

# SHERIFF'S SALE COST SHEET

BAC Home Loans vs. Nashe  
 NO. 45-10 ED NO. 115-10 JD DATE/TIME OF SALE Stated

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$26.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	<u>\$5.00</u>
NOTARY	<u>\$15.00</u>
TOTAL ***** \$ <u>308.00</u>	

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

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ <u>      </u>
TOTAL ***** \$ <u>0.00</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>                    </u>	\$ <u>      </u>
<u>                            </u>	\$ <u>      </u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 573.00

McFarland \$ 127.00

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

MARK J. UDREN\*\*  
STUART WINNEG\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
CHANDRA M. ARKEMA\*\*\*  
\*\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE  
215-568-9500

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

April 6, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Sheriff Tim Chamberland/Wendy

Re: BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans  
Servicing LP  
vs.  
Clyde R. Nagle and Donna L. Nagle  
Columbia County C.C.P. No. 2010-CV-115/45-ED-2010  
Premises: 1 West Maple Road, Berwick, PA 18603  
SS Date: May 26, 2010

Dear Sheriff Tim Chamberland/Wendy:

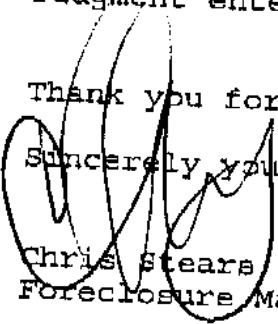
Please STAY the Sheriff's Sale scheduled for May 26, 2010.

Sale is Stayed for the following reason:

Judgment entered in error. Answer filed.

Thank you for your attention to this matter.

Sincerely yours,

  
Chris Stears  
Foreclosure Manager

/nmr



April 9, 2010

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

**BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME  
LOANS SERVICING LP**

**VS.**

**CLYDE R. NAGLE  
DONNA L. NAGLE**

**DOCKET # 45ED2010**

**JD # 115JD2010**

Dear Timothy:

The amount due on the sewer account #133274 for the property located at 1 W  
Maple Lane Berwick, Pa through June 30, 2010 is **\$180.00**.

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

Sincerely,

Kelly Noss  
Authority Clerk

*Hearing Impaired 711*

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

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*  
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-3623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 284-6300

Tuesday, March 30, 2010

**CONNIE GINGHER-TAX COLLECTOR  
1615 LINCOLN AVE  
BERWICK, PA 18603-**

**BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HONE LOANS  
SERVICING LP  
VS  
CLYDE R. NAGLE  
DONNA L. NAGLE**

**DOCKET # 45ED2010**

**JD # 115JD2010**

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-4380

**BAC HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HONE LOANS SERVICING  
LP**

**Docket # 45ED2010**

**VS**

**MORTGAGE FORECLOSURE**

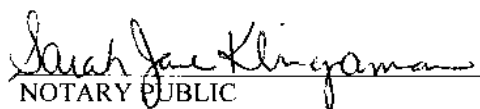
**CLYDE R. NAGLE  
DONNA L. NAGLE**

**AFFIDAVIT OF SERVICE**

NOW, THIS MONDAY, APRIL 05, 2010, AT 10:55 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON DONNA NAGLE AT 1 WEST MAPLE LANE, BERWICK BY  
HANDING TO DONNA NAGLE, , 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 MONDAY, APRIL 05, 2010

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

UDREN LAW OFFICE  
111 WOOD CREST ROAD  
Suite 200  
CHERRY HILL, NJ 08003-3620

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

**BAC HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HONE LOANS SERVICING  
LP**

**Docket # 45ED2010**

**VS**

**MORTGAGE FORECLOSURE**

**CLYDE R. NAGLE  
DONNA L. NAGLE**

**AFFIDAVIT OF SERVICE**

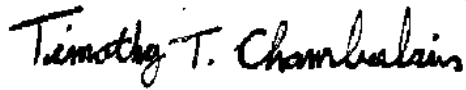
NOW, THIS MONDAY, APRIL 05, 2010, AT 10:55 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CLYDE NAGLE AT 1 WEST MAPLE LANE, BERWICK BY HANDING TO DONNA NAGLE, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

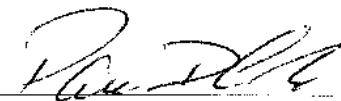
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, APRIL 05, 2010

  
NOTARY PUBLIC

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

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

UDREN LAW OFFICE  
111 WOOD CREST ROAD  
Suite 200  
CHERRY HILL, NJ 08003-3620

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/30/2010

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 45ED2010

PLAINTIFF BAC HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HONE LOANS SERVICING LP

DEFENDANT CLYDE R. NAGLE  
DONNA L. NAGLE  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
CLYDE NAGLE	MORTGAGE FORECLOSURE
1 WEST MAPLE LANE	
BERWICK	

SERVED UPON DONNA NAGLE

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

DATE 04-05-10 TIME 1055 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

*Flora Dille*

DATE 04-05-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/30/2010

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 45ED2010

PLAINTIFF BAC HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HONE LOANS SERVICING LP

DEFENDANT CLYDE R. NAGLE  
DONNA L. NAGLE

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
DONNA NAGLE
1 WEST MAPLE LANE
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DONNA NAGLE

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

DATE 04-05-10 TIME 1055 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

*P. D'Angelo*

DATE 04-05-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/30/2010

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 45ED2010

PLAINTIFF BAC HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HOME LOANS SERVICING LP

DEFENDANT CLYDE R. NAGLE  
DONNA L. NAGLE  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON POSTED

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

DATE 04-05-10 TIME 0940 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) \_\_\_\_\_

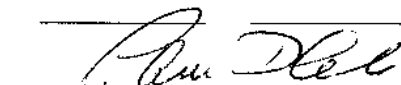
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 04-05-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/30/2010

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 45ED2010

PLAINTIFF BAC HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HOME LOANS SERVICING LP

DEFENDANT CLYDE R. NAGLE  
DONNA L. NAGLE  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Kelly Green

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

DATE 04.05.10 TIME 0945 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

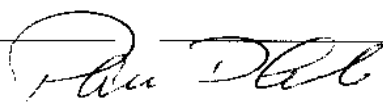
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 04.05.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/30/2010

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 45ED2010

PLAINTIFF BAC HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HOME LOANS SERVICING LP

DEFENDANT CLYDE R. NAGLE  
DONNA L. NAGLE

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 3-31-10 TIME 1445 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Guter

DATE 3-31-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/30/2010

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 45ED2010

PLAINTIFF BAC HOME LOANS SERVICING, LP F/K/A  
COUNTRYWIDE HOME LOANS SERVICING LP

DEFENDANT CLYDE R. NAGLE  
DONNA L. NAGLE  
ATTORNEY FIRM UDREN LAW OFFICE

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

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

DATE 3-31-10 TIME 1:30 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 3-31-10

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:31-MAR-10

FEE:\$5.00

CERT. NO:7283

NAGLE CLYDE R & DONNA L  
1 WEST MAPLE LANE PARK PL VLG  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED  
LOCATION: 1 MAPLE LN BERWICK  
PARCEL: 04D-03 -100-87,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2009	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2010

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2009

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
ch.

Document Receipt

---

Trans # 18324 Carrier / service: POST 2PM 3/30/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000000389

Doc Ref #: 45ED2010

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 18322 Carrier / service: POST 2PM 3/30/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET- 5TH FLOOR

Tracking #: 9171924291001000000372

Doc Ref #: 45ED2010

PHILADELPHIA PA 19107

Document Receipt

---

Trans # 18320 Carrier / service: POST 2PM 3/30/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000000365

Doc Ref #: 45ED2010



Document Receipt

---

Trans # 18319 Carrier / service: POST 2PM 3/30/2010

Ship to: cop

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000000358

Doc Ref #: 45ED2010

HARRISBURG PA 17128

# REAL ESTATE OUTLINE

ED # 45-10

DATE RECEIVED 3-30-10

DOCKET AND INDEX 3-30-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LKA

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

✓

WAIVER OF WATCHMAN

✓

AFFIDAVIT OF LIENS LIST

✓

CHECK FOR ~~\$1,350.00~~ OR 1500.00

✓

CK# 141853

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

SALE DATE

May 26, 10

TIME 2130

POSTING DATE

Apr 20 10

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

May 5

2<sup>ND</sup> WEEK

12

3<sup>RD</sup> WEEK

19, 10

UDREN LAW OFFICES, P

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP

Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

2010-ED-45

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

1 West Maple Lane  
Berwick, PA 18603  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$150,016.64

Interest From 3/28/10

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$21.13

to actual date of sale including if sale is  
held at a later date

(Costs to be added)

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

Prothonotary

By

*James B. Kelly, Prothonotary*  
*Barbara N. Schutte, Clerk*

Clerk

Date

03-30-10

ALL THAT CERTAIN PIECE, PARCEL OF TRACT OR LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN SET FOR A CORNER, SAID PIN BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MAPLE ROAD;

THENCE ALONG LOT NO. 127, SOUTH 18 DEGREES 38' 00" WEST, 150.00 FEET TO AN IRON PIN SET FOR A CORNER ON THE NORTHERLY RIGHT OF WAY LINE OF CONRAIL;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CONRAIL, NORTH 71 DEGREES 22' 00" WEST 74.00 FEET TO AN IRON PIN SET FOR A CORNER;

THENCE ALONG LOT NO. 129, NORTH 18 DEGREES 38' 00" EAST, 150.00 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF MAPLE ROAD;

THENCE ALONG MAPLE ROAD, SOUTH 71 DEGREES 22' 00" EAST, 74.00 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

CONTAINING 11,100 SQUARE FEET OF LAND AND BEING LOT NO. 128 ON MAP OF PARK PLACE VILLAGE-SECTION D, AS PREPARED BY PETERS CONSULTANTS, INC., LAST REVISED MAY 9, 1988, UNRECORDED.

UNDER AND SUBJECT TO ALL THE RESTRICTIONS, CONDITIONS, AND RESERVATIONS CONTAINED IN FORMER DEEDS AND ALSO UNDER AND SUBJECT TO THE COVENANTS AND RESTRICTIONS ESTABLISHED FOR PARK PLACE VILLAGE AS SET FORTH IN DEED BOOK 217, PAGE 368

BEING KNOWN AS:        1 West Maple Lane  
                         Berwick, PA 18603

PROPERTY ID NO.:       04D-03-100-87

TITLE TO SAID PREMISES IS VESTED IN CLYDE R. NAGLE AND DONNA L. NAGLE, HIS WIFE BY DEED FROM WILLIAM R. ANDERSON AND HELEN GOLLIVER ANDERSON, HIS WIFE DATED 11/19/93 RECORDED 11/19/93 IN DEED BOOK VCS 553 PAGE 604.

# SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 45 OF 2010 ED AND CIVIL WRIT NO. 115 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OF TRACT OR LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN IRON PIN SET FOR A CORNER, SAID PIN BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MAPLE ROAD; THENCE ALONG LOT NO. 127, SOUTH 18 DEGREES 38' 00" WEST, 150.00 FEET TO AN IRON PIN SET FOR A CORNER ON THE NORTHERLY RIGHT OF WAY LINE OF CONRAIL; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CONRAIL, NORTH 71 DEGREES 22' 00" WEST 74.00 FEET TO AN IRON PIN SET FOR A CORNER; THENCE ALONG LOT NO. 129, NORTH 18 DEGREES 38' 00" EAST, 150.00 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF MAPLE ROAD; THENCE ALONG MAPLE ROAD, SOUTH 71 DEGREES 22' 00" EAST, 74.00 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

CONTAINING 11,100 SQUARE FEET OF LAND AND BEING LOT NO. 128 ON MAP OF PARK PLACE VILLAGE-SECTION D, AS PREPARED BY PETERS CONSULTANTS, INC., LAST REVISED MAY 9, 1988, UNRECORDED. UNDER AND SUBJECT TO ALL THE RESTRICTIONS, CONDITIONS, AND RESERVATIONS CONTAINED IN FORMER DEEDS AND ALSO UNDER AND SUBJECT TO THE COVENANTS AND RESTRICTIONS ESTABLISHED FOR PARK PLACE VILLAGE AS SET FORTH IN DEED BOOK 217, PAGE 368

BEING KNOWN AS: 1 WEST MAPLE LANE, BERWICK, PA 18603  
PROPERTY ID NO.: 04D-03-100-87

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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.

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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  
Mark Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

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# SHERIFF'S SALE

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BY VIRTUE OF A WRIT OF EXECUTION NO. 25 OF 2010 ED AND CIVIL WRIT NO. 2308 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP

Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
  - ☐ B. In Trespass (Accident)
  - ☒ C. In Mortgage Foreclosure
  - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☒ A. An individual
  - ☐ B. Tenants by Entireties
  - ☐ C. Joint Tenants with right of survivorship
  - ☐ D. A partnership
  - ☐ E. Tenants in Common
  - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
  - ☐ B. Not resident in the Commonwealth of Pennsylvania
  - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.  
Resident:

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_  
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
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Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

### C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P .

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

pleadings@udren.com

BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP

Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

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- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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STUART WINNEG, ESQUIRE  
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BAC Home Loans Servicing, LP  
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Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

AFFIDAVIT PURSUANT TO RULE 3129.1

BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 1 West Maple Lane, Berwick, PA 18603

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

Name

Address

Clyde R. Nagle

1 West Maple Lane  
Berwick, PA 18603

Donna L. Nagle

1 West Maple Lane  
Berwick, PA 18603

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

Name

Address

SAME AS #1 ABOVE

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

Name

Address

None

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

Name

Address

BAC Home Loans Servicing, LP P.O. Box 650070  
f/k/a Countrywide Home Loans Dallas TX, 75265-0070  
Servicing LP

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

Name

Address

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

Columbia County Tax Claim Bureau P.O. Box 380  
Bloomsburg, PA 17815

Domestic Relations Section P.O. Box 380  
Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, PO Box 281230  
Department of Revenue Harrisburg, PA 17128-1230

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

Tenants/Occupants 1 West Maple Lane  
Berwick, PA 18603

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

DATED: March 27, 2010

UDREN LAW OFFICES, P.C.

BY:

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P .

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BAC Home Loans Servicing, LP  
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Servicing LP

Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

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Berwick, PA 18603

Donna L. Nagle

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Name

Address

SAME AS #1 ABOVE

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Name

Address

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Address

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Bloomsburg, PA 17815

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Department of Revenue Harrisburg, PA 17128-1230

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

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Berwick, PA 18603

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DATED: March 27, 2010

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BY: \_\_\_\_\_  
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UDREN LAW OFFICES, F .

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BAC Home Loans Servicing, LP  
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Plaintiff

v.

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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

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Name

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DATED: March 27, 2010

UDREN LAW OFFICES, P.C.

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

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

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UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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856-669-5400  
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BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP

Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

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

TO: Clyde R. Nagle  
1 West Maple Lane  
Berwick, PA 18603

Your house (real estate) at 1 West Maple Lane, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$150,016.64, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 856-669-5400.

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 856-669-5400.

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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

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.**

**LAWYER REFERRAL SERVICE**  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**ASSOCIATION DE LICENCIADOS**  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

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BAC Home Loans Servicing, LP  
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Servicing LP

Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

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

TO: Donna L. Nagle  
1 West Maple Lane  
Berwick, PA 18603

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UDREN LAW OFFICES, P.C.

AT RNEY FOR PLAINTIFF

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STUART WINNEG, ESQUIRE - ID #45362  
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BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP  
P.O. Box 650070  
Dallas TX, 75265--0070  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

v.

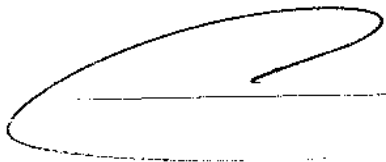
Clyde R. Nagle  
Donna L. Nagle  
1 West Maple Lane  
Berwick, PA 18603  
Defendant(s)

NO. 2010-cv-115

Waiver of Watchman

I, Attorney \_\_\_\_\_, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



ALL THAT CERTAIN PIECE, PARCEL OF TRACT OR LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN SET FOR A CORNER, SAID PIN BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MAPLE ROAD;

THENCE ALONG LOT NO. 127, SOUTH 18 DEGREES 38' 00" WEST, 150.00 FEET TO AN IRON PIN SET FOR A CORNER ON THE NORTHERLY RIGHT OF WAY LINE OF CONRAIL;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CONRAIL, NORTH 71 DEGREES 22' 00" WEST 74.00 FEET TO AN IRON PIN SET FOR A CORNER;

THENCE ALONG LOT NO. 129, NORTH 18 DEGREES 38' 00" EAST, 150.00 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF MAPLE ROAD;

THENCE ALONG MAPLE ROAD, SOUTH 71 DEGREES 22' 00" EAST, 74.00 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

CONTAINING 11,100 SQUARE FEET OF LAND AND BEING LOT NO. 128 ON MAP OF PARK PLACE VILLAGE-SECTION D, AS PREPARED BY PETERS CONSULTANTS, INC., LAST REVISED MAY 9, 1988, UNRECORDED.

UNDER AND SUBJECT TO ALL THE RESTRICTIONS, CONDITIONS, AND RESERVATIONS CONTAINED IN FORMER DEEDS AND ALSO UNDER AND SUBJECT TO THE COVENANTS AND RESTRICTIONS ESTABLISHED FOR PARK PLACE VILLAGE AS SET FORTH IN DEED BOOK 217, PAGE 368

BEING KNOWN AS:        1 West Maple Lane  
                         Berwick, PA 18603

PROPERTY ID NO.:       04D-03-100-87

TITLE TO SAID PREMISES IS VESTED IN CLYDE R. NAGLE AND DONNA L. NAGLE, HIS WIFE BY DEED FROM WILLIAM R. ANDERSON AND HELEN GOLLIVER ANDERSON, HIS WIFE DATED 11/19/93 RECORDED 11/19/93 IN DEED BOOK VCS 553 PAGE 604.

ALL THAT CERTAIN PIECE, PARCEL OF TRACT OR LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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                         Berwick, PA 18603

PROPERTY ID NO.:       04D-03-100-87

TITLE TO SAID PREMISES IS VESTED IN CLYDE R. NAGLE AND DONNA L. NAGLE, HIS WIFE BY DEED FROM WILLIAM R. ANDERSON AND HELEN GOLLIVER ANDERSON, HIS WIFE DATED 11/19/93 RECORDED 11/19/93 IN DEED BOOK VCS 553 PAGE 604.

ALL THAT CERTAIN PIECE, PARCEL OF TRACT OR LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN SET FOR A CORNER, SAID PIN BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MAPLE ROAD;

THENCE ALONG LOT NO. 127, SOUTH 18 DEGREES 38' 00" WEST, 150.00 FEET TO AN IRON PIN SET FOR A CORNER ON THE NORTHERLY RIGHT OF WAY LINE OF CONRAIL;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CONRAIL, NORTH 71 DEGREES 22' 00" WEST 74.00 FEET TO AN IRON PIN SET FOR A CORNER;

THENCE ALONG LOT NO. 129, NORTH 18 DEGREES 38' 00" EAST, 150.00 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF MAPLE ROAD;

THENCE ALONG MAPLE ROAD, SOUTH 71 DEGREES 22' 00" EAST, 74.00 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

CONTAINING 11,100 SQUARE FEET OF LAND AND BEING LOT NO. 128 ON MAP OF PARK PLACE VILLAGE-SECTION D, AS PREPARED BY PETERS CONSULTANTS, INC., LAST REVISED MAY 9, 1988, UNRECORDED.

UNDER AND SUBJECT TO ALL THE RESTRICTIONS, CONDITIONS, AND RESERVATIONS CONTAINED IN FORMER DEEDS AND ALSO UNDER AND SUBJECT TO THE COVENANTS AND RESTRICTIONS ESTABLISHED FOR PARK PLACE VILLAGE AS SET FORTH IN DEED BOOK 217, PAGE 368

BEING KNOWN AS:        1 West Maple Lane  
                         Berwick, PA 18603

PROPERTY ID NO.:      04D-03-100-87

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UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP

Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

:  
: SS

COUNTY OF CAMDEN

:

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Servicemembers' Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Clyde R. Nagle  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Defendant: Donna L. Nagle  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Name:  
Title: ATTORNEY FOR PLAINTIFF  
Company: UDREN LAW OFFICES, P.C.

Sworn to and subscribed  
before me this 27<sup>th</sup> day  
of March, 2010.

  
Notary Public

CARA STEARS  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 10/15/2013

ECOPY

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
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BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP

Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

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Defendant: Clyde R. Nagle  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Defendant: Donna L. Nagle  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Name: \_\_\_\_\_  
Title: ATTORNEY FOR PLAINTIFF  
Company: UDREN LAW OFFICES, P.C.

Sworn to and subscribed  
before me this 27<sup>TH</sup> day  
of March, 2010.

  
Notary Public

CARA STEARS  
NOTARY PUBLIC OF NEW JERSEY  
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UDREN LAW OFFICES, P.C.

A7 RNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
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WOODCREST CORPORATE CENTER  
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CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP  
P.O. Box 650070  
Dallas TX, 75265--0070  
Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle  
1 West Maple Lane  
Berwick, PA 18603  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA

2010 MAR 29 A 11:55

PROTHONOTARY

**PRAECIPE FOR JUDGMENT FOR FAILURE TO  
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **Clyde R. Nagle and Donna L. Nagle** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$148,268.21
Interest Per Complaint	1,669.27
From 1/8/10 to 3/27/10	
Late charges per Complaint	<u>79.16</u>
From 1/8/10 to 3/27/10	

TOTAL \$150,016.64

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

UDREN LAW OFFICES, P.C.

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

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

**COPY**

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: 3-30-10

Jamie B. Klingman  
PRO PROTHY

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA. 17815  
FAX: (570) 389-3625

PHONE  
(570) 389-5623

24 HOUR PHONE  
(570) 784-6300

BAC HOME LOAN SERVICING

Docket # 115CV2010

VS

COMPLAINT

CLYDE & DONNA NAGLE

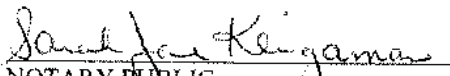
SHERIFF'S COST PAID

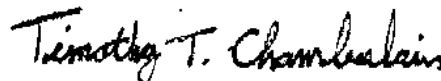
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 23, 2010, AT 11:20 AM, SERVED THE WITHIN COMPLAINT  
UPON **DONNA L. NAGLE** AT 1 WEST MAPLE LANE, BERWICK BY HANDING TO  
DONNA, PERSONALLY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE  
KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, FEBRUARY 24, 2010

  
NOTARY PUBLIC



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

X   
P. D'ANGELO  
DEPUTY SHERIFF

UDREN LAW OFFICE  
111 WOOD CREST ROAD  
Suite 200  
CHERRY HILL, NJ 08003-3620

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA. 17815  
FAX: (570) 289-5675

PHONE  
(570) 389-5622

24 HOUR PHONE  
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BAC HOME LOAN SERVICING

Docket # 115CV2010

VS

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CLYDE & DONNA NAGLE

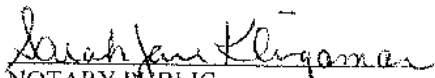
SHERIFF'S COST PAID

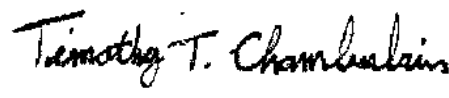
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DONNA NAGLE, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE  
KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, FEBRUARY 24, 2010

  
NOTARY PUBLIC

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

X   
P. D'ANGELO  
DEPUTY SHERIFF

UDREN LAW OFFICE  
111 WOOD CREST ROAD  
Suite 200  
CHERRY HILL, NJ 08003-3620

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
LOUIS A. SIMONI, ESQUIRE - ID #200869  
ADAM L. KAYES, ESQUIRE - ID #86408  
MARGUERITE L. THOMAS, ESQUIRE - ID #204460  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP  
P.O. Box 650070  
Dallas TX, 75265--0070  
Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle  
1 West Maple Road  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION

Columbia County

NO.

2010-CV-115

CLERK OF COURT'S OFFICE  
CHERRY HILL, NJ 08003

2010 JUN 25 P 12:02

PROthonary

### COMPLAINT IN MORTGAGE FORECLOSURE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

10010094-1 LA

ES, P.C.  
 ESQUIRE - ID #04302  
 ESQUIRE - ID #45362  
 ESQUIRE - ID #34576  
 ESQUIRE - ID #75860  
 MA, ESQUIRE - ID #203437  
 NI, ESQUIRE - ID #200869  
 S, ESQUIRE - ID #86408  
 L. THOMAS, ESQUIRE - ID #204460  
 CORPORATE CENTER  
 REST ROAD, SUITE 200  
 HILL, NJ 08003  
 -5400  
 ngs@udren.com

Home Loans Servicing, LP f/k/a  
 ntrywide Home Loans Servicing LP  
 Plaintiff  
 v.

COURT OF COMMON PLEAS  
 CIVIL DIVISION  
 Columbia County

Clyde R. Nagle  
 Donna L. Nagle

Defendant(s)

NO. 2010-cv-115

TO: Clyde R. Nagle  
 1 West Maple Lane  
 Berwick, PA 18603

Date of Notice: March 16, 2010

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
 North Penn Legal Services  
 168 East 5th Street  
 Bloomsburg, PA 17815  
 570-784-8760

**NOTIFICACION IMPORTANTE**

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUIRIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS, IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO INMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

SERVICIO DE REFERENCIA LEGAL  
 LAWYER REFERRAL SERVICE  
 North Penn Legal Services  
 168 East 5th Street  
 Bloomsburg, PA 17815  
 570-784-8760

NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MARK J. UDREN, ESQUIRE  
 STUART WINNEG, ESQUIRE  
 LORRAINE DOYLE, ESQUIRE  
 ALAN M. MINATO, ESQUIRE  
 CHANDRA M. ARKEMA, ESQUIRE  
 LOUIS A. SIMONI, ESQUIRE  
 ADAM L. KAYES, ESQUIRE  
 MARGUERITE L. THOMAS, ESQUIRE  
 Woodcrest Corporate Center  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, New Jersey 08003-3620

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

BAC HOME LOAN SERVICING

Docket # 115CV2010

VS

COMPLAINT

CLYDE & DONNA NAGLE

SHERIFF'S COST PAID

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 23, 2010, AT 11:20 AM, SERVED THE WITHIN COMPLAINT  
UPON **DONNA L. NAGLE** AT 1 WEST MAPLE LANE, BERWICK BY HANDING TO  
DONNA, PERSONALLY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE  
KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, FEBRUARY 24, 2010

*Sarah Jane Klingaman*  
NOTARY PUBLIC

*Timothy T. Chamberlain*  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

*P. D'Angelo*  
X  
P. D'ANGELO  
DEPUTY SHERIFF

UDREN LAW OFFICE  
111 WOOD CREST ROAD  
Suite 200  
CHERRY HILL, NJ 08003-3620

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 180  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-4303

BAC HOME LOAN SERVICING

Docket # 115CV2010

VS

COMPLAINT

CLYDE & DONNA NAGLE

SHERIFF'S COST PAID

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 23, 2010, AT 11:20 AM, SERVED THE WITHIN COMPLAINT  
UPON **CLYDE R. NAGLE** AT 1 WEST AMPLE LANE, BERWICK BY HANDING TO  
DONNA NAGLE, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE  
KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, FEBRUARY 24, 2010

*Sarah Jane Klingaman*  
NOTARY PUBLIC

*Timothy T. Chamberlain*  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

*P. D'Angelo*  
X  
P. D'ANGELO  
DEPUTY SHERIFF

UDREN LAW OFFICE  
111 WOOD CREST ROAD  
Suite 200  
CHERRY HILL, NJ 08003-3620

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
LOUIS A. SIMONI, ESQUIRE - ID #200869  
ADAM L. KAYES, ESQUIRE - ID #86408  
MARGUERITE L. THOMAS, ESQUIRE - ID #204460  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing LP  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

NO. 2010-cv-115

TO: Donna L. Nagle  
1 West Maple Lane  
Berwick, PA 18603

Date of Notice: March 16, 2010

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**NOTIFICACION IMPORTANTE**

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUIRIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO INMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

SERVICIO DE REFERENCIA LEGAL  
LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
LOUIS A. SIMONI, ESQUIRE  
ADAM L. KAYES, ESQUIRE  
MARGUERITE L. THOMAS, ESQUIRE  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, New Jersey 08003-3620



UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

BAC Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing LP

Plaintiff

v.

Clyde R. Nagle  
Donna L. Nagle

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2010-cv-115

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

:  
:  
: SS  
:

COUNTY OF CAMDEN

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Servicemembers' Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Clyde R. Nagle  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Defendant: Donna L. Nagle  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Sworn to and subscribed  
before me this 27<sup>TH</sup> day  
of March, 2010.

  
Notary Public

CARA STEARS  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 10/15/2013

Name:  
Title: ATTORNEY FOR PLAINTIFF  
Company: UDREN LAW OFFICES, P.C.

**UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**

**856 . 669 . 5400**

**FAX: 856 . 669 . 5399**

**pleadings@udren.com**

**PENNSYLVANIA OFFICE**  
**215-568-9500**

**MARK J. UDREN\***  
**STUART WINNEG\*\***  
**CHANDRA M. ARKEMA\*\*\***  
**LOUIS A. SIMONI\*\*\***  
**ADAM L. KAYES\*\*\***  
**LORRAINE DOYLE\*\***  
**ALAN M. MINATO\*\*\***  
**\*ADMITTED N.J., PA, FL**  
**\*\*ADMITTED PA**  
**\*\*\*ADMITTED N.J., PA**  
**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**PLEASE RESPOND TO NEW JERSEY OFFICE**

March 27, 2010

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

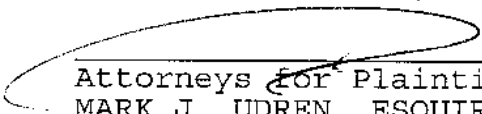
Re: BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans  
Servicing LP  
vs.  
Clyde R. Nagle  
Donna L. Nagle  
Columbia County C.C.P. No. 2010-cv-115

Dear Sir:

Please serve the Defendant(s), Clyde R. Nagle and Donna L. Nagle  
at 1 West Maple Lane, Berwick, PA 18603.

Please then, **POST** the property with the Handbill at 1 West Maple  
Lane, Berwick, PA 18603.

UDREN LAW OFFICES, P.C.

  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

147953

**UDREN LAW OFFICES, PC**

PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



America's Most Convenient Bank\*

NUMBER  
147953

3-180/360

AMOUNT  
\*\*\*\*\*1,500.00

DATE

March 26, 2010

One Thousand Five Hundred and 00/100

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

*[Handwritten signature]*

⑆ 147953 ⑆ ⑆ 0360018081⑆ 36 589745 3⑆