

# SHERIFF'S SALE COST SHEET

BAC Home Loan vs. Posturak  
 NO. 140-10 ED NO. 1285 JD DATE/TIME OF SALE Srjed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>85.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>302.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>882.60</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>1032.60</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ _____	

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 ***** \$ _____	

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. <u>705</u>	\$ <u>345.95</u>
TOTAL ***** \$ <u>355.95</u>	

TOTAL COSTS (OPENING BID) \$ 1881.53 2000. - Dep.

Refund #118.47

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

December 10, 2010

Columbia

Timothy T. Chamberlain  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX 570-389-5625

RE: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING,  
LP  
vs.  
STEPHAN J. PASTUSAK  
Term No. 2010-CV-1285

Property address:

*360 Scenic Avenue  
Bloomsburg, PA 17815*


Sheriff's Sale Date: February 02, 2011

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$17,296.45 towards my client's debt.

Thank you for your cooperation.

Very Truly Yours,  
GOLDBECK MCCAFFERTY & MCKEEVER

  
\_\_\_\_\_  
Gary E. McCafferty, Esq.  
By: Eric Keenan, Legal Assistant

# SHERIFF'S SALE COST SHEET

BAC Home Loan Svc vs. Stephen Pastusak  
 NO. 140-10 ED NO. 1785-10 JD DATE/TIME OF SALE Dec 8 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$150.00</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>\$ 12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	<u>\$ 5.00</u>	
NOTARY	<u>\$ 10.00</u>	
TOTAL *****		<u>\$ 388.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$ 882.60</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$ 1107.60</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>\$ 110.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		<u>\$ -0-</u>

TOTAL COSTS (OPENING BID) \$ 1675.60

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

December 2, 2010

Columbia

Timothy T. Chamberlain  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX 570-389-5625

**BOOK WRIT**

RE: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS  
SERVICING, LP  
vs.  
STEPHAN J. PASTUSAK  
Term No. 2010-CV-1285

**Property address:**

**360 Scenic Avenue  
Bloomsburg, PA 17815**

**Sheriff's Sale Date: December 08, 2010**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for December 08, 2010 to  
February 02, 2011.

Thank you for your cooperation.

Very truly yours,

  
Michael T. McKeever

MTM/jenb

cc: Jasmine Turner  
BAC HOME LOANS SERVICING, L.P.

STEPHAN J. PASTUSAK  
36095 Timber Drive  
Willards, MD 21874

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

BAC Home Loan Svc vs Stephen Pastusik

NO. 140-10 ED NO. 1285-10 JD

DATE/TIME OF SALE: Dec 8 0900

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

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

## CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	140ED2010%	To	
		To	
		To	
		To	

Search Clear Cancel

## RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
36548	36548	STEPHAN PASTUSAK	Sheriff	140ED2010	9/22/2010	POST	91719:
36549	36549	PA Dept of Public Welfare	Sheriff	140ED2010	9/22/2010	POST	91719:
36550	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	140ED2010	9/22/2010	POST	91719:
36551	FAIR	OFFICE OF F.A.I.R.	Sheriff	140ED2010	9/22/2010	POST	91719:
36552	SBA	U.S. Small Business Administration	Sheriff	140ED2010	9/22/2010	POST	91719:
36553	IRS	INTERNAL REVENUE SERVICE	Sheriff	140ED2010	9/22/2010	POST	91719:

Records: 1 - 6 of 6



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4455. Our records indicate that this item was delivered on 09/27/2010 at 02:49 p.m. in WILLARDS, MD, 21874. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature in black ink. The signature appears to be "Terrellie Paulus" written in a cursive style. The signature is written over a horizontal line.

Address of Recipient:

A scanned image of a handwritten address in black ink. The address is "36095 Tenthon Dr" written in a cursive style. The address is written over a horizontal line.

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

Sincerely,

United States Postal Service

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



Date Produced: 09/27/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4479. Our records indicate that this item was delivered on 09/24/2010 at 10:14 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink that reads "Christopher A. Straley III".

A second handwritten signature in black ink, identical to the one above, reading "Christopher A. Straley III".

Address of Recipient:

A handwritten address in black ink, which is mostly illegible but appears to include "HARRISBURG, PA" and "17107".

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

Sincerely,

United States Postal Service

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





Date Produced: 09/27/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4486. Our records indicate that this item was delivered on 09/24/2010 at 09:04 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink that reads "J. A. Saylor".

Address of Recipient:

A handwritten address in black ink that reads "Po Box 8016".

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

Sincerely,

United States Postal Service

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



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4493. Our records indicate that this item was delivered on 09/27/2010 at 11:39 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature of Recipient: [Handwritten signature: Paul Agnew]

Address of Recipient:

Address of Recipient: [Handwritten address: SBA #1001, 1150 1st Ave]

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

Sincerely,

United States Postal Service

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



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 4509. Our records indicate that this item was delivered on 09/27/2010 at 12:29 p.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section  
DAVID NIEGGER

Address of Recipient:

600 Arch St

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

Sincerely,

United States Postal Service

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

**SHERIFF'S SALE**

**WEDNESDAY DECEMBER 8, 2010 AT 9:00 AM**

BY VIRTUE OF A WRIT OF EXECUTION NO. 140 OF 2010 ED AND CIVIL WRIT NO. 1285 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA. 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MAIN, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF SCENIC AVENUE, SAID PIN BEING AT THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF GARY L. AND KRISTINA EARNST; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF EARNST SOUTH 18 DEGREES 11 MINUTES 55 SECONDS EAST 18.04 FEET TO AN IRON PIN ON THE NORTHERLY SIDE OF THE LANDS NOW OR FORMERLY OF OF CARL J., JR., AND SHIRLEY O BOZUNG AND THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF BOZUNG AND CHARLOTTE FRIEND SOUTH 74 DEGREES 32 MINUTES 30 SECONDS WEST 138.10 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF OTHER LANDS NOW OR FORMERLY OF CARL J. AND M. YODER; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF YODER NORTH 18 DEGREES 11 MINUTES 55 SECONDS WEST 152.18 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFOREMENTIONED SCENIC AVENUE; THENCE ALONG

BEING THE SAME PREMISES BY DEED FROM STEPHAN J. PASTUSAK, MARRIED (WHO ACQUIRED TITLE AS STEPHAN J. PASTUSAK, SINGLE) DATED 02/17/06 AND RECORDED 004/05/06 IN INSTRUMENT # 200603405 GRANTED AND CONVEYED UNTO STEPHAN J. PASTUSAK, MARRIED, BEING KNOWN AS 360 SCENIC AVENUE TAX PARCEL NO: 22-01B-014

**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 with eight (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 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  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain

[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

} SS

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 , County of Columbia and State of Pennsylvania, and was h, 1902, and has been published daily, continuously in said t day and on the attached notice November 17, 24 and . published; that the affiant is one of the officers or publisher or publisher of said newspaper in which legal advertisement was nor Press Enterprise is interested in the subject matter of said all of the allegations in the foregoing statement as to time, are true.

me this 1st day of December, 2010

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Member, Pennsylvania Association of Notaries

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

**GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.GOLDBECKLAW.COM

November 23, 2010

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

**RE: No. 2010-CV-1285**  
**STEPHAN J. PASTUSAK**

Real Estate Division:

The above case may be sold on December 08, 2010. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

**By: Antoniette Black, Director of Foreclosure**  
Phone: (215) 825-6347 (direct dial)  
Fax: (215) 825-6447  
Email: [ablack@goldbecklaw.com](mailto:ablack@goldbecklaw.com)

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

99519FC  
CF: 07/22/2010  
SD: 12/08/2010  
\$137,051.27

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING,  
LP

7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

Plaintiff

vs.

STEPHAN J. PASTUSAK  
Mortgagor(s) and  
Record Owner(s)

360 Scenic Avenue  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2010-CV-1285

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Keith C. Halili, an employee of Goldbeck McCafferty & McKeever, counsel for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the ~~Sheriff's Office~~/competent adult (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

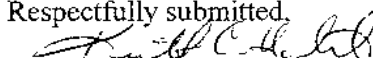
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,



BY: Keith C. Halili  
Legal Secretary

Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Insured

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

Postmark and  
Date of Receipt

Handling  
Charge

Article Number

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

Postage

Fee

Postmark and  
Date of Receipt

Handling  
Charge

1. PA DEPARTMENT OF PUBLIC WELFARE -  
Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

2. DOMESTIC RELATIONS OF COLUMBIA  
COUNTY  
PO Box 380  
Bloomsburg, PA 17815

3. TENANTS/OCCUPANTS  
360 Scenic Avenue  
Bloomsburg, PA 17815

4.

5.

6.

7.

8.

Total Number of Pieces  
Listed by Sender

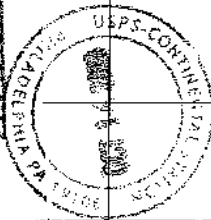
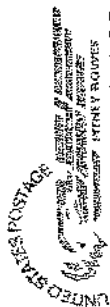
Postmaster, Pen (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

99519FC Columbia County Sale Date: 12/08/2010

STEPHAN J. PASTUSAK





IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING, LP; et  
seq.  
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2010-CV-1285

Sheriff's Sale Date: 12/08/2010

V.

STEPHAN J. PASTUSAK ; et al.  
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☒ Complaint ☒ Summons ☐ Other: \_\_\_\_\_

I, Charles G. Bennett, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served and made known to the person served, STEPHAN J. PASTUSAK; et al. the above process on the 7 day of October, 2010, at 7:09 o'clock, PM, at 36095 Timber Drive Willards, MD 21874

**Manner of Service:**

- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found \*
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides \*
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof \*

\* Name: Jennifer Pastusak

Relationship/Title/Position: Spouse

Remarks: Sub-Service On Spouse at Alternate Address

Description: Approximate Age 31-35 Height 5-07 Weight 135 Race WHITE Sex FEMALE Hair BROWN

Military Status: ☒ No ☐ Yes Branch: \_\_\_\_\_

Commonwealth of Pennsylvania )  
) SS:  
County of Columbia )

Before me, the undersigned notary public, this day, personally, appeared Charles G. Bennett to me known, who being duly sworn according to law, deposes the following:

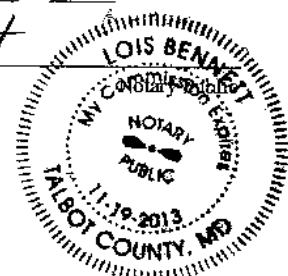
I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Charles G. Bennett  
(Signature of Affiant)

Subscribed and sworn to before me  
this 7 day of October, 2010

Lois Bennett

File Number: 99519FC





**GOLDBECK McCAFFERTY & McKEEVER**

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING, LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

Plaintiff

vs.

STEPHAN J. PASTUSAK  
**Mortgagor(s) and Record Owner(s)**

360 Scenic Avenue  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2010-CV-1285

**AFFIDAVIT PURSUANT TO RULE 3129**

BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

360 Scenic Avenue  
Bloomsburg, PA 17815

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

STEPHAN J. PASTUSAK  
36095 Timber Drive  
Willards, MD 21874

2. Name and address of Defendant(s) in the judgment:

STEPHAN J. PASTUSAK  
36095 Timber Drive  
Willards, MD 21874

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

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

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

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

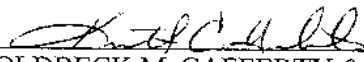
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
360 Scenic Avenue  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: November 23, 2010

  
\_\_\_\_\_  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Keith C. Halili  
Legal Secretary

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

BAC HOME LOANS SERVICING

VS.

STEPHAN PASTUSAK


WRIT OF EXECUTION #140 2010 ED

POSTING OF PROPERTY

NOVEMBER 3, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF STEPHAN PASTUSAK AT 360 SCENIC AVE BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

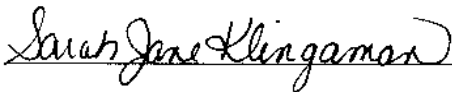
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3<sup>RD</sup> DAY OF NOVEMBER 2010

  
\_\_\_\_\_

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



Date Produced: 10/04/2010

COUNTY OF COLUMBIA - SHERIFF

A handwritten signature in black ink, appearing to read "Tom A. Clark".

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4455. Our records indicate that this item was delivered on 09/27/2010 at 02:49 p.m. in WILLARDS, MD, 21874. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a signature in black ink, appearing to read "Jeff P..." with "Jeffrey P..." written below it.

Address of Recipient:

A scanned image of a handwritten address in black ink, appearing to read "36099 Timber Dr".

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

Sincerely,

United States Postal Service

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

Customer Reference Number: 140ED2010

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 9/22/2010

SERVICE# 3 - OF - 10 SERVICES  
DOCKET # 140ED2010

PLAINTIFF BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE  
HOME LOANS SERVICING, LP

DEFENDANT STEPHAN J. PASTUSAK  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
TENANT(S)
360 SCENIC AVE
Blom

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Post House No One Lives There

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

09/24/10 1727 14 No One Living At This Home

DEPUTY

[Signature]

DATE 09-27-10

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

REAL ESTATE TAX CERTIFICATION

Date: 09/23/2010

Fee: \$5.00

Cert. NO: 8760

PASTUSAK STEPHAN J  
360 SCENIC AVE  
BLOOMSBURG PA 17815

District: MAIN TWP  
Deed: 20060 -3405  
Location: LOT #85 WONDERVIEW  
Parcel Id:22 -01B-014-00,000

Assessment: 39,279  
Balances as of 09/23/2010

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

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

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2010 - REAL ESTATE

As of Date: 09/23/2010 03:52:40 PM

Owner: PASTUSAK STEPHAN J

Municipality: MAIN TWP

Parcel #: 22 -01B-014-00,000

360 SCENIC AVE

Property Desc:

BLOOMSBURG PA 17815

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
022971	G	\$236.58	04/30/2010	\$241.41	06/30/2010	\$265.55	08/31/2010
		Discount Payment		05/04/2010		\$236.58	
022971	S	\$51.77	04/30/2010	\$52.83	06/30/2010	\$58.11	08/31/2010
		Discount Payment		05/04/2010		\$51.77	
022971	R	\$38.49	04/30/2010	\$39.28	06/30/2010	\$43.21	08/31/2010
		Discount Payment		05/04/2010		\$38.49	

Total Paid To Date:

\$326.84

dm.  
Signature

9-23-10  
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/22/2010

SERVICE# 7 - OF - 10 SERVICES  
DOCKET # 140ED2010

PLAINTIFF BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE  
HOME LOANS SERVICING, LP

DEFENDANT STEPHAN J. PASTUSAK  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 9-23-10 TIME 1:30 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Galt

DATE

9-23-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/22/2010

SERVICE# 4 - OF - 10 SERVICES  
DOCKET # 140ED2010

PLAINTIFF BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE  
HOME LOANS SERVICING, LP

DEFENDANT STEPHAN J. PASTUSAK  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON HAUREEN Cole

RELATIONSHIP CUSTOMER Service IDENTIFICATION \_\_\_\_\_

DATE 9-23-10 TIME 0930 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

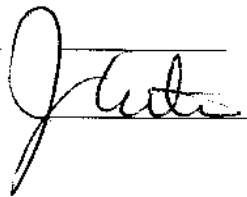
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 9-23-10

# SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 140 OF 2010 ED AND CIVIL WRIT NO. 1285 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MAIN, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF SCENIC AVENUE, SAID PIN BEING AT THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF GARY L. AND KRISTINA ERNST; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF EARNEST SOUTH 16 DEGREES 11 MINUTES 55 SECONDS EAST 18.04 FEET TO AN IRON PIN ON THE NORTHERLY SIDE OF THE LANDS NOW OR FORMERLY OF OF CARL J., JR., AND SHIRLEY OF BOZUNG AND THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF DOZUNG AD CHARLOTTE FRIEND SOUTH 74 DEGREES 32 MINUTES 30 SECONDS WEST 138.10 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF OTHER LANDS NOW OR FORMERLY OF CARL J. AND M. YODER; THENCE ALOKG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF YODER NORTH 16 DEGREES 11 MINUT ~S 55 SECONDS WEST 152.18 FEET TO AK IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFO-EMENTIONED SCENIC AVENUE; THENCE ALONG, BEING THE SAME PREMISES BY DEED FROM STEPHAN J. PASTUSAK, MARRIED (WHO ACQUIRED TITLE AS STEPHAN J. PASTUSAK, SINGLE) DATED 02/17/06 AND RECORDED 004/05/06 IN INSTRUMENT # 200603405 GRANTED AND CONVEYED UNTO STEPHAN J. PASTUSAK, MARRIED. BEING KNOWN AS 360 SCENIC AVENUE TAX PARCEL NO: 22-01B-014

## 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 with eight (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 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 proceed 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  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

# REAL ESTATE OUTLINE

ED # 14/0-10

DATE RECEIVED 9-22-10  
DOCKET AND INDEX 9-22-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>546351</u>

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

SALE DATE Dec. 2, 10 TIME 0900  
POSTING DATE Dec. 1, 10  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Dec. 1, 10  
2<sup>ND</sup> WEEK Dec. 8, 10  
3<sup>RD</sup> WEEK Dec. 15, 10

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING,  
LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

vs.

STEPHAN J. PASTUSAK  
360 Scenic Avenue  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2010-CV-1285

*2010-ED-140*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

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 described property:

PREMISES: 360 Scenic Avenue Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE \$137,051.27

Interest From **09/17/2010**  
Through Date of Sale                     

(Costs to be added)                     

Dated: 9-21-10

Tam B Kline  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Kelly P Brewer

IN THE COURT OF COMMON PLEAS

BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE  
HOME LOANS SERVICING, LP

vs.

STEPHAN J. PASTUSAK  
Mortgagor(s)  
360 Scenic Avenue Bloomsburg, PA 17815

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	
INTEREST from	\$137,051.27
COSTS PAID:	\$
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	\$
Judg. Fee	
Cr.	
Sat.	

Michael T. McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

\$ 1.00 per  
\$ 25.00 per  
\$ 10.60

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MAIN,  
COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF SCENIC AVENUE,  
SAID PIN BEING AT THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF GARY  
L. AND KRISTINA ERNST; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OR  
FORMERLY OF EARNEST SOUTH 16 DEGREES 11 MINUTES 55 SECONDS EAST 18.04 FEET  
TO AN IRON PIN ON THE NORTHERLY SIDE OF THE LANDS NOW OR FORMERLY OF  
CARL J., JR., AND SHIRLEY OF BOZUNG AND THE NORTHERLY LINE OF LANDS NOW OR  
FORMERLY OF DOZUNG AND CHARLOTTE FRIEND SOUTH 74 DEGREES 32 MINUTES 30  
SECONDS WEST 138.10 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF OTHER  
LANDS NOW OR FORMERLY OF CARL J. AND M. YODER; THENCE ALONG THE EASTERLY  
LINE OF LANDS NOW OR FORMERLY OF YODER NORTH 16 DEGREES 11 MINUTES 55  
SECONDS WEST 152.18 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF  
THE AFORESAID SCENIC AVENUE; THENCE ALONG.

BEING THE SAME PREMISES BY DEED FROM STEPHAN J. PASTUSAK, MARRIED (WHO  
ACQUIRED TITLE AS STEPHAN J. PASTUSAK, SINGLE) DATED 02/17/06 AND RECORDED  
004/05/06 IN INSTRUMENT # 200603405 GRANTED AND CONVEYED UNTO STEPHAN J.  
PASTUSAK, MARRIED.

BEING KNOWN AS 360 SCENIC AVENUE

TAX PARCEL NO: 22-01B-014

Document Receipt

---

Trans # 36548 Carrier / service: POST 2PM 9/22/2010

Ship to: 36548

STEPHAN PASTUSAK

36095 TIMBER DRIVE

Tracking #: 9171924291001000004455

Doc Ref #: 140ED2010

WILLARDS MD 21874

Document Receipt

---

Trans # 36549 Carrier / service: POST 2PM 9/22/2010

Ship to: 36549

PA DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000004462

Doc Ref #: 140ED2010

HARRISBURG PA 17105



Document Receipt

---

Trans # 36550 Carrier / service: POST 2PM 9/22/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000004479

DEPARTMENT 281230

Doc Ref #: 140ED2010

HARRISBURG PA 17128

Document Receipt

---

Trans # 36551 Carrier / service: POST 2PM 9/22/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000004486

Doc Ref #: 140ED2010

HARRISBURG PA 17105

Document Receipt

---

Trans # 36552 Carrier / service: POST 2PM 9/22/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000004493

Doc Ref #: 140ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans #	36553	Carrier / service:	POST	2PM	9/22/2010
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Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000004509

Doc Ref #: 140ED2010

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS  
SERVICING, LP

Plaintiff

vs.

STEPHAN J. PASTUSAK

Defendant(s)

CIVIL DIVISION

NO. 2010-CV-1285


VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, STEPHAN J. PASTUSAK, is about unknown years of age, that Defendant's last known residence is 36095 Timber Drive, Willards, MD 21874, and is engaged in the unknown business located at unknown address.

2. That Defendant is 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 Action of Congress of 1940 and its Amendments.

Date: 9/22/2010

  
tinamarie boschetti

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MAIN,  
COUNTY OF COLUMBLA, AND STATE OF PENNSYLVANIA, AS FOLLOWS, TO-WIT:

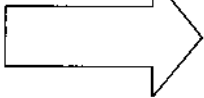
BEGINNING AT AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF SCENIC AVENUE,  
SAID PIN BEING AT THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF GARY  
L. AND KRISTINA ERNST; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OR  
FORMERLY OF EARNEST SOUTH 16 DEGREES 11 MINUTES 55 SECONDS EAST 18.04 FEET  
TO AN IRON PIN ON THE NORTHERLY SIDE OF THE LANDS NOW OR FORMERLY OF  
CARL J., JR., AND SHIRLEY OF BOZUNG AND THE NORTHERLY LINE OF LANDS NOW OR  
FORMERLY OF DOZUNG AND CHARLOTTE FRIEND SOUTH 74 DEGREES 32 MINUTES 30  
SECONDS WEST 138.10 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF OTHER  
LANDS NOW OR FORMERLY OF CARL J. AND M. YODER; THENCE ALONG THE EASTERLY  
LINE OF LANDS NOW OR FORMERLY OF YODER NORTH 16 DEGREES 11 MINUTES 55  
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BEING THE SAME PREMISES BY DEED FROM STEPHAN J. PASTUSAK, MARRIED (WHO  
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004/05/06 IN INSTRUMENT # 200603405 GRANTED AND CONVEYED UNTO STEPHAN J.  
PASTUSAK, MARRIED.

BEING KNOWN AS 360 SCENIC AVENUE

TAX PARCEL NO: 22-01B-014

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP		COURT NUMBER 2010-CV-1285	
DEFENDANT/S/ STEPHAN J. PASTUSAK		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE STEPHAN J. PASTUSAK		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 360 Scenic Avenue, Bloomsburg, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY <b>Michael T. McKeever</b>		TELEPHONE NUMBER (215) 627-1322	DATE September 16, 2010
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

**GOLDBECK McCAFFERTY & McKEEVER**  
**A PROFESSIONAL CORPORATION**  
**SUITE 5000 MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106**  
**WWW.GOLDBECKLAW.COM**  
**(215) 627-1322**  
**FAX (215) 627-7734**

**September 16, 2010**  
**Docket #2010-CV-1285**

**ATTENTION: Columbia COUNTY SHERIFF**

**We would like to bring to your attention that defendant(s):**

**STEPHAN J. PASTUSAK will be personally served notice of Sheriff's Sale by an outside process server.**

**Thank you,**

**JUDGMENT DEPARTMENT**  
**GOLDBECK MCCAFFERTY & MCKEEVER**  
**Main - (215) 627-1322**  
**Fax - (215) 627-7734**



Goldbeck McCafferty & McKeever  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING, LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

Plaintiff

vs.

STEPHAN J. PASTUSAK  
(Mortgagor(s) and Record Owner(s))  
360 Scenic Avenue  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1285

*2010-ED-140*

**AFFIDAVIT PURSUANT TO RULE 3129**

BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

360 Scenic Avenue  
Bloomsburg, PA 17815

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

STEPHAN J. PASTUSAK  
36095 Timber Drive  
Willards, MD 21874

2. Name and address of Defendant(s) in the judgment:

STEPHAN J. PASTUSAK  
36095 Timber Drive  
Willards, MD 21874

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

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

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

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

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.

TENANTS/OCCUPANTS  
360 Scenic Avenue  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: September 16, 2010

  
\_\_\_\_\_  
GOLDBECK McCAFFERTY & McKEEVER  
BY: **TINAMARIE BOSCHETTI**

Goldbeck McCafferty & McKeever  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING, LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

Plaintiff

vs.

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DOMESTIC RELATIONS OF COLUMBIA COUNTY  
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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.

TENANTS/OCCUPANTS

360 Scenic Avenue

Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: September 16, 2010



GOLDBECK McCAFFERTY & McKEEVER

BY: **TINAMARIE BOSCHETTI**

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING, LP  
7105 Corporate Drive  
PTX B-209  
Plano, TX 75024  
Plaintiff

vs.

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IN THE COURT OF COMMON PLEAS  
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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2010-CV-1285

*2010-ED-140*

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: PASTUSAK, STEPHAN J.  
**STEPHAN J. PASTUSAK**  
36095 Timber Drive  
Willards, MD 21874

Your house at 360 Scenic Avenue, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$137,051.27 obtained by BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES**

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

**PENNSYLVANIA BAR ASSOCIATION**

P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

## Resources available for Homeowners in Foreclosure

### **ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homcretention@goldbecklaw.com](mailto:homcretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 99519FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

**GOLDBECK McCAFFERTY & McKEEVER**

BY: MICHAEL T. MCKEEVER, ESQ.  
ATTORNEY I.D. #56129  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

**BAC HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS SERVICING,  
LP**

7105 Corporate Drive  
PTX B-209  
Plano, TX 75024

Plaintiff

vs.

**STEPHAN J. PASTUSAK**

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Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

No. 2010-CV-1285

*2010-ED-140*

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

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

**GOLDBECK McCAFFERTY & McKEEVER**

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

← David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

*Attorneys for Plaintiff*



GOLDBECK McCAFFERTY & MCKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

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COUNTRYWIDE HOME LOANS SERVICING, LP  
7105 Corporate Drive  
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Plaintiff

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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1285

*2010-ED-140*

**WAIVER OF WATCHMAN**

**Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.**

By: 

GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

✓ David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & MCKEEVER,  
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Attorney I.D.#56129  
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Philadelphia, PA 19106  
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Attorney for Plaintiff

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✓ David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

**FIRSTRUST**

800.220.BANK / firstrust.com  
3-7380-2360

546359

09/16/2010

PAY  
TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

\$ \*\*2,000.00

TWO THOUSAND AND XX / 100 DOLLARS

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT  
6.78

MEMO

99519 Pastusak

AUTHORIZED SIGNATURE

⑈515359⑈ ⑆23607380⑆ 70 1100018⑈