

# SHERIFF'S SALE COST SHEET

NO. MEZS ED NO. 815-05 VS. Jay & Joy Wise JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</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>40.00</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>4.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>308.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1611.06</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>1761.06</u>	

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$
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>100.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2174.56  
1350.-  
 Due → \$ 824.56

CHECK DATE CHECK NO.  
/23/2010 928285

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

CHECK NO  
928285

Void after 180 days

Francis S. Hellmuth

**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

March 22, 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: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v.  
JAY E. WISE, JR. and JOEY B. WISE  
3 SANDY RUN ROAD BENTON, PA 17814  
Court No. 2005-CV-815

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for March 24, 2010 due to the following: Loss Mitigation.

Please be advised that no funds were reported to be received.

You are hereby directed to immediately 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,  
PATRICK WIRT for  
Phelan Hallinan & Schmieg, LLP

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

FACSIMILE TRANSMITTAL SHEET

TO: <i>Patrick Wolf</i>	FROM: <i>Tim Chamberlain</i>
COMPANY:	DATE: <i>3-22-10</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>Wise</i>	YOUR REFERENCE NUMBER:

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

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

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

2. Article Number  
(Transfer from service label)

7007 0710 0002 4087 7334

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:

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

2. Article Number  
(Transfer from service label)

7007 3020 0001 4837 7726

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

2. Article Number  
(Transfer from service label)

7007 3020 0001 4837 7733

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☒ Agent ☒ Address
- X *Paul Z...*
- B. Received by (Printed Name) *Paul Z...* C. Date of Delivery *1/28/10*
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☒ Agent ☒ Address
- X *[Signature]*
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JAN 26 2010*
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☒ Agent ☒ Address
- X *[Signature]*
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JAN 26 2010*
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

# SHERIFF'S SALE COST SHEET

NO. MERS ED NO. 815-05 VS. Jury & Jury Wise JD DATE/TIME OF SALE Mar 24 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</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>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>383.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1611.06</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1836.06</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>58.00</u>
TOTAL ***** \$ <u>68.00</u>	

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>- 00</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>- 00</u>	

TOTAL COSTS (OPENING BID) \$ 2374.56

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

MERS VS Jay + Joyce Carbe

NO. 6-10 ED NO. 875-05 JD

DATE/TIME OF SALE: mar 24 0900

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**KINYON LANIER**  
**Legal Assistant**

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

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

No. 2005-CV-815

**Re: PHH MORTGAGE CORPORATION VS. JAY E. WISE, JR. A/K/A JAY EARL WISE, JR.**  
**A/K/A JAY JR. WISE, and JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**  
**No. 2005-CV-815**

**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 03/24/2010 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:

KINYON LANIER, Legal Assistant

cc: Sheriff of COLUMBIA County



IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION  
Plaintiff,

v.

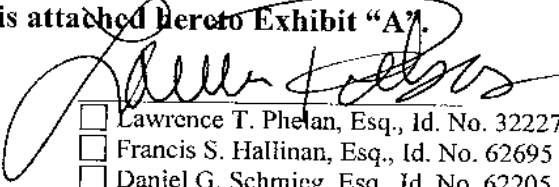
JAY E. WISE, JR. A/K/A JAY EARL WISE, JR.  
A/K/A JAY JR. WISE  
JOEY B. WISE A/K/A JOEY BETH PFLEEGOR  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
: No. 2005-CV-815  
:

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: 3/10/2010

**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.

**PHH MORTGAGE CORPORATION**

Plaintiff

:

**COURT OF COMMON**

:

**PLEAS**

:

**v.**

:

**CIVIL DIVISION**

:

**JAY E. WISE, JR.**

:

**NO. 2005-CV-815**

**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**

:

Defendant(s)

**COLUMBIA COUNTY**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, 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 **3 SANDY RUN ROAD, BENTON, PA 17814**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name  
**JAY E. WISE, JR.**  
**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**  
Address (if address cannot be reasonably ascertained, please so indicate)  
**3 SANDY RUN ROAD**  
**BENTON, PA 17814**
2. Name and address of Defendant(s) in the judgment:  
Name  
**SAME AS ABOVE**  
Address (if address cannot be reasonably ascertained, please so indicate)
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name  
**None.**  
Address (if address cannot be reasonably ascertained, please indicate)
4. Name and address of last recorded holder of every mortgage of record:  
Name  
**None.**  
Address (if address cannot be reasonably ascertained, please indicate)
5. Name and address of every other person who has any record lien on the property:  
Name  
**None.**  
Address (if address cannot be reasonably ascertained, please indicate)
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  
**None.**  
Address (if address cannot be reasonably ascertained, please indicate)

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**

**3 SANDY RUN ROAD  
BENTON, PA 17814**

**Domestic Relations of Columbia County**

**Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania  
Department of Welfare**

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

**Citrus Energy Corporation**

**399 Perry Street, Suite 203  
Castle Rock, CO 80104**

**Hat Creek Energy, LLC**

**3575 Cherry Creek North Drive  
Denver CO 80209**

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.

DATE:

2/23/10

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

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 3 SANDY RUN ROAD BENTON, PA 17814		
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				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: JAY E. WISE, JR. (COLUMBIA) TEAM 3 PHS# 118331		
Total Number of P 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 R990 S913 and S921 for limitations of coverage.

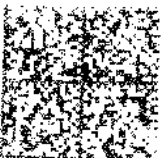


Name and Address Of Sender  
Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

KXL -- 3/24/10 SALE

KXL

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Citrus Energy Corporation 399 Perry Street, Suite 203 Castle Rock, CO 80104		
2	****	Hat Creek Energy, LLC 3575 Cherry Creek North Drive Denver CO 80209		
3	****			
4				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: JAY E. WISE, JR. (COLUMBIA) TEAM 5 PHS# 118331		
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 for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$20,000 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 R400 S913 and S921 for limitations of coverage.



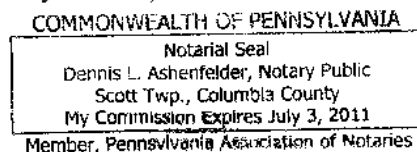
KXL

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 March 3, 10, 17, 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 17<sup>th</sup> day of March, 2010

(Notary Public)



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.

.....

Sheriff

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.

Plaintiff

vs.

JAY E. WISE, JR.

JOEY B. WISE

A/K/A JOEY BETH PFLEEGOR

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2005-CV-815

**ORDER**

AND NOW, this 25 day of Feb, 2010 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$80,614.03
Interest Through March 24, 2010	\$15,394.57
Per Diem \$15.46	
Late Charges	\$272.53
Legal fees	\$3,250.00
Cost of Suit and Title	\$2,413.00
Sheriff's Sale Costs	\$2,516.50
Property Inspections/ Property Preservation	\$359.19
Appraisal/Brokers Price Opinion	\$100.00
Mortgage Insurance Premium/	\$114.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$60.00

RECEIVED  
CLERK OF COURT

107 14 07

Suspense/Misc. Credits  
Escrow Deficit

(\$0.00)  
\$3,223.89

**TOTAL**

\$108,317.71

Plus interest from March 24, 2010 through the date of sale at six percent per annum.

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

BY THE COURT

*Scott W. Paul*  
J.



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

PHH MORTGAGE CORPORATION

VS.


JAY & JOEY WISE

WRIT OF EXECUTION #6 OF 2010 ED

POSTING OF PROPERTY

February 18, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAY & JOEY WISE AT 3 SANDY RUN ROAD BENTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

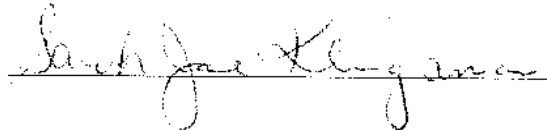
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF FEBRUARY 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

PHH MORTGAGE CORPORATION

Docket # 6ED2010

VS

MORTGAGE FORECLOSURE

JAY E WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH  
FPFLEEGOR

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, FEBRUARY 04, 2010, AT 12:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOEY WISE AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO JOEY WISE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, FEBRUARY 04, 2010

*Sarah Jane Klingaman*  
NOTARY PUBLIC

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

SO ANSWERS,

*Timothy T. Chamberlain*  
SHERIFF TIMOTHY T. CHAMBERLAIN

*J. Arter*  
J. ARTER  
DEPUTY SHERIFF

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

PHH MORTGAGE CORPORATION

Docket # 6ED2010

VS

MORTGAGE FORECLOSURE

JAY E WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH  
FPFLEEGOR

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 02, 2010, AT 5:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAY WISE, JR. AT 72 PIED PIPER ROAD, BENTON BY HANDING TO JAY WISE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

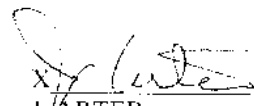
SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, FEBRUARY 03, 2010

  
NOTARY PUBLIC

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

  
J. ARTER  
DEPUTY SHERIFF

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 1/21/2010

SERVICE# 2 - OF - 10 SERVICES  
DOCKET # 6ED2010

PLAINTIFF PHH MORTGAGE CORPORATION

DEFENDANT JAY E WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH PPFLEEGOR  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JOEY WISE
3 SANDY RUN ROAD
BENTON

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

394-9891

SERVED UPON JOEY WISE

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

DATE 2-4-10 TIME 1030 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) LIVES WITH MOTHER AT

732 COMLY RD. TURBOT VILLS, LYNNING CO.  
NORTH CAROLINA

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

2-1-10 1335 2 CC

2-3-10 0930 2 Called Left Message

DEPUTY

J. L. L.

DATE 2-4-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 1/21/2010

SERVICE# 1 - OF - 10 SERVICES  
DOCKET # 6ED2010

PLAINTIFF PHH MORTGAGE CORPORATION

DEFENDANT JAY E WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH FPFLEEGOR  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

**PERSON/CORP TO SERVED**

JAY WISE, JR.

3 SANDY RUN ROAD

BENTON

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON JAY WISE

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

DATE 2-2-10 TIME 1710 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) 77 PIEDPiper ROAD  
BENTON

**ATTEMPTS**

DATE	TIME	OFFICER	REMARKS
<u>2-1-10</u>	<u>1335</u>	<u>2</u>	<u>L.C.</u>
<u>2-2-10</u>	<u>0930</u>	<u>2</u>	<u>Called Unit Messages</u>

DEPUTY

[Signature]

DATE 2-2-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 1/21/2010

SERVICE# 3 - OF - 10 SERVICES  
DOCKET # 6ED2010

PLAINTIFF PHH MORTGAGE CORPORATION

DEFENDANT JAY E WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH FPFLEEGOR  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
SHIRLEY LOCKARD-TAX COLLECTOR
541 CAMP LAVIGNE ROAD
BENTON

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Shirley Lockard

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

DATE 2-1-10 TIME 1310 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY

J. Arter

DATE 2-1-10

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

**TO:**

TIMOTHY T CHAMERLAIN  
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:**

JOEY B. WISE  
732 COMLY ROAD  
TURBOTVILLE, PA 17772-8707

**Obligee:**

JAY E. WISE JR

**IV-D Case #:** 275111095

**SSN:** 169-60-0436   **Date of Birth:** 02/26/78

This lien results from a support order, entered on SEPTEMBER 22, 2009 by Pennsylvania Court of Common Pleas in            COLUMBIA            County, tribunal number 010429 .

As of JANUARY 29, 2010 , the obligor owes unpaid support in the amount of \$1,821.03 . 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: 3 SANDY RUN ROAD, BENTON, PA 17814

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.

[Signature]  
Authorized Agent

11-29-10  
Date

Debra Welliver 570-389-8870  
Print name, e-mail address, phone and fax number

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.

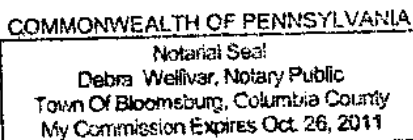
State of \_\_\_\_\_

)  
) ss.  
)

Notary Public Debra Welliver

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

Date 11-29-10



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 0970-0153 Expiration Date: 02/28/2011

Page 2 of 2

Service Type M

Form UF-017 Rev.1

Worker ID 19302





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) 784-6390

Friday, January 22, 2010

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

**PHH MORTGAGE CORPORATION**  
**VS**  
**JAY E WISE, JR.**  
**JOEY B. WISE A/K/A JOEY BETH FPFLEEGOR**

**DOCKET # 6ED2010**

**JD # 815JD2005**

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

PHH MORTGAGE CORPORATION

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
: NO. 2005-CV-815  
:  
: COLUMBIA COUNTY  
:  
Defendant(s) :

vs.

JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH PFLEEGOR

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

TO: JAY E. WISE, JR.  
3 SANDY RUN ROAD  
BENTON, PA 17814

JOEY B. WISE A/K/A  
JOEY BETH PFLEEGOR  
3 SANDY RUN ROAD  
BENTON, PA 17814

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

Your house (real estate) at **3 SANDY RUN ROAD, BENTON, PA 17814** is scheduled to be sold at the Sheriff's Sale on March 24, 2010 at 9:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$88,931.16** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (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

PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning .

BEING the same premises which Joseph Nitroy and Anna J. Nitroy, his wife, by deed dated November 26, 1985 and recorded in Columbia County Record Book 358 at page 851, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, his wife, grantors herein.

Property Vested by Special Warranty Deed to Jay E. Wise, Jr. & Joey B. Wise, h/w from Joseph A. Nitroy Jr. & Anna S. Nitroy, h/w. Recorded on May 5, 2002 in Book 20020 Page 6323.

Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814

Tax Parcel # 32-06a-011-07-000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2005-CV-815**

**PHH MORTGAGE CORPORATION**

**vs.**

**JAY E. WISE, JR.**

**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**

**owner(s) of property situate in Sugarloaf Township, Columbia County, Pennsylvania, being  
(Municipality)**

**3 SANDY RUN ROAD, BENTON, PA 17814**

**Parcel No. 32-06a-011-07-000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$88,931.16**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/21/2010

SERVICE# 4 - OF - 10 SERVICES  
DOCKET # 6ED2010

PLAINTIFF PHH MORTGAGE CORPORATION

DEFENDANT JAY E WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH FPFLEEGOR  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Margaret Lee

RELATIONSHIP Customer Single IDENTIFICATION \_\_\_\_\_

DATE 1-25-10 TIME 1008 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 1-25-10

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/25/2010

Fee: \$5.00

Cert. NO: 6970

WISE JAY E & JOEY B JR  
3 SANDY RUN RD  
BENTON PA 17814

District: SUGARLOAF TWP  
Deed: 20020 -6323  
Location: 3 SANDY RUN RD  
Parcel Id:32 -06A-011-07,000

Assessment: 17,023  
Balances as of 01/25/2010

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Per: du  
Sheriff



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/21/2010

SERVICE# 7 - OF - 10 SERVICES  
DOCKET # 6ED2010

PLAINTIFF PHH MORTGAGE CORPORATION

DEFENDANT JAY E WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH FPFLEEGOR  
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 Renee Newhart

RELATIONSHIP Office Manager IDENTIFICATION \_\_\_\_\_

DATE 1-25-10 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

J. Allison DATE 1-25-10

# REAL ESTATE OUTLINE

ED # 6-10

DATE RECEIVED 1-21-10  
DOCKET AND INDEX 1-23-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>900559</u>

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

SALE DATE	<u>Mar 24 10</u>	TIME <u>900</u>
POSTING DATE	<u>Feb 12 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Mar 3</u>	
	2 <sup>ND</sup> WEEK <u>10</u>	
	3 <sup>RD</sup> WEEK <u>17 10</u>	

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 6 OF 2010 ED AND CIVIL WRIT NO. 815 OF 2005 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:

**PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;**

BEGINNING at a corner of the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; thence along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; thence South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; thence by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; thence by the same, North 23 degrees West 150 feet to the place of beginning.

Being Lot No. 9B in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated April 21, 1970.

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BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; thence by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; thence by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern Side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. Being Lot No. 9 in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of Peter McHenry, R.S., dated July 9, 1969.

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The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

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Property vested by Special Warranty Deed to Jay E. Wise, Jr. & Joey B. Wise, h/w from Joseph A. Nitroy, Jr. & Anna S. Nitroy, h/w. Recorded on May 5, 2002 in Book 20020 Page 6323.

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Tax Parcel #32-06A-011-07-000

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Philadelphia, PA 19103

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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

PHH MORTGAGE CORPORATION

vs.

JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH PFLEEGOR

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2005-CV-815

2010-ED-6  
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 3 SANDY RUN ROAD, BENTON, PA 17814  
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 09/07/2005 to Date of Sale

@ \$14.62 per diem

\$88,931.16

\$8,138.00

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

Dated 1-21-10  
(SEAL)

PHS # 118331

Tam B Kline / KBB  
(Clerk) Office of the Prothonotary Support, Common Pleas Court  
of Columbia County, Penna.

**Prothonotary & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

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

**PHH MORTGAGE CORPORATION**

**vs.**

**JAY E. WISE, JR.**  
**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

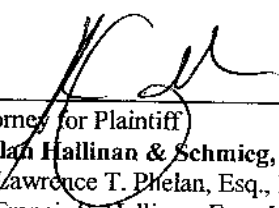
**NO. 2005-CV-815**

**2010-EP-6**  
**COLUMBIA COUNTY**

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$88,931.16
Additional Fees and Costs	\$8,138.00
Interest from 09/07/2005 to Date of Sale	\$_____ and costs.
@ \$14.62 Per diem	

  
\_\_\_\_\_  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

Note: Please attach description of Property.

PHS # 118331

**Phelan Hallinan & Schmieg, LLP**

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

Attorneys for Plaintiff

**PHH MORTGAGE CORPORATION**

Plaintiff

v.

**JAY E. WISE, JR.**

**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO. 2005-CV-815**

:

: **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
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- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

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

Attorneys for Plaintiff

**PHH MORTGAGE CORPORATION**  
Plaintiff

v.

**JAY E. WISE, JR.**  
**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2005-CV-815**  
: *2010-EP-6*  
: **COLUMBIA COUNTY**  
:  
:

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- ☒ Courtenay R. Dunn, Esq., Id. No. 206779
- ☒ Andrew C. Bramblett, Esq., Id. No. 208375

## LEGAL DESCRIPTION

**PREMISES 1: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

**PREMISES 2: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

**PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:**

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

**PREMISES 3: ALL THAT CERTAIN** parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

**PREMISES 4: ALL THAT CERTAIN** piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning .

BEING the same premises which Joseph Nitroy and Anna J. Nitroy, his wife, by deed dated November 26, 1985 and recorded in Columbia County Record Book 358 at page 851, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, his wife, grantors herein.

Property Vested by Special Warranty Deed to Jay E. Wise, Jr. & Joey B. Wise, h/w from Joseph A. Nitroy Jr. & Anna S. Nitroy, h/w. Recorded on May 5, 2002 in Book 20020 Page 6323.

Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814

Tax Parcel # 32-06a-011-07-000



# SHERIFF'S RETURN

PHH MORTGAGE CORPORATION

Plaintiff

vs.

JAY E. WISE, JR.

JOEY B. WISE A/K/A JOEY BETH PFLEEGOR

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2005-CV-815 CD

WRIT

ISSUED

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

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

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

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

## AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

\_\_\_\_\_  
20\_\_, See return endorsed 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

PHH MORTGAGE CORPORATION

Court Number

2005-CV-815

Defendant

JAY E. WISE, JR.

JOEY B. WISE A/K/A JOEY BETH PFLEEGOR

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)

3 SANDY RUN ROAD BENTON, PA 17814

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

Date

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

(215)563-7000

**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 PIIH MORTGAGE CORPORATION	Court Number 2005-CV-815
--	-----------------------------

Defendant JAY E. WISE, JR. JOEY B. WISE A/K/A JOEY BETH PFLEEGOR	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.

JAY E. WISE, JR.

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

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

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

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

**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 _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	---	--------------------------------

# 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 <b>PHH MORTGAGE CORPORATION</b>	Court Number <b>2005-CV-815</b>
--	------------------------------------

Defendant <b>JAY E. WISE, JR.</b> <b>JOEY B. WISE A/K/A JOEY BETH PFLEEGOR</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
--	--

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>JAY E. WISE, JR.</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>3 SANDY RUN ROAD BENTON, PA 17814</b>
-------------------------------	--

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

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

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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 (215)563-7000	Date
---	-----------------------------------	------

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

PLAINTIFF	Court Number
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### 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 PHH MORTGAGE CORPORATION	Court Number 2005-CV-815
Defendant JAY E. WISE, JR. JOEY B. WISE A/K/A JOEY BETH PFLEEGOR	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>JOEY B. WISE A/K/A JOEY BETH PFLEEGOR</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>3 SANDY RUN ROAD BENTON, PA 17814</b>
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Signature of Attorney or other Originator for requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;">_____ Defendant</div> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date  
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PLAINTIFF	Court Number
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### RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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Expiration date \_\_\_\_\_

Plaintiff <b>PHH MORTGAGE CORPORATION</b>	Court Number <b>2005-CV-815</b>
Defendant <b>JAY E. WISE, JR. JOEY B. WISE A/K/A JOEY BETH PFLEEGOR</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>JOEY B. WISE A/K/A JOEY BETH PFLEEGOR</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>3 SANDY RUN ROAD BENTON, PA 17814</b>
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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;">_____ Defendant</div>	Telephone Number <b>(215)563-7000</b>	Date 
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

Attorney for Plaintiff

**PHH MORTGAGE CORPORATION**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **No. 2005-CV-815**  
:

vs.

**JAY E. WISE, JR.**  
**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**

**VERIFICATION OF NON-MILITARY SERVICE**


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

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

(b) that defendant JAY E. WISE, JR. A/K/A JAY EARL WISE, JR. A/K/A JAY JR. WISE is over 18 years of age and resides at 3 SANDY RUN ROAD, BENTON, PA 17814.

(c) that defendant JOEY B. WISE A/K/A JOEY BETH PFLEEGOR is over 18 years of age and resides at 3 SANDY RUN ROAD, BENTON, PA 17814.

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**  
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☐ Courtenay R. Dunn, Esq., Id. No. 206779  
☐ Andrew C. Bramblett, Esq., Id. No. 208375

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

Attorney for Plaintiff

PHH MORTGAGE CORPORATION

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 2005-CV-815  
:

vs.


JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY BETH PFLEEGOR

**VERIFICATION OF NON-MILITARY SERVICE**

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

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant JAY E. WISE, JR. A/K/A JAY EARL WISE, JR. A/K/A JAY JR. WISE is over 18 years of age and resides at 3 SANDY RUN ROAD, BENTON, PA 17814.
- (c) that defendant JOEY B. WISE A/K/A JOEY BETH PFLEEGOR is over 18 years of age and resides at SANDY RUN ROAD, BENTON, PA 17814.

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



**PHH MORTGAGE CORPORATION**  
Plaintiff

v.

**JAY E. WISE, JR.**  
**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2005-CV-815**  
:  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, 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 **3 SANDY RUN ROAD, BENTON, PA 17814**.

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

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

**JAY E. WISE, JR.**

**3 SANDY RUN ROAD**  
**BENTON, PA 17814**

**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**

**3 SANDY RUN ROAD**  
**BENTON, PA 17814**

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

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

**SAME AS ABOVE**

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

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

**None.**

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

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

**None.**

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

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

**None.**

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

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

**None.**

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

Name

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

**TENANT/OCCUPANT**

**3 SANDY RUN ROAD  
BENTON, PA 17814**

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.

January 13, 2010

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
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- ☒ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
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**PHH MORTGAGE CORPORATION**  
Plaintiff

**v.**

**JAY E. WISE, JR.**  
**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**  
Defendant(s)

**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2005-CV-815**  
**:**  
**: COLUMBIA COUNTY**

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**3 SANDY RUN ROAD**  
**BENTON, PA 17814**

**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**

**3 SANDY RUN ROAD**  
**BENTON, PA 17814**

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Address (if address cannot be reasonably  
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**SAME AS ABOVE**

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Name

Address (if address cannot be  
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**None.**

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

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

**None.**

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

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

**None.**

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

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

**None.**

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

Name

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

TENANT/OCCUPANT

3 SANDY RUN ROAD  
BENTON, PA 17814

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.

January 13, 2010

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

PHH MORTGAGE CORPORATION

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO. 2005-CV-815

JAY E. WISE, JR.

: COLUMBIA COUNTY

JOEY B. WISE A/K/A JOEY BETH PFLEEGOR

Defendant(s) :

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

TO: JAY E. WISE, JR.  
3 SANDY RUN ROAD  
BENTON, PA 17814

JOEY B. WISE A/K/A  
JOEY BETH PFLEEGOR  
3 SANDY RUN ROAD  
BENTON, PA 17814

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

Your house (real estate) at **3 SANDY RUN ROAD, BENTON, PA 17814** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$88,931.16** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (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**

PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning .

BEING the same premises which Joseph Nitroy and Anna J. Nitroy, his wife, by deed dated November 26, 1985 and recorded in Columbia County Record Book 358 at page 851, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, his wife, grantors herein.

Property Vested by Special Warranty Deed to Jay E. Wise, Jr. & Joey B. Wise, h/w from Joseph A. Nitroy Jr. & Anna S. Nitroy, h/w. Recorded on May 5. 2002 in Book 20020 Page 6323.

Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814

Tax Parcel # 32-06a-011-07-000



**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2005-CV-815**

**PHH MORTGAGE CORPORATION**

**vs.**

**JAY E. WISE, JR.**

**JOEY B. WISE A/K/A JOEY BETH PFLEEGOR**

**owner(s) of property situate in Sugarloaf Township, Columbia County, Pennsylvania, being  
(Municipality)**

**3 SANDY RUN ROAD, BENTON, PA 17814**

**Parcel No. 32-06a-011-07-000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$88,931.16**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2005-CV-815**

**PHH MORTGAGE CORPORATION**

**vs.**

**JAY E. WISE, JR.**

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**Attorneys for Plaintiff**

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**By virtue of a Writ of Execution NO. 2005-CV-815**

**PHH MORTGAGE CORPORATION**

**vs.**

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PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

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PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

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Tax Parcel # 32-06a-011-07-000



## LEGAL DESCRIPTION

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BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning .

BEING the same premises which Joseph Nitroy and Anna J. Nitroy, his wife, by deed dated November 26, 1985 and recorded in Columbia County Record Book 358 at page 851, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, his wife, grantors herein.

Property Vested by Special Warranty Deed to Jay E. Wise, Jr. & Joey B. Wise, h/w from Joseph A. Nitroy Jr. & Anna S. Nitroy, h/w. Recorded on May 5, 2002 in Book 20020 Page 6323.

Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814

Tax Parcel # 32-06a-011-07-000

## **LEGAL DESCRIPTION**

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The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning .

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

TO BANK N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
900659

LN 01/13/2010

DATE	AMOUNT
01/13/2010	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

*Travis S. Hallinan*

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