, RECORDED 05/08/2008 IN INSTRUMENT NUMBER 200804354.

PREMISES BEING: 109 CAMPBELL ROAD, BENTON, PA 17814

TAX PARCEL # 32-11-015-00.000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1906**

**BAC HOME LOANS SERVICING, L.P.**

**vs.**

**HARRY A. CAMPBELL**

**TRACY KELLNER**

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

**(Municipality)**

**109 CAMPBELL ROAD, BENTON, PA 17814**

**Parcel No. 32-11-015-00.000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$360,093.63**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**