

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Kathy Rautins

NO. 1-1-10 ED NO. 13-18-10 JD

DATE/TIME OF SALE: Feb. 1, 2010 9:00

BID PRICE (INCLUDES COST) \$ 1701.06

POUNDAGE - 2% OF BID \$ 38.04

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1739.08

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan + Schmieg
Greg J. Mull

TOTAL DUE: \$ 1739.08

LESS DEPOSIT: \$ 1149.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 589.08

SHERIFF'S SALE COST SHEET

NO. 162-0 ED NO. 1341 C JD VS. Barry, Inc./M
DATE/TIME OF SALE Feb 9, 11 9:00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>300.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>21.80</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>10.00</u>
NOTARY	\$ <u>20.00</u>
TOTAL ***** \$ <u>785.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>50.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1025.00</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	\$
TOTAL ***** \$	

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$	

SURCHARGE FEE (DSTE)	\$ <u>210.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 1815.00

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
Area Code (215) 563-7000	
Street Address	City State Zip Code
One Penn Center at Suburban Station 1617 JFK Blvd.	Philadelphia PA 19103

B TRANSFER DATA

Grantor(s)/Lessor(s)
**Timothy T. Chamberlain - Sheriff
Columbia County Courthouse**

Street Address
P.O. Box 380, 35 W. Main St.

City State Zip Code
Bloomsburg PA 17815

C. Date of Acceptance of Document February 24, 2011

Grantee(s)/Lessee(s)
FEDERAL HOME LOAN MORTGAGE CORPORATION

Street Address
8200 Jones Branch Drive, Suite 202

City State Zip Code
McLean VA 22102

D. REAL ESTATE LOCATION

Street Address
68 DOHL ROAD, BERWICK, PA 18603

City, Township, Borough
TOWNSHIP OF NORTH CENTRE

County COLUMBIA	School District TOWNSHIP OF NORTH CENTRE	Tax Parcel Number 11-05-020-00,000
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E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$1,901.06	2. Other Consideration + -0-	3. Total Consideration = \$1,901.06
4. County Assessed Value \$16,594.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = \$ 61,231.86

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from trust. Date of transfer into the trust
If trust was amended attach a copy of original and amended trust.
- ☐ 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 LOAN MORTGAGE CORPORATION. This transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1452(e)

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

Seth Fischer

Date:

February 24, 2011

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



Representing Lenders in
Pennsylvania and New Jersey

Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000 Ext 1480
Fax: 215-567-0072
seth.fischer@fedphe.com

February 24, 2011

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

Re: BOUDMAN, KATHY S.
68 DOHL ROAD
BERWICK, PA 18603
No. 2010-CV-1345

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked-down to the law firm of Phelan Hallinan & Schmieg, LLP 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.

Very truly Yours,

Seth Fischer
On behalf of Phelan Hallinan & Schmieg, LLP
Enclosure

cc: WELLS FARGO HOME MORTGAGE, INC.

PHS No. 242163

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
1059691

JUN 22 2011

DATE	AMOUNT
02/28/2011	*****589.06

FIVE HUNDRED EIGHTY NINE AND 08/100 DOLLARS

Void after 180 days

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

Thomas S. Hallinan

62 1059691 036001808136 150888 E

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
KATHY S. BOUDMAN, IN HER CAPACITY AS	:	
EXECUTRIX OF THE ESTATE OF LAWRENCE	:	No.: 2010-CV-1345
KYTLE, DECEASED	:	No.: 2010-ED-162
Defendant	:	

AND NOW, this 7th day of February, 2011 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	\$60,420.35
Interest Through February 9, 2011	\$3,869.51
Per Diem \$10.35	
Late Charges	\$58.38
Legal fees	\$1,325.00
Cost of Suit and Title	\$895.00
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$110.00
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	\$1,575.18
TOTAL	\$68,253.42

Plus interest from February 9, 2011 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



PROTHONOTARY
CLERK OF COURT
COLUMBIA COUNTY, PA

13-0-10-11

PROTHONOTARY
FILED

242163

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	162ED2010%	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Tracking #	Released	Group ID	Package ID	Account ID	\$
41340	41340	BANK OF AMERICA	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005568	1				
41341	41341	BRIDGIT JOHNSON	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005575	1				
41342	41342	FNB BANK NA	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005582	1				
41343	41343	COMMONWEALTH OF PA	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005599	1				
41344	41344	INTERNAL REVENUE SERVICE	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005605	1				
41345	41345	US DEPT OF JUSTICE	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005612	1				
41346	41346	DEPT OF PUBLIC WELFARE	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005629	1				
41347	41347	COMMONWEALTH OF PA	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005636	1				
41348	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005643	1				
41349	FAIR	OFFICE OF F.A.I.R.	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005650	1				
41350	SBA	U.S. Small Business Administration	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005667	1				
41351	IRS	INTERNAL REVENUE SERVICE	Sheriff	162ED2010	11/8/2010	POST	9171924291001000005674	1				

Records: 1 - 12 of 12



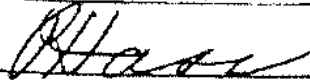
Date Produced: 11/22/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5568. Our records indicate that this item was delivered on 11/15/2010 at 05:35 a.m. in OKLAHOMA CITY, OK, 73126. The scanned image of the recipient information is provided below.

Signature of Recipient:

www.usps.com/redelivery or 800-ASK-USPS (275-8777)

Delivery Section	
Signature	
Printed Name	P. H. Jones

Address of Recipient:

Address	724 H. Jones
City/State/Zip	MF - Oklahoma

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: 162ED2010



Date Produced: 11/15/2010

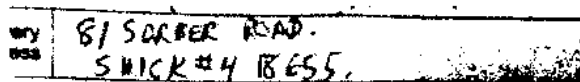
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5575. Our records indicate that this item was delivered on 11/10/2010 at 10:15 a.m. in SHICKSHINNY, PA. 18655. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



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

Sincerely,

United States Postal Service

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: 162ED2010



Date Produced: 11/15/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5582. Our records indicate that this item was delivered on 11/10/2010 at 08:41 a.m. in EAST PETERSBURG, PA. 17520. The scanned image of the recipient information is provided below.

Signature of Recipient:

Michael Young
Michael Young

Address of Recipient:

Box 109

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: 162ED2010



Date Produced: 11/15/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5582. Our records indicate that this item was delivered on 11/10/2010 at 08:41 a.m. in EAST PETERSBURG, PA, 17520. The scanned image of the recipient information is provided below.

Signature of Recipient:

Michael Young
Michael Young

Address of Recipient:

Box 69

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: 162ED2010



Date Produced: 11/15/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5629. Our records indicate that this item was delivered on 11/10/2010 at 07:10 a.m. in HARRISBURG, PA. 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

[Handwritten signature]
Cris
drake@sharon

Address of Recipient:

[Handwritten address]
D.P.N.

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: 162ED2010



Date Produced: 11/15/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5636. Our records indicate that this item was delivered on 11/10/2010 at 09:51 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

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

Address of Recipient:

A handwritten address in black ink, appearing to read "1001 S. 1st St. Harrisburg, PA 17107".

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

Sincerely,

United States Postal Service

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

Customer Reference Number: 162ED2010



Date Produced: 11/15/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5650. Our records indicate that this item was delivered on 11/10/2010 at 09:22 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in dark ink, appearing to read "J. A. SAYTAS".

Address of Recipient:

A handwritten address in dark ink, appearing to read "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.

Customer Reference Number: 162ED2010



Date Produced: 11/15/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5643. Our records indicate that this item was delivered on 11/10/2010 at 09:51 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

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

Address of Recipient:

A handwritten address in black ink, appearing to read "1000 5643".

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: 162ED2010



Date Produced: 11/15/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5667. Our records indicate that this item was delivered on 11/12/2010 at 11:09 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature in black ink, written over a horizontal line. The signature appears to be "J. J. [unclear]".

Address of Recipient:

A scanned image of a handwritten address in black ink, written over a horizontal line. The address appears to be "1150 1st Ave #100".

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: 162ED2010

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 162 OF 2010 ED AND CIVIL WRIT NO. 1345 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, parcel or tract of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the center lines of a private driveway and a township road; thence by the center line of said township road, in a southerly direction, 422 feet, more or less, to line of land now or late of Donald Dent; thence by said Dent, in an easterly direction, 42 feet, more or less, to center of a small creek; thence by the various courses and distances of the center line of said creek, in a northerly direction, to a point where the same would be intersected by the center line of the private driveway aforesaid; thence by the center line of said driveway, in a westerly direction, 98 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawrence E. Kytke, by Deed from Shirley M. Smith, widow, dated 12/14/2006, recorded 12/15/2006 in Instrument Number 200613129.

Premises being: 68 DOHL ROAD, BERWICK, PA 18603-5104

Tax Parcel # 11-05-020-00,000

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 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
Andrew Bramblett
1617 JFK Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 , County of Columbia and State of Pennsylvania, and was h, 1902, and has been published daily, continuously in said day and on the attached notice January 19, 26 and February 2, at the affiant is one of the officers or publisher or designated said newspaper in which legal advertisement was published; terprise is interested in the subject matter of said notice and legations in the foregoing statement as to time, place, and

me this 3rd day of Feb 2011

(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
.....in full.

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

2011 - REAL ESTATE

As of Date: 02/03/2011 01:26:41 PM

Owner: KYTILE LAWRENCE E

Municipality: CENTRE NORTH TWP

Parcel #: 11 -05 -020-00,000

68 DOHL ROAD

Property Desc:

BERWICK PA 18603

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
013900	F	\$3.82	04/30/2011	\$3.90	06/30/2011	\$4.29	08/31/2011
		Payment					
013900	G	\$99.95	04/30/2011	\$101.99	06/30/2011	\$112.19	08/31/2011
		Payment					
013900	S	\$21.87	04/30/2011	\$22.32	06/30/2011	\$24.55	08/31/2011
		Payment					
013900	R	\$97.57	04/30/2011	\$99.56	06/30/2011	\$109.52	08/31/2011
		Payment					

Total Paid To Date:

\$0.00

Signature

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.

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

January 25, 2011

Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. 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 in a cursive style.

Sue Moran
Enclosure

AFIDAVIT OF SERVICE (FHLMC)

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PHS # 242163

DEFENDANT
KATHY S. BOUDMAN

SERVICE TEAM/ kxc
COURT NO.: 2010-CV-1345

SERVE KATHY S. BOUDMAN AT:
3 SKYLINE DR
BERWICK, PA 18603-5362

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 02/09/2011

SERVED

Served and made known to KATHY S. BOUDMAN, Defendant on the 28th day of DECEMBER, 2010, at 6:30 o'clock P. M., at 3 SKYLINE DRIVE, BERWICK, 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 50's Height 5'3" Weight 200 Race W Sex F Other _____

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

Sworn to and subscribed
before me this 28th day
of DEC, 2010

Notary: _____ By: _____

Ronald Moll

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., Defendant NOT FOUND because:
☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____
☐ 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. Halinan, Esq., Id. No. 62695
Daniel G. Schunig, Esq., Id. No. 62205
Michael 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. Talas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86637
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Christofante P. Phukos, 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
Allison F. Wells, Esq., Id. No. 309519
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

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.

WELLS FARGO BANK NA

VS.

KATHY BOUDMAN, EXECUTRIX

WRIT OF EXECUTION #162 2010 ED

POSTING OF PROPERTY

January 5, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KATHY BOUDMAN, EXECUTRIX AT 68 DOHL ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTIE ROSPENDOWSKI.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5TH DAY OF JANUARY 2011

Shah Jase Klingama

Notary Public for the State of Pennsylvania
My Commission Expires: 12/31/2011
I, _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Court of Common Pleas of Columbia County, Pennsylvania.

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

MICHAEL A. PELLEGRINO
Legal Assistant, 1388

Representing Lenders in
Pennsylvania and New Jersey

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

No.: 2010-CV-1345

Re: WELLS FARGO BANK, N.A. VS. KATHY S. BOUDMAN
No.: 2010-CV-1345

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 02/09/2011 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

MICHAEL A. PELLEGRINO, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff,

v.

KATHY S. BOUDMAN
Defendant(s)

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

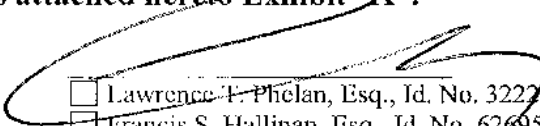
No.: 2010-CV-1345

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto ~~Exhibit "A"~~.


☐ Lawrence F. 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
☒ Allison F. Wells, Esq., Id. No. 309519
Attorney for Plaintiff

Date: 1/6/11

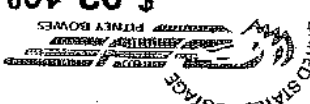
IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender

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

JOT/PAS - 02/09/2011 @9:30 AM SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	FNB Bank, National Association 200 South Poplar Street Berwick, PA 18603		
2	****	FNB Bank, N.A. P.O. Box 98 East Petersburg, PA 17520-0098		
3	****	Barry Lewis, Esquire 3 East 5 th Street Bloomsburg, PA 17815		
4	****	Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486		
5	****	Commonwealth of PA Bureau of Individual Tax Inheritance Tax Division Attn: John Murphy 6 th Floor, Strawberry Sq. Dept. 280601 Harrisburg, PA 17128		
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****	RE: KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF LAWRENCE E. DECEASED (COLUMBIA) TEAM 3 PHS# 242163 pg 2 of 2		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



MAILED FROM ZIP CODE 19103
\$ 02.10
02 TM
0004277256
JAN 03 2011

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

Name and
Address
Of Sender



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

JOT/PAS - 02/09/2011 @9:30 AM SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 68 DOHL ROAD BERWICK, PA 18603-5104		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
5	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108		
6		Bank of America As Agent American In Resource P.O. Box 248852 Oklahoma City, OK 73124		
		Bridgit Johnson 81 Sorber Road Shickshinny, PA 18655		
8		Bridgit Johnson C/O Franklin Kepner, Esquire 123 W Front Street Berwick, PA 18603		
9				
10				
11				
12				
13				
14				
15		RE: KATHY S. BOUDMAN, NER-CAPACITY AS EXECUTRIX OF THE ESTATE OF LAWRENCE E. [REDACTED]		

UNITED STATES POSTAGE
\$ 03.36
0004277256 JAN03 2011
MAILED FROM ZIP CODE 18103



Total Number of
Pieces Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of
Receiving Employee)

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

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

WELLS FARGO BANK, N.A.

Docket # 162ED2010

VS

MORTGAGE FORECLOSURE

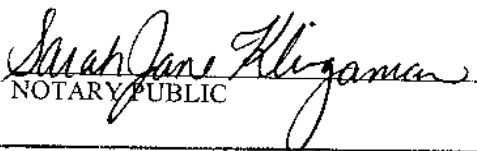
KATHY S. BOUDMAN, IN HER CAPACITY
AS EXECUTRIX OF THE ESTATE OF
LAWRENCE E. KYTTLE, DECEASED

AFFIDAVIT OF SERVICE

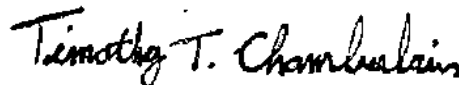
NOW, THIS WEDNESDAY, DECEMBER 01, 2010, AT 8:35 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON KATHY BOUDMAN EXECUTRIX AT 3 SKYLINE
DRIVE, BERWICK BY HANDING TO KATHY BOUDMAN, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, DECEMBER 01, 2010


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 11/5/2010

SERVICE# 1 - OF - 21 SERVICES
DOCKET # 162ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
KATHY BOUDMAN EXECUTRIX
3 SKYLINE DRIVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KATHY BOUDMAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-01-10 TIME 0835 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

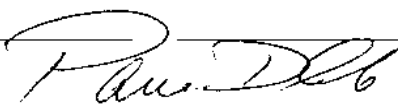
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>11-12-10</u>	<u>1130</u>	<u>D'ANGELO</u>	<u>46</u>

DEPUTY



DATE

12-01-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 11/5/2010

SERVICE# 4 - OF - 21 SERVICES
DOCKET # 162ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BRIGDIT JOHNSON C/O FRANK KEPNER

123 W FRONT STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON LISA MARHELD

RELATIONSHIP PARALEGAL IDENTIFICATION _____

DATE 11-12-10 TIME 0950 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

11-12-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 11/5/2010

SERVICE# 5 - OF - 21 SERVICES
DOCKET # 162ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

FNB BANK NA

200 SOUTH POPLAR STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JEFF MAUSTELLER

RELATIONSHIP BRANCH MGR. IDENTIFICATION _____

DATE 11-12-10 TIME 1000 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

11-12-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 11/5/2010

SERVICE# 7 - OF - 21 SERVICES
DOCKET # 162ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
68 DOHL ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED / VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-12-10 TIME 1105 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

11-12-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: /s/ J. ARTER
DATE RECEIVED 11/5/2010

SERVICE# 14 - OF - 21 SERVICES
DOCKET # 162ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CENTRAL COLUMBIA SCHOOL DIST.

BLUE JAY DRIVE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Nicole Bower

RELATIONSHIP Receptionist IDENTIFICATION _____

DATE 11-09-10 TIME 1159 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

Rory Tuckman

DATE 11-09-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 11/5/2010

SERVICE# 11 - OF - 21 SERVICES
DOCKET # 162ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BARRY LEWIS, ESQ.	MORTGAGE FORECLOSURE
3 EAST 5TH STREET	
BLOOMSBURG	

SERVED UPON SHARON RIBBLE

RELATIONSHIP RESPONDENT IDENTIFICATION _____

DATE 11-09-10 TIME 0915 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul D. H.

DATE 11-09-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/5/2010

SERVICE# 15 - OF - 21 SERVICES
DOCKET # 162ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CHIEF NARDI

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-09-10 TIME 0835 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 11-09-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/5/2010

SERVICE# 18 - OF - 21 SERVICES
DOCKET # 162ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON HEATHER HYATT

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11-09-10 TIME 0820 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

[Signature]

DATE

11-09-10

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

REAL ESTATE TAX CERTIFICATION

Date: 11/09/2010

Fee: \$5.00

Cert. NO: 8981

KYTTLER LAWRENCE E
68 DOHL ROAD
BERWICK PA 18603

District: CENTRE NORTH TWP
Deed: 20061 -3129
Location: 68 DOHL RD
Parcel Id: 11 -05 -020-00,000

Assessment: 16,594
Balances as of 11/09/2010

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

By: Timothy T. Chamberlain, Sheriff

(ASST)

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: 11/09/2010 08:42:08 AM

Owner: KYTTIE LAWRENCE E

Municipality: CENTRE NORTH TWP

Parcel #: 11 -05 -020-00,000

68 DOHL ROAD

Property Desc:

BERWICK PA 18603

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
013875	F	\$3.82	04/30/2010	\$3.90	06/30/2010	\$4.29	08/31/2010
		Discount Payment		04/29/2010		\$3.82	
013875	G	\$99.95	04/30/2010	\$101.99	06/30/2010	\$112.19	08/31/2010
		Discount Payment		04/29/2010		\$99.95	
013875	S	\$21.87	04/30/2010	\$22.32	06/30/2010	\$24.55	08/31/2010
		Discount Payment		04/29/2010		\$21.87	
013875	R	\$97.57	04/30/2010	\$99.56	06/30/2010	\$109.52	08/31/2010
		Discount Payment		04/29/2010		\$97.57	

Total Paid To Date:

\$223.21


Signature

11/9/10

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.

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 162 OF 2010 ED AND CIVIL WRIT NO. 1345 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, parcel or tract of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the center lines of a private driveway and a township road; thence by the center line of said township road, in a southerly direction, 422 feet, more or less, to line of land now or late of Donald Dent; thence by said Dent, in an easterly direction, 42 feet, more or less, to center of a small creek; thence by the various courses and distances of the center line of said creek, in a northerly direction, to a point where the same would be intersected by the center line of the private driveway aforesaid; thence by the center line of said driveway, in a westerly direction, 98 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawrence E. Kytte, by Deed from Shirley M. Smith, widow, dated 12/14/2006, recorded 12/15/2006 in Instrument Number 200613129.

Premises being: 68 DOHL ROAD, BERWICK, PA 18603-5104

Tax Parcel # 11-05-020-00,000

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 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
Andrew Bramblett
1617 JFK Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

Document Receipt

Trans # 41340 Carrier / service: POST 2PM 11/8/2010

Ship to: 41340

BANK OF AMERICA

PO BOX 248852

Tracking #: 9171924291001000005568

Doc Ref #: 162ED2010

OKLAHOMA CITY OK 73124

Document Receipt

Trans # 41341 Carrier / service: POST 2PM 11/8/2010

Ship to: 41341

BRIDGIT JOHNSON

81 SORBER ROAD

Tracking #: 9171924291001000005575

Doc Ref #: 162ED2010

SHICKSHINNY PA 18655

Document Receipt

Trans # 41342 Carrier / service: POST 2PM 11/8/2010

Ship to: 41342

FNB BANK NA

PO BOX 98

Tracking #: 9171924291001000005582

Doc Ref #: 162ED2010

EAST PA 17520
PETERSBURG

Document Receipt

Trans # 41343 Carrier / service: POST 2PM 11/8/2010

Ship to: 41343

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000005599

Doc Ref #: 162ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 41344 Carrier / service: POST 2PM 11/8/2010

Ship to: 41344

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000005605

Doc Ref #: 162ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 41345 Carrier / service: POST 2PM 11/8/2010

Ship to: 41345

US DEPT OF JUSTICE

PO BOX 11754

Tracking #: 9171924291001000005612

Doc Ref #: 162ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 41346 Carrier / service: POST 2PM 11/8/2010

Ship to: 41346

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000005629

Doc Ref #: 162ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 41347 Carrier / service: POST 2PM 11/8/2010

Ship to: 41347

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000005636

Doc Ref #: 162ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 41348 Carrier / service: POST 2PM 11/8/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000005643

DEPARTMENT 281230

Doc Ref #: 162ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 41349 Carrier / service: POST 2PM 11/8/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000005650

Doc Ref #: 162ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 41350 Carrier / service: POST 2PM 11/8/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000005667

Doc Ref #: 162ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 41351 Carrier / service: POST 2PM 11/8/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000005674

Doc Ref #: 162ED2010

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 162-10

DATE RECEIVED 11-5-10
DOCKET AND INDEX 11-8-10

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>1023719</u>

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

SALE DATE	<u>Feb. 9, 2011</u>	TIME <u>0930</u>
POSTING DATE	<u>Jan 5, 2011</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 19</u>	
	2 ND WEEK <u>26</u>	
	3 RD WEEK <u>Feb. 2, 11</u>	

Phelan Hallinan & Schmieg, LLP

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

Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.	:	COLUMBIA COUNTY
	:	
	:	COURT OF COMMON PLEAS
vs.	:	
	:	CIVIL DIVISION
KATHY S. BOUDMAN, IN HER	:	
CAPACITY AS EXECUTRIX OF THE	:	No. 2010-CV-1345
ESTATE OF LAWRENCE E. KYTTLE,	:	
DECEASED	:	

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she 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 it Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED is over 18 years

of age and last known addresses are 3 EAST FIFTH STREET, BLOOMSBURG, PA 17815, and 3 SKYLINE DR, BERWICK, PA 18603-5362, and mortgaged premises located at 68 DOHL ROAD, BERWICK, PA 18603-5104.

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

Date: 9/9/10



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

Attorney for Plaintiff

Joseph Taylor
Writ Department
1617 J.F.K. Boulevard
Suite 1400
Philadelphia, PA 19103
(215) 563-7000, Ext. 1278
(215) 563-3352

**Phelan Hallinan &
Schmieg, LLP**

Fax

To:	Sheriff of Columbia	From:	Joe Taylor
Fax:	570-389-5625	Pages:	
Phone:		Date:	November 8, 2010
Re:	Re: Verification	CC:	
Urgent	For Review	Please Comment	Please Reply
			Please Recycle

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

WELLS FARGO BANK, N.A.

vs.

KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1345

2010-ED-162

COLUMBIA COUNTY

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: 68 DOHL ROAD, BERWICK, PA 18603-5104

(See Legal Description attached)

Amount Due

\$64,222.69

Additional Fees and Costs

\$1,542.00

Interest from 09/09/2010 to Date of Sale

\$_____ and costs.

@ \$10.56 per diem

Dated 11-5-10
(SEAL)

PHS # 242163

Tami B Kline / KPB/
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.
Print & Clerk of Court
My Comm. Ex. 1st Monday in 2011

PRAECIPE FOR WR. OF EXECUTION - (MORTGAGE FC. CLOSURE)
Pa.R.C.P. 3180-3183

WELLS FARGO BANK, N.A.

vs.

KATHY S. BOUDMAN, IN HER CAPACITY AS
EXECUTRIX OF THE ESTATE OF LAWRENCE E.
KYTTLE, DECEASED

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1345

COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$64,222.69
Additional Fees and Costs	\$1,542.00
Interest from 09/09/2010 to Date of Sale	\$_____ and costs.
@ \$10.56 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
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
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- ☐ Vivek Srivastava, Esq., Id. No. 202331
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- ☐ 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 # 242163

PROTHONOTARY
2010 NOV -5 P 12:44
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

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

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

**KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF
THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-1345**
:
: **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
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- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
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- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☒ Andrew C. Bramblett, Esq., Id. No. 208375

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2010-CV-1345

KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX
OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KATHY S. BOUDMAN, IN HER CAPACITY
AS EXECUTRIX OF THE ESTATE OF
LAWRENCE E. KYTTLE, DECEASED
68 DOHL ROAD
BERWICK, PA 18603-5104

KATHY S. BOUDMAN, IN HER CAPACITY
AS EXECUTRIX OF THE ESTATE OF
LAWRENCE E. KYTTLE, DECEASED
3 SKYLINE DR
BERWICK, PA 18603-5362

****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 **68 DOHL ROAD, BERWICK, PA 18603-5104** 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 **\$64,222.69** obtained by **WELLS FARGO BANK, N.A.** (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 the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the center lines of a private driveway and a township road; thence by the center line of said township road, in a southerly direction, 422 feet, more or less, to line of land now or late of Donald Dent; thence by said Dent, in an easterly direction, 42 feet, more or less, to center of a small creek; thence by the various courses and distances of the center line of said creek, in a northerly direction, to a point where the same would be intersected by the center line of the private driveway aforesaid; thence by the center line of said driveway, in a westerly direction, 98 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawrence E. Kytte, by Deed from Shirley M. Smith, widow, dated 12/14/2006, recorded 12/15/2006 in Instrument Number 200613129.

Premises being: 68 DOHL ROAD, BERWICK, PA 18603-5104

Tax Parcel # 11-05-020-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-1345

WELLS FARGO BANK, N.A.

vs.

**KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE
OF LAWRENCE E. KYTTLE, DECEASED**

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

68 DOHL ROAD, BERWICK, PA 18603-5104

Parcel No. 11-05-020-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$64,222.69

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

**68 DOHL ROAD
BERWICK, PA 18603-5104**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for the Middle District of PA**

**Federal Building, P.O. Box 11754
228 Walnut Street
Harrisburg, PA 17108**

Barry Lewis, Esquire

**3 East 5th Street
Bloomsburg, PA 17815**

Internal Revenue Service Advisory

**1000 Liberty Avenue, Room 704
Pittsburgh, PA 15222**

**Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486**

**Commonwealth of PA
Bureau of Individual Tax
Inheritance Tax Division
Attn: John Murphy**

**6th Floor, Strawberry Sq. Dept. 280601
Harrisburg, PA 17128**

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

November 2, 2010
~~October 29, 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
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- ☐ 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

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

BEGINNING at the intersection of the center lines of a private driveway and a township road; thence by the center line of said township road, in a southerly direction, 422 feet, more or less, to line of land now or late of Donald Dent; thence by said Dent, in an easterly direction, 42 feet, more or less, to center of a small creek; thence by the various courses and distances of the center line of said creek, in a northerly direction, to a point where the same would be intersected by the center line of the private driveway aforesaid; thence by the center line of said driveway, in a westerly direction, 98 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lawrence E. Kytte, by Deed from Shirley M. Smith, widow, dated 12/14/2006, recorded 12/15/2006 in Instrument Number 200613129.

Premises being: 68 DOHL ROAD, BERWICK, PA 18603-5104

Tax Parcel # 11-05-020-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-1345

WELLS FARGO BANK, N.A.

vs.

**KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE
OF LAWRENCE E. KYTTLE, DECEASED**

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

68 DOHL ROAD, BERWICK, PA 18603-5104

Parcel No. 11-05-020-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$64,222.69

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF
THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2010-CV-1345

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 hereon by Sheriff of

County, Pennsylvania, and made a part of this
return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

No.: 2010-CV-1345

Defendant
KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE
OF LAWRENCE E. KYTTLE, DECEASED

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)
68 DOHL ROAD

BERWICK, PA 18603-5104

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

Telephone Number

(215)563-7000

Date

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
WELLS FARGO BANK, N.A.

No.: 2010-CV-1345

Defendant
KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE
OF LAWRENCE E. KYTTLE, DECEASED

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

DECEASED
AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF LAWRENCE E. KYTTLE,

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

BERWICK, PA 18603-5104

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

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

WELLS FARGO BANK, N.A.

No.: 2010-CV-1345

Defendant

KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF LAWRENCE E. KYTTLE, DECEASED

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

DECEASED

AT

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

KATHY S. BOUDMAN, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF LAWRENCE E. KYTTLE,

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

68 DOHL ROAD

BERWICK, PA 18603-5104

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

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180360

CHECK NO
1023719

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
10/29/2010	*****1,350.00

10/29/2010

Void after 180 days

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

Thomas S. Hallinan

⑈1023719⑈ ⑆036001808⑆36 150866 6⑈