

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank NA VS. April Whitmyer & Jonathan Simpson  
 NO. 20-10 ED NO. 2178-08 JD DATE/TIME OF SALE Apr 28 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>431.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>810.78</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1035.78</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>680.99</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>685.99</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>52.00</u>	
WATER 20	\$	
TOTAL ***** \$ <u>52.00</u>		

SURCHARGE FEE (DSTE)	\$ <u>1410.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2410.27

# SHERIFF'S SALE COST SHEET

NO. 20-11 ED NO. 2178-05 JD DATE/TIME OF SALE 5/10/07 VS. Katherine E. Simpson

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>100.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>2.72</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>344.22</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>810.78</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>960.78</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>-0-</u>
TOTAL ***** \$ <u>-0-</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>46.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 1350.00

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

April 26, 2010

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, NA v.  
APRIL J. WHITMOYER and JONATHAN E. SIMPSON  
717 SHUMAN STREET CATAWISSA, PA 17820-1131  
Court No. 2008-CV-2178

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for April 28, 2010 due to the following: Bankruptcy.

Defendants filed a Chapter 07, Bankruptcy Number 4:10-01959, on March 11, 2010.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,  
Matthew Balitzky for  
Phelan Hallinan & Schmieg, LLP

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs April Whitman Jonathan Simpson

NO. 20-10 ED NO. 2178-08 JD

DATE/TIME OF SALE: Apr 28 0930

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 \$ \_\_\_\_\_

COUNTY DATE BILL NO.  
 03/01/2010 12855

ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DATE	INCL. PENALTY
48,854	8.148	294.85	300.87	330.98
	1.345	64.52	65.84	72.42
	1	47.97	48.95	53.85
	5.42	260.02	285.33	281.86
PAY THIS AMOUNT		867.36	860.99	749.09
		April 30	June 30	June 30
		If paid on or before	If paid on or before	If paid after

This tax returned to  
 courthouse on:  
 January 1, 2011

DISCOUNT	2 %
PENALTY	2 %
PARCEL	10 %
717 SHUMAN ST	10 %
1.791 Acres	-06 -021-01.000
Land	2,340
Buildings	48,614
Total Assessment	48,854

FILE COPY

7006895288

GE Money Bank  
4246 South Riverboat Road  
Salt Lake City, UT 81243

Article Addressed to:

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

**SENDER: COMPLETE THIS SECTION**

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *2/23/16*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7007 3020 0001 4837 8129

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *FEB 22 2010*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7007 3020 0001 4837 8136

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *FEB 19 2010*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7007 3020 0001 4837 8105

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *3/4/10*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8816  
HARRISBURG, PA 17105

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *FEB 19 2010*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

## Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

April 26, 2010

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

RE: Wells Fargo Bank NA vs. April J Whitmoyer & Jonathan E Simpson  
Docket # 20ED2010 JD # 2178JD2008

Dear Sheriff Chamberlain:

Following is the water utility amount owed to the Catawissa Water Authority by  
April J Whitmoyer & Jonathan E Simpson for the property at 717 Shuman St.,  
Catawissa, PA.

The following is a summation of amount owed as of April 26, 2010:

April J Whitmoyer & Jonathan E Simpson	\$ 52.00
--	----------

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

# FAX TRANSMISSION

MUNICIPAL WATER AUTHORITY  
BOROUGH OF CATAWISSA

P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172  
Fax: 570-356-7695

To: SHARIEF CHAMBERLAIN Date: 4-26-10  
Fax #: 389-5625 Pages: 2  
From: ALICE including this cover sheet.  
Subject: WHELMUYER / SIMPSON FILE

## COMMENTS:

FOLLOWING IS THE WATER UTILITY AMOUNT DUES

ANY QUESTIONS PLEASE CALL 356-2172.

THANK YOU

If you receive this fax transmission in error, please call 570-356-2172. Thank you.



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 7, 14, 21, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 21st day of April, 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

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17813  
FAX: (570) 389-3625

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-8300

Wednesday, February 17, 2010

**PAULA CLARK-TAX COLLECTOR  
138 SOUTH STREET  
CATAWISSA, PA 17820-**

**WELLS FARGO BANK NA  
VS  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON**

**DOCKET # 20ED2010**

**JD # 2178JD2008**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**Tax Notice** 2010 County & Municipality

CATAWISSA BORO

**MAKE CHECKS PAYABLE TO:**

PAULA CLARK  
138 SOUTH STREET  
Catawissa PA 17820

**HOURS:** EVERY TUESDAY: 8PM - 8PM  
EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15  
APPT ONLY: AFTER OCT 31 - APPT. ONLY

**PHONE:** 570-356-2189

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

WHITMOYER APRIL  
JONATHAN SIMPSON  
717 SHUMAN STREET  
CATAWISSA PA 17820

If you desire a receipt, send a self-addressed stamped envelope with your payment.  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

DATE  
03/01/2010

BILL NO.  
12655

FOR: COLUMBIA County					
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	48,954	6.146	294.85	300.87	330.96
SINKING		1.345	64.52	65.84	72.42
FIRE TAX		1	47.97	48.95	53.85
BORO RE		5.42	260.02	265.33	291.86
			667.36	680.99	749.09
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	10 %	
PARCEL: 08-06-021-01,000			
717 SHUMAN ST			
.1791 Acres			
Land			2,340
Buildings			46,614
Total Assessment			48,954

This tax returned to  
courthouse on:  
January 1, 2011

**FILE COPY**

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

**RYAN GALVIN**  
**Legal Assistant, 1344**

**Representing Lenders in**  
**Pennsylvania and New Jersey**

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

No. 2008-CV-2178

**Re: WELLS FARGO BANK, NA VS. APRIL J. WHITMOYER, and JONATHAN E. SIMPSON**  
**No. 2008-CV-2178**

**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 04/28/2010 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:

RYAN GALVIN, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA  
Plaintiff,

v.


APRIL J. WHITMOYER  
JONATHAN E. SIMPSON  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 2008-CV-2178  
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA )  
COLUMBIA 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 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

Date: 3/31/10

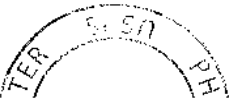
**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and Address Of Sender  
Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

JOT/HOS -

SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 717 SHUMAN STREET CATAWISSA, PA 17820-1131		
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		GE MONEY BANK 4246 SOUTH RIVERBOAT ROAD, SUITE 200 SALT LAKE CITY, UT 81243		
5		APRIL J. WHITMOYER & JONATHAN E. SIMPSON c/o PATRICK T. O'CONNELL 14 WEST MAIN STREET BLOOMSBURG, PA 17815		
6				
7				
8				
9				
10				
11				
13				
14				
15		RE: APRIL J. WHITMOYER (COLUMBIA) TEAM 3 PHS# 192757		
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.



In the Court of Common Pleas of      COLUMBIA      County, Pennsylvania  
DOMESTIC RELATIONS SECTION  
NOTICE OF LIEN

**TO:**

TIMOTHY T CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

**FROM:**

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG PA 17815

Phone: (570) 387-8870   Fax: (570) 387-8876

Email:

**Obligor:**

JONATHAN E. SIMPSON  
1142 E CHESTNUT STREET  
SUNBURY, PA 17801

**Obligee:**

APRIL J. WHITMOYER

**IV-D Case #:** 515110977

**SSN:** 180-64-5777   **Date of Birth:** 04/20/81

This lien results from a support order, entered on JULY 29, 2009 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 010354 .

As of FEBRUARY 19, 2010 , the obligor owes unpaid support in the amount of \$327.11 . This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: 717 SHUMAN STREET, CATAWISSA, PA 17820

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

**Note to Lien Recorder:** Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Paul C Keller  
Authorized Agent

2/19/10  
Date

Paul C Keller, District Director  
Print name, e-mail address, phone and fax number 570-387-8870

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of \_\_\_\_\_. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print name, e-mail address, phone and fax number

I certify that \_\_\_\_\_ appeared before me and is known to me as the individual who signed the above.

State of \_\_\_\_\_

County of \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Debra Weilver, Notary Public  
Town Of Bloomsburg, Columbia County  
My Commission Expires Oct. 23, 2011

)  
) ss.  
)

Notary Public Debra Weilver

Date 2-19-10

My appointment expires 10-26-11

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0124 Expiration Date: 02/28/2011





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.

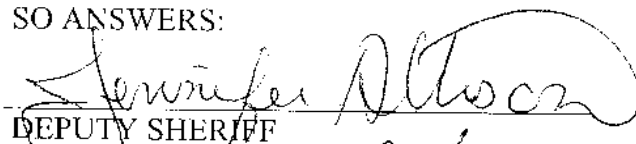
APRIL WHITMOYER & JONATHAN  
SIMPSON

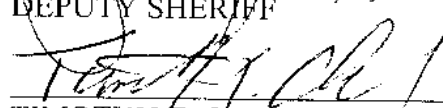
WRIT OF EXECUTION #20 OF 2010 ED

POSTING OF PROPERTY

March 25, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF APRIL WHITMOYER & JONATHAN SIMPSON AT 717 SHUMAN ST. CATAWISSA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JENNIFER ALLISON.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF MARCH 2010



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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WELLS FARGO BANK NA

Docket # 20ED2010

VS

MORTGAGE FORECLOSURE

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, FEBRUARY 19, 2010, AT 2:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON APRIL WHITMOYER AT 717 SHUMAN STREET, CATAWISSA BY HANDING TO AUTUMN RUPERT, Sister, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

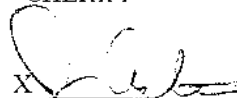
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, FEBRUARY 19, 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  
J. ARTER  
DEPUTY SHERIFF

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

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 NA

Docket # 20ED2010

VS

MORTGAGE FORECLOSURE

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

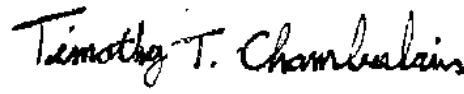
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, FEBRUARY 19, 2010, AT 2:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JONATHAN SIMPSON AT 717 SHUMAN STREET, CATAWISSA BY HANDING TO AUTUMN RUPERT, SISTER IN LAW, 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 FRIDAY, FEBRUARY 19, 2010

  
NOTARY PUBLIC

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

  
X  
J. ARTER  
DEPUTY SHERIFF

PHILAN 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:  
DATE RECEIVED 2/17/2010

SERVICE# 4 - OF - 14 SERVICES  
DOCKET # 20ED2010

PLAINTIFF WELLS FARGO BANK NA

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
APRIL WHITMOYER & JONATHAN SIMPSON C/O ATY OCONNEL	MORTGAGE FORECLOSURE
14 WEST MAIN STREET	
BLOOMSBURG	

SERVED UPON Nellis Hick

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

DATE 2-22-10 TIME 1:500 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 2-22-10



PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 764-6300

Wednesday, February 17, 2010

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

**WELLS FARGO BANK NA  
VS  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON**

**DOCKET # 20ED2010**

**JD # 2178JD2008**

Dear Sir:

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

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

208 02  
3/5/10 2:17

WELLS FARGO BANK, NA

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
vs. : NO. 2008-CV-2178  
:  
APRIL J. WHITMOYER : COLUMBIA COUNTY  
JONATHAN E. SIMPSON :  
Defendant(s) :

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

TO: JONATHAN E. SIMPSON  
717 SHUMAN STREET  
CATAWISSA, PA 17820-1131

APRIL J. WHITMOYER  
717 SHUMAN STREET  
CATAWISSA, PA 17820-1131

**\*\*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 717 SHUMAN STREET, CATAWISSA, PA 17820-1131 is scheduled to be sold at the Sheriff's Sale on April 28, 2010 at 9:30 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$99,942.51** obtained by **WELLS FARGO BANK, NA** (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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley;

THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart;

THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street;

THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000



**PORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2008-CV-2178

WELLS FARGO BANK, NA

vs.

APRIL J. WHITMOYER

JONATHAN E. SIMPSON

owner(s) of property situate in the BOROUGH OF CATAWISSA, Columbia County,  
Pennsylvania, being

(Municipality)

717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Parcel No. 08-06-021-01,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$99,942.51

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 02/19/2010

Fee: \$5.00

Cert. NO: 7092

WHITMOYER APRIL  
JONATHAN SIMPSON  
717 SHUMAN STREET  
CATAWISSA PA 17820

District: CATAWISSA BORO  
Deed: 20050 -2688  
Location: 717 SHUMAN ST  
Parcel Id:08 -06 -021-01,000

Assessment: 48,954  
Balances as of 02/19/2010

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 2/17/2010

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 20ED2010

PLAINTIFF WELLS FARGO BANK NA

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
APRIL WHITMOYER	MORTGAGE FORECLOSURE
717 SHUMAN STREET	
CATAWISSA	

SERVED UPON Autumn Rupert

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

DATE 2-19-10 TIME 1455 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

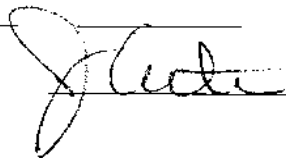
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 2-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 2/17/2010

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 20ED2010

PLAINTIFF WELLS FARGO BANK NA

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
JONATHAN SIMPSON	MORTGAGE FORECLOSURE
717 SHUMAN STREET	
CATAWISSA	

SERVED UPON AUTUMN RUPERT

RELATIONSHIP SISTER IN LAW IDENTIFICATION \_\_\_\_\_

DATE 2-19-10 TIME 1455 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 2-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 2/17/2010

SERVICE# 5 - OF - 14 SERVICES  
DOCKET # 20ED2010

PLAINTIFF WELLS FARGO BANK NA

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA BOROUGH	MORTGAGE FORECLOSURE
MAIN STREET	
CATAWISSA	

SERVED UPON Kimberly Rhodes

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

DATE 2-19-10 TIME 1:10 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

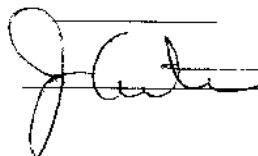
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 2-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 2/17/2010

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 20ED2010

PLAINTIFF WELLS FARGO BANK NA

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA WATER AUTHORITY	MORTGAGE FORECLOSURE
SCHOOLHOUSE ROAD	
CATAWISSA	

SERVED UPON Alice Snyder

RELATIONSHIP WATER AUTHORITY IDENTIFICATION \_\_\_\_\_

DATE 2-19-10 TIME 1500 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Allison

DATE 2-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 2/17/2010

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 20ED2010

PLAINTIFF WELLS FARGO BANK NA

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
-----------------------

PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA

PAPERS TO SERVED
------------------

MORTGAGE FORECLOSURE
----------------------

SERVED UPON DROPPED IN MAIL SLOT

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

DATE 2-19-10 TIME 1515 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

*J. Auto*

DATE 2-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/17/2010

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 20ED2010

PLAINTIFF WELLS FARGO BANK NA

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

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 DEB Miller

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

DATE 2-19-10 TIME 0830 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB A 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. Adams

DATE 2-19-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/17/2010

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 20ED2010

PLAINTIFF WELLS FARGO BANK NA

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN Cole

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

DATE 2-18-10 TIME 0855 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY  DATE 2-18-10

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 OF 2010 ED AND CIVIL WRIT NO. 2178 OF 2008 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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley; THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart; THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street; THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

## TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney  
Joshua Goldman  
1617 JFK Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 OF 2010 ED AND CIVIL WRIT NO. 2178 OF 2008 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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley; THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart; THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street; THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688. Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131  
Tax Parcel # 08-06-021-01,000

## TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney  
Joshua Goldman  
1617 JFK Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 OF 2010 ED AND CIVIL WRIT NO. 2178 OF 2008 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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley; THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart; THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street; THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

## TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney  
Joshua Goldman  
1617 JFK Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 OF 2010 ED AND CIVIL WRIT NO. 2178 OF 2008 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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley; THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart; THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street; THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

## TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney  
Joshua Goldman  
1617 JFK Blvd  
Philadelphia, PA 19103

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

# REAL ESTATE OUTLINE

ED # 3 15

DATE RECEIVED 3 15 77  
DOCKET AND INDEX 3 15 77

## 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>907530</u>

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

SALE DATE Apr 22 77 TIME 09:00  
POSTING DATE Apr 22 77  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Apr 22 77  
2<sup>ND</sup> WEEK Apr 29 77  
3<sup>RD</sup> WEEK May 6 77

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

WELLS FARGO BANK, NA

vs.

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-2178

COLUMBIA COUNTY

2010-ED-20

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: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131  
(See Legal Description attached)

Amount Due

\$99,435.96

Additional Fees and Costs

\$4,567.50

Interest from 02/08/2008 to Date of Sale

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

@ \$16.66 per diem

*Jami B. Kline*

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

Dated

Feb. 17, 2010

(SEAL)

PHS # 192757

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley;

THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart;

THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street;

THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000



### **LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley;

THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart;

THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street;

THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

### LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley;

THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart;

THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street;

THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

**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, NA**  
Plaintiff

v.

**APRIL J. WHITMOYER**  
**JONATHAN E. SIMPSON**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-2178**  
:  
: **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:

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

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

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

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

PAID  
FEB 18 2009  
COLUMBIA COUNTY

FEB 18 2009

CLERK

**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, NA**  
Plaintiff

v.

**APRIL J. WHITMOYER**  
**JONATHAN E. SIMPSON**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-2178**  
:  
: **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:

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

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

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

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

WELLS FARGO BANK, NA  
2012-10-11 11:11:11

62 01 01 11 11 11

2012-10-11 11:11:11

# SHERIFF'S RETURN

WELLS FARGO BANK, NA

vs.

Plaintiff

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2008-CV-2178 CD

WRIT

ISSUED

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

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

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

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

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200\_\_ 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, NA

Court Number  
2008-CV-2178

Defendant  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

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)  
717 SHUMAN STREET

CATAWISSA, PA 17820-1131

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

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

NOW, \_\_\_\_\_, 200\_\_, 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 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, NA

Court Number  
2008-CV-2178

Defendant  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

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.

APRIL J. WHITMOYER

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

717 SHUMAN STREET

CATAWISSA, PA 17820-1131

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 200\_, 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 19102-1814

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.

Plaintiff <b>WELLS FARGO BANK, NA</b>	Expiration date Court Number <b>2008-CV-2178</b>
Defendant <b>APRIL J. WHITMOYER</b> <b>JONATHAN E. SIMPSON</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE**



**AT**

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

**APRIL J. WHITMOYER**

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

**717 SHUMAN STREET**

**CATAWISSA, PA 17820-1131**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 200\_\_, 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 <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	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, NA

Court Number  
2008-CV-2178

Defendant  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

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.

JONATHAN E. SIMPSON

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

717 SHUMAN STREET

CATAWISSA, PA 17820-1131

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

Date

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

(215)563-7000

**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, NA

Court Number  
2008-CV-2178

Defendant  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

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.

JONATHAN E. SIMPSON

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

717 SHUMAN STREET

CATAWISSA, PA 17820-1131

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 200\_\_, 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

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

Attorney for Plaintiff

WELLS FARGO BANK, NA

vs.

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 2008-CV-2178  
:

**VERIFICATION OF NON-MILITARY SERVICE**


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

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

(b) that defendant APRIL J. WHITMOYER is over 18 years of age and resides at 717 SHUMAN STREET, CATAWISSA, PA 17820-1131.

(c) that defendant JONATHAN E. SIMPSON is over 18 years of age and resides at 717 SHUMAN STREET, CATAWISSA, PA 17820-1131.

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

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

**WELLS FARGO BANK, NA**  
Plaintiff

v.

**APRIL J. WHITMOYER**  
**JONATHAN E. SIMPSON**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-2178**  
:  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, NA**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **717 SHUMAN STREET, CATAWISSA, PA 17820-1131**.

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

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

**APRIL J. WHITMOYER**

**717 SHUMAN STREET**  
**CATAWISSA, PA 17820-1131**

**JONATHAN E. SIMPSON**

**717 SHUMAN STREET**  
**CATAWISSA, PA 17820-1131**

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

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

**SAME AS ABOVE**

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

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

**None.**

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

Address (if address cannot be  
reasonably ascertained, please indicate)  
**4246 SOUTH RIVERBOAT ROAD, SUITE 200**  
**SALT LAKE CITY, UT 81243**

**GE MONEY BANK**

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

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

**None.**

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

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

**None.**

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

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

**TENANT/OCCUPANT**

**APRIL J. WHITMOYER &  
JONATHAN E. SIMPSON c/o  
PATRICK T. O'CONNELL**

**717 SHUMAN STREET  
CATAWISSA, PA 17820-1131**

**14 WEST MAIN STREET  
BLOOMSBURG, PA 17815**

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.

December 17, 2009

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivack Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Muicahy, 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

WELLS FARGO BANK, NA

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
: NO. 2008-CV-2178  
:  
: COLUMBIA COUNTY  
:  
Defendant(s) :

vs.

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

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

TO: JONATHAN E. SIMPSON  
717 SHUMAN STREET  
CATAWISSA, PA 17820-1131

APRIL J. WHITMOYER  
717 SHUMAN STREET  
CATAWISSA, PA 17820-1131

**\*\*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 **717 SHUMAN STREET, CATAWISSA, PA 17820-1131** 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 **\$99,942.51** obtained by **WELLS FARGO BANK, NA** (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 parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley;

THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart;

THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street;

THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000



**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-2178**

**WELLS FARGO BANK, NA**

**vs.**

**APRIL J. WHITMOYER**

**JONATHAN E. SIMPSON**

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

**(Municipality)**

**717 SHUMAN STREET, CATAWISSA, PA 17820-1131**

**Parcel No. 08-06-021-01,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$99,942.51**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley;

THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart;

THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street;

THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is crected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley;

THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart;

THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street;

THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley;

THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart;

THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street;

THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northerly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley;

THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart;

THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street;

THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.

UPON WHICH is erected a two story, block and frame building.

TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.

Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Tax Parcel # 08-06-021-01,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-2178**

**WELLS FARGO BANK, NA**

**vs.**

**APRIL J. WHITMOYER**

**JONATHAN E. SIMPSON**

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

**(Municipality)**

**717 SHUMAN STREET, CATAWISSA, PA 17820-1131**

**Parcel No. 08-06-021-01,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$99,942.51**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-2178**

**WELLS FARGO BANK, NA**

**vs.**

**APRIL J. WHITMOYER**

**JONATHAN E. SIMPSON**

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

**(Municipality)**

**717 SHUMAN STREET, CATAWISSA, PA 17820-1131**

**Parcel No. 08-06-021-01,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$99,942.51**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2008-CV-2178

WELLS FARGO BANK, NA

vs.

APRIL J. WHITMOYER

JONATHAN E. SIMPSON

owner(s) of property situate in the BOROUGH OF CATAWISSA, Columbia County,  
Pennsylvania, being

(Municipality)

717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Parcel No. 08-06-021-01,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$99,942.51

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP



**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2008-CV-2178

WELLS FARGO BANK, NA

vs.

APRIL J. WHITMOYER

JONATHAN E. SIMPSON

owner(s) of property situate in the BOROUGH OF CATAWISSA, Columbia County,  
Pennsylvania, being

(Municipality)

717 SHUMAN STREET, CATAWISSA, PA 17820-1131

Parcel No. 08-06-021-01,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$99,942.51

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-2178**

**WELLS FARGO BANK, NA**

**vs.**

**APRIL J. WHITMOYER**

**JONATHAN E. SIMPSON**

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

**(Municipality)**

**717 SHUMAN STREET, CATAWISSA, PA 17820-1131**

**Parcel No. 08-06-021-01,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$99,942.51**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-1801360

CHECK NO  
907630

LR 03022010

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

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Valid after 180 days

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

*Travis S. Hallinan*

⑈907630⑈ ⑆036001808⑆36 150866 6⑈