

SHERIFF'S SALE COST SHEET

Sovereign Bank vs. Nat'l
 NO. 62-10 ED NO. 47-10 JD DATE/TIME OF SALE 5:00pm

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>11.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>16.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>33.50</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>307.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1067.78</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1217.78</u>	

PROTHONOTARY (NOTARY)	\$10.00
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>110.00</u>
MISC. <u>145.</u>	\$ <u>253.95</u>
TOTAL ***** \$ <u>253.95</u>	

TOTAL COSTS (OPENING BID) \$ 1903.23

1380 Dep
Refund \$ 553.23

ENTRY VENDOR
FAP Sheriff of Columbia Cou [SCOLU]

CHECK DATE CHECK NO.
25/2011 1059222

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1059222	000277719	02/24/2011		226505	258.78	0.00	258.78
PAB (226505) 826906206 WATTS, CARL							
<div>258.78 294.45 ----- 353.23</div> <div>68-10</div>							
							258.78

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

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ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
1059222

Pay TWO HUNDRED FIFTY EIGHT AND 78/100 DOLLARS

DATE	AMOUNT
02/25/2011	*****258.78

Void after 180 days

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

Francis S. Hallinan

1059222 03600180836 150866 61

ENTITY
~~FAP~~

VENDOR
Sheriff of Columbia Cou [SCOLU]

CHECK DATE CHECK NO.
25/2011 1059163

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1059163	000277645	02/24/2011		226505	294.45	0.00	294.45
PAB [226505] 926908006 WATTS, CARL							
68-10							
							294.45

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 585-5500

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
1059163

JJR 02/25/2011

DATE	AMOUNT
02/25/2011	*****294.45

Pay TWO HUNDRED NINETY FOUR AND 45/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan

1059163 036001808136 150866 6

SHERIFF'S SALE COST SHEET

PH 5226505

Sovereign Bank vs. Nat 75
NO. 68-10 ED NO. 47-10 JD DATE/TIME OF SALE 5:00 PM

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>16.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>38.50</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>307.00</u>	

7/29/10
RT

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1067.28</u>
SOLICITOR'S SERVICES	\$ <u>75.00</u>
TOTAL ***** \$ <u>1217.28</u>	

PROTHONOTARY (NOTARY)	\$10.00
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>110.00</u>
MISC. <u>Ads.</u>	\$ <u>263.95</u>
TOTAL ***** \$ <u>263.95</u>	

TOTAL COSTS (OPENING BID) \$ 1903.23

1350 Dep

~~Refund~~

\$ 553.23

Amount due
NOT a Refund



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</i>	FROM: <i>Chamberlain</i>
COMPANY:	DATE: <i>1-21-11</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>5</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>Cost Are</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.

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

**Representing Lenders in
Pennsylvania and New Jersey**

Foreclosure Manager

July 30, 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: SOVEREIGN BANK v.
CARL W. WATTS
3770 STATE ROUTE 42 MILLVILLE, PA 17846
Court No. 2010-CV-47**

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for August 4, 2010 due to the following: Account Reinstated.

\$13,197.62 was received in consideration of the stay.

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**

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: *John*
~~Patrick Wirt~~

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: ~~8/2/10~~ 10-5-18

Re: Carl Watts

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

● **Comments:** I received your fax to stay this sale. A cost sheet is attached showing a balance due of \$553.23

*Here is another one I have
not received payment on*

SHERIFF'S SALE COST SHEET

Sovereign Bank vs. Carl Watts
 NO. 58-10 ED NO. 47-10 JD DATE/TIME OF SALE Aug. 4 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>16.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>38.50</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>392.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ _____
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ _____	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ _____

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Sovereign Bank vs Carl Watts

NO. 68-16 ED NO. 47-10 JD

DATE/TIME OF SALE: Aug. 4 09/30

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 \$ _____

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 68 OF 2010 ED AND CIVIL WRIT NO. 47 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN part, piece and parcel of land, situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts; THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

1. North 24 degrees, 45 minutes, 50 seconds East,

228.32 feet to a point;

2. North 12 degrees, 22 minutes, 06 seconds East,

231.00 feet to a point;

3. North 06 degrees, 58 minutes, 51 seconds East,

213.02 feet to a point; and,

4. North 11 degrees, 04 minutes, 10 seconds West,

133.23 feet to a point in the bed of new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gardner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gardner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

1. South 12 degrees, 22 minutes, 11 seconds West,

1,390.00 feet to an iron pin; and,

2. North 88 degrees, 35 minutes, 58 seconds West,

383.31 feet to the first mentioned point and PLACE OF BEGINNING.

CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

TITLE TO SAID PREMISES IS VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, divorced, dated 11/14/1986, recorded 11/14/1986 in Book 378, Page 465.

Premises being: 3770 STATE ROUTE 42, MILLVILLE, PA 17846 Tax Parcel # 29-04-009-01

TERMS OF SALE

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

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

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

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

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check or cashier's check at time of sale. Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. The greater of ten (10%) percent of the bid price or costs (opening bid at sale).

} SS

orn according to law deposes and says that Press Enterprise is tion with its principal office and place of business at 3185 burg, County of Columbia and State of Pennsylvania, and was larch, 1902, and has been published daily, continuously in said that day and on the attached notice July 14, 21, 28, 2010 as affiant is one of the officers or publisher or designated agent of newspaper in which legal advertisement was published; that terprise is interested in the subject matter of said notice and e allegations in the foregoing statement as to time, place, and e.

before me this 28th day of July, 2010

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

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

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

STEPHEN AMES
Legal Assistant, 1244

Representing Lenders in
Pennsylvania and New Jersey

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

No. 2010-CV-47

Re: SOVEREIGN BANK VS. CARL W. WATTS
No. 2010-CV-47
No. 2010-ED-68

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 08/04/2010 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:

STEPHEN AMES, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

SOVEREIGN BANK
Plaintiff,

v.

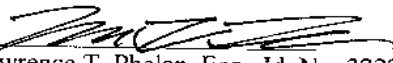
CARL W. WATTS
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2010-CV-47
: No. 2010-ED-68

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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


☐ Lawrence 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: 7/2/10

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

SOVEREIGN BANK
Plaintiff

v.

CARL W. WATTS
Defendant(s)

: **COUNT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-47**
: **No. 2010-ED-68**
: **COLUMBIA COUNTY**

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

SOVEREIGN BANK, 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 **3770 STATE ROUTE 42, MILLVILLE, PA 17846**.

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

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

CARL W. WATTS

3770 STATE ROUTE 42
MILLVILLE, PA 17846

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 whom the plaintiff has knowledge who has an interest in the property which may be affected by the sale:

Name

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

TENANT/OCCUPANT

**3770 STATE ROUTE 42
MILLVILLE, PA 17846**

**United States Internal Revenue
Special Procedures Branch
Federated Investors Tower**

**13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222**

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

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

**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**

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.

July 1, 2010

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ 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
Phelean Hallinan & Schunig, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

JSC
JOT/BOS

SALE

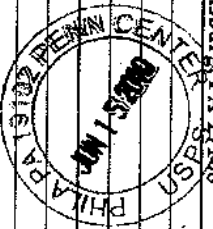
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 3770 STATE ROUTE 42 MILVILL, PA 17846		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	United States Internal Revenue Special Procedures Branch Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222		
5	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: CARL W. WATTS (COLUMBIA) TEAM 3 PHS# 226505		

Total Number of Pieces Listed by Sender: _____

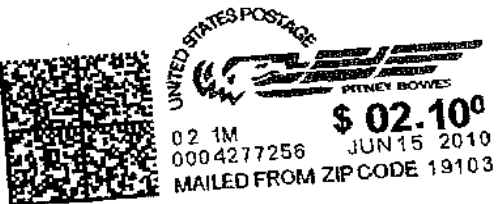
Total Number of Pieces Received at Post Office: _____

Postmaster, Per (Name of Receiving Employee): _____

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual RS900 S913 and S921 for limitations of coverage.



8/4/10
9:30 AM



AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
SOVEREIGN BANK

COLUMBIA COUNTY

PHS # 226505

DEFENDANT
CARL W. WATTS

SERVICE TEAM/ las

SERVE CARL W. WATTS AT:
3770 STATE ROUTE 42
MILLVILLE, PA 17846

COURT NO.: 2010-CV-47
TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 08/04/2010

SERVED

Served and made known to CARL W. WATTS, Defendant on the 15th day of JUNE, 2010, at 6:45 o'clock P. M., at 3770 ST. RT. 42, MILLVILLE, PA, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 50^S Height 6'2" Weight 250 Race W Sex M Other _____

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

Sworn to and subscribed
before me this 15th day
of JUNE, 2010

Notary: _____ By: _____

Ronald Moll

NOT SERVED

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer ☐ Service Refused

Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 20____. By: _____

Notary: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Phebin, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Nichole M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Dawcy, 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. Flakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtney R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

SOVEREIGN BANK

VS.

CARL WATTS

WRIT OF EXECUTION #68 OF 2010 ED

POSTING OF PROPERTY

JUNE 30, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CARL WATTS AT 3770 STATE ROUTE 42 MILLVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 2ND DAY OF JULY 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) 789-5625

PHONE
(570) 789-5622

24 HOUR PHONE
(570) 784-6300

SOVEREIGN BANK

Docket # 68ED2010

VS

MORTGAGE FORECLOSURE

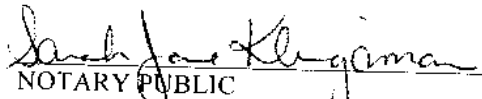
CARL W. WATTS

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 10, 2010, AT 5:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CARL WATTS AT 3770 STATE ROUTE 42, MILLVILLE BY HANDING TO CARL WATTS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JUNE 21, 2010


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

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

Gold Pencil H/H 6453 1700 HOC - TRIF
ADCO
01 HOC
GARY

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 5/8/2010

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 68ED2010

PLAINTIFF SOVEREIGN BANK

DEFENDANT CARL W. WATTS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CARL WATTS	MORTGAGE FORECLOSURE
3770 STATE ROUTE 42	
MILLVILLE	

- 458-6750

SERVED UPON CARL WATTS

RELATIONSHIP DEF IDENTIFICATION _____

DATE 6-10-10 TIME 1720 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>5-13-10</u>	<u>1335</u>	<u>2</u>	<u>L.C.</u>
<u>5-24-10</u>	<u>0910</u>	<u>2</u>	<u>L.C.</u>
<u>6-8-10</u>	<u>0950</u>	<u>2</u>	<u>L.C.</u>
DEPUTY <u>J. Arter</u>			DATE <u>6-10-10</u>
<u>6-8-10</u>	<u>1000</u>	<u>2</u>	<u>L.C.</u>

Shenff

COPY

PROTHONOTARY
2010 JUN - 1 P 3:48
CLERK OF COURTS OFFICE
COURT HOUSE COLUMBIA, PA

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

SOVEREIGN BANK	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
CARL W. WATTS	:	
	:	No. 2010-CV-47
Defendant	:	

AND NOW, this 28 day of May, 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	\$95,543.11
Interest Through August 4, 2010	\$7,390.81
Per Diem \$18.43	
Late Charges	\$97.50
Legal fees	\$650.00
Cost of Suit and Title	\$770.00
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$103.50
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$460.03

TOTAL

\$105,014.95

Plus interest from August 4, 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

15/ Thomas A. James, Jr.

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

REAL ESTATE TAX CERTIFICATION

Date: 05/17/2010

Fee: \$5.00

Cert. NO: 8032

WATTS CARL W
3770 STATE ROUTE 42
MILLVILLE PA 17846

District: PINE TWP
Deed: 0378 -0465
Location: 3770 STATE ROUTE 42
Parcel Id:29 -04 -009-01,000

Assessment: 17,849
Balances as of 05/17/2010

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/8/2010

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 68ED2010

PLAINTIFF SOVEREIGN BANK

DEFENDANT CARL W. WATTS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 5-14-10 TIME 1335 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. Carter

DATE 5-14-10

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 68 OF 2010 ED AND CIVIL WRIT NO. 47 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN part, piece and parcel of land, situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:- BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;

THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

1. North 24 degrees, 45 minutes, 50 seconds East, 228.32 feet to a point;
2. North 12 degrees, 22 minutes, 06 seconds East, 231.00 feet to a point;
3. North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,
4. North 11 degrees, 04 minutes, 10 seconds West, 133.23 feet to a point in the bed of

new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gordner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

1. South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and,
2. North 88 degrees, 35 minutes, 58 seconds West, 383.31 feet to the first mentioned point and PLACE OF BEGINNING.

CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

TITLE TO SAID PREMISES IS VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, divorced, dated 11/14/1986, recorded 11/14/1986 in Book 378, Page 465.

Premises being: 3770 STATE ROUTE 42, MILLVILLE, PA
17846 Tax Parcel # 29-04-009-01

TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney
Courtenay Dunn
1617 JFK Blvd
Philadelphia, PA 19103

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 5/8/2010

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 68ED2010

PLAINTIFF SOVEREIGN BANK

DEFENDANT CARL W. WATTS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DEBRA PIATT-TAX COLLECTOR

211 BEECH GLENN ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEBRA PIATT

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 5-14-10 TIME 0740 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 5-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/8/2010

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 68ED2010

PLAINTIFF SOVEREIGN BANK

DEFENDANT CARL W. WATTS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5-13-10 TIME 0800 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

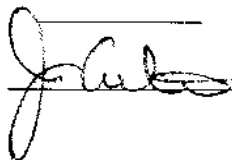
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 5-13-10

Document Receipt

Trans # 22796 Carrier / service: POST 2PM 5/12/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000001959

Doc Ref #: 68ED2010

PHILADELPHIA PA 19106

Document Receipt

Trans # 22795 Carrier / service: POST 2PM 5/12/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000001942

Doc Ref #: 68ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 22794 Carrier / service: POST 2PM 5/12/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000001935

Doc Ref #: 68ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 22793 Carrier / service: POST 2PM 5/12/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000001928

Doc Ref #: 68ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 22792 Carrier / service: POST 2PM 5/12/2010

Ship to: 22792

US DEPT OF JUSTICE

PO BOX 11754

Tracking #: 9171924291001000001911

Doc Ref #: 68ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 22791 Carrier / service: POST 2PM 5/12/2010

Ship to: 22791

US INTERNAL REVENUE

1001 LIBERTY AVE

Tracking #: 9171924291001000001904

Doc Ref #: 68ED2010

PITTSBURGH PA 15222

REAL ESTATE OUTLINE

ED # 138-10

DATE RECEIVED 5-8-10
DOCKET AND INDEX 5-12-10

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>744033</u>

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

SALE DATE	<u>Aug. 4, 10</u>	TIME <u>0930</u>
POSTING DATE	<u>June 24, 10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 10</u>	
	2 ND WEEK <u> </u>	
	3 RD WEEK <u> </u>	

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

SOVEREIGN BANK

vs.

CARL W. WATTS

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2010-CV-47

2010-EP-08
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: 3770 STATE ROUTE 42, MILLVILLE, PA 17846
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 02/24/2010 to Date of Sale
@ \$16.68 per diem

\$10,000.00
\$1,000.00
\$1,000.00

Dated 05-06-2010
(SEAL)

PHS # 226505

James B. Kline
Barbara N. Schutte
(Clerk) Office of the Prothonotary
of Columbia County, Penna.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FOR LOSURE)

Pa.R.C.P. 3180-3183

SOVEREIGN BANK

vs.

CARL W. WATTS

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2010-CV-47

2010-ED-108
COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

Additional Fees and Costs

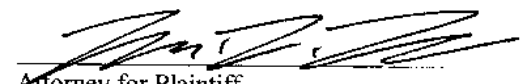
Interest from 02/24/2010 to Date of Sale

@ \$16.68 Per diem

\$10,000.00

\$1,667.00

\$


Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 5721
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62201
- ☐ Michele M. Bradford, Esq., Id. No. 66616
- ☐ Judith T. Romano, Esq., Id. No. 58141
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81771
- ☐ 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. 90111
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94120
- ☐ Joshua I. Goldman, Esq., Id. No. 208017
- ☒ Courtenay R. Dunn, Esq., Id. No. 206772
- ☐ Andrew C. Bramblett, Esq., Id. No. 205215

Note: Please attach description of Property.

PHS # 226505

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

Attorneys for Plaintiff

SOVEREIGN BANK
Plaintiff

v.

CARL W. WATTS
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-47**
: *2010-ED-68*
: **COLUMBIA COUNTY**
:
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

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

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

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ 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

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

Attorneys for Plaintiff

SOVEREIGN BANK
Plaintiff

v.

CARL W. WATTS
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-47**
: *2010-ED 08*
: **COLUMBIA COUNTY**
:
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

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

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

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ 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

LEGAL DESCRIPTION

ALL THAT CERTAIN part, piece and parcel of land, situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-

EGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;

THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

1. North 24 degrees, 45 minutes, 50 seconds East, 228.32 feet to a point;
2. North 12 degrees, 22 minutes, 06 seconds East, 231.00 feet to a point;
3. North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,
4. North 11 degrees, 04 minutes, 10 seconds West, 133.23 feet to a point in the bed of new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gordner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

1. South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and,
2. North 88 degrees, 35 minutes, 58 seconds West, 383.31 feet to the first mentioned point and PLACE OF BEGINNING.

CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

TITLE TO SAID PREMISES IS VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, divorced, dated 11/14/1986, recorded 11/14/1986 in Book 378, Page 465.

Premises being: 3770 STATE ROUTE 42, MILLVILLE, PA 17846
Tax Parcel # 29-04-009-01

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

Attorney for Plaintiff

SOVEREIGN BANK

vs.

CARL W. WATTS

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2010-CV-47
:

VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant CARL W. WATTS is over 18 years of age and resides at 3770 STATE ROUTE 42, MILLVILLE, PA 17846.

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
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- ☐ 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

SOVEREIGN BANK
Plaintiff

v.

CARL W. WATTS
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-47**
:
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

SOVEREIGN BANK, 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 **3770 STATE ROUTE 42, MILLVILLE, PA 17846**.

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

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

CARL W. WATTS

**3770 STATE ROUTE 42
MILLVILLE, PA 17846**

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 or 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

**3770 STATE ROUTE 42
MILLVILLE, PA 17846**

**United States Internal Revenue
Special Procedures Branch
Federated Investors Tower**


**13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222**

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

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

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.

April 29, 2010

By: 
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
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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

SHERIFF'S RETURN

SOVEREIGN BANK

vs.

CARL W. WATTS

Plaintiff

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2010-CV-47 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 SOVEREIGN BANK	Court Number 2010-CV-47
------------------------------------	-----------------------------------

Defendant CARL W. WATTS	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) 3770 STATE ROUTE 42, MILLVILLE, PA 17846

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 <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	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff SOVEREIGN BANK	Expiration date Court Number 2010-CV-47
Defendant CARL W. WATTS	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.
CARL W. WATTS
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
3770 STATE ROUTE 42, MILLVILLE, PA 17846

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

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

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

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

PLAINTIFF 	Court Number
-------------------	----------------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff 	Date
	Signature of Sheriff 	Date
	Sheriff of _____	

SOVEREIGN BANK

: COURT OF COMMON PLEAS

:

Plaintiff : CIVIL DIVISION

:

vs.

: NO. 2010-CV-47

:

CARL W. WATTS

: COLUMBIA COUNTY

Defendant(s) :

:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CARL W. WATTS
3770 STATE ROUTE 42
MILLVILLE, PA 17846

****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 **3770 STATE ROUTE 42, MILLVILLE, PA 17846** 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 **\$101,444.54** obtained by **SOVEREIGN BANK** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000.**
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN part, piece and parcel of land, situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-

EGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;

THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

1. North 24 degrees, 45 minutes, 50 seconds East, 228.32 feet to a point;
2. North 12 degrees, 22 minutes, 06 seconds East, 231.00 feet to a point;
3. North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,
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THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

1. South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and,
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CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

TITLE TO SAID PREMISES IS VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, divorced, dated 11/14/1986, recorded 11/14/1986 in Book 378, Page 465.

Premises being: 3770 STATE ROUTE 42, MILLVILLE, PA 17846
Tax Parcel # 29-04-009-01

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-47

SOVEREIGN BANK

vs.

CARL W. WATTS

**owner(s) of property situate in the Pine Township, Columbia County, Pennsylvania,
being**

(Municipality)

3770 STATE ROUTE 42, MILLVILLE, PA 17846

Parcel No. 29-04-009-01.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$101,444.54

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180360

CHECK NO
944033

DEB 04/29/2010

DATE	AMOUNT
04/29/2010	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

⑈944033⑈ ⑆036001808⑆36 150866 6⑈