

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs April Whitmyer & Jonathan Simpson

NO. 81-10 ED NO. 2178-08 JD

DATE/TIME OF SALE: Sept. 1 2:00

BID PRICE (INCLUDES COST) \$ 1663.56

POUNDAGE - 2% OF BID \$ 37.27

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1900.83

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

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

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

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmiegel  
Jimmy J. Mull

TOTAL DUE: \$ 1900.83

LESS DEPOSIT: \$ 550.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 550.83

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. April Whitmer & Jonathan Simpson  
 NO. 31-10 ED NO. 2178-08 JD DATE/TIME OF SALE Sept 1 2010

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>725.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>41.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>476.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>341.56</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1076.56</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$ <u>26.00</u>	
TOTAL *****		\$ <u>26.00</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. <u>Notal Co.</u>	\$ <u>64.50</u>	
TOTAL *****		\$ <u>64.50</u>

TOTAL COSTS (OPENING BID) \$ 1832.56

PHELA HALLINAN & SCHMIEG, LL

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

[nora.ferrer@fedphe-pa.com](mailto:nora.ferrer@fedphe-pa.com)

Nora Ferrer  
Legal Assistant, ext.1477

Representing Lenders in  
Pennsylvania and New Jersey

September 2, 2010

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

Re: April J. Whitmoyer & Jonathan E. Simpson  
717 Shuman Street  
Catawissa, P A17820  
No. 2008-CV-2178

Dear Sir or Madam:

In reference to the above captioned property knocked-down to me Daniel G. Schmieg, as  
"attorney-on-the-writ," please issue the Sheriff Deed into, Wells Fargo Bank N.A. , 3476 Statevicw  
Blvd.Fort MillSC29715.

Please send a copy of the Deed via facsimile, and record the original as soon as possible.

In addition, please find enclosed two transfer tax affidavits and two stamped self-addressed  
envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Wells Fargo Bank, N.A.

Account No. 192757

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:		
PHELAN HALLINAN & SCHMIEG, LLP	Suite 1400	Area Code (215) 563-7000	
Street Address	City	State	Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia	PA	19103

### B. TRANSFER DATA

Grantor(s)/Lessor(s)	C. Date of Acceptance of Document
Office of the Sheriff	September 2, 2010
Street Address	Grantee(s)/Lessee(s)
Columbia County Courthouse	WELLS FARGO BANK NA
City	Street Address
Bloomsburg	3476 Stateview Blvd.
State	City
PA	Fort Mill
Zip Code	State
17815	SC
	Zip Code
	29715

### C. REAL ESTATE LOCATION

Street Address	City, Township, Borough
717 Shuman Street, Catawissa, PA 17820	Borough of Catawissa
County	School District
COLUMBIA	Catawissa
	Tax Parcel Number
	08-06-021-01,000

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,900.83	+ -0-	= \$1,900.83
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$48,954.00	x 3.69	= \$146,862.00

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (Estate File Number)
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust, Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the U.S. and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.  
(if condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)  
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above \_\_\_\_\_)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date:
Nora M. Ferrer	September 2, 2010

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

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  
999474

Pay FIVE HUNDRED FIFTY AND 83/100 DOLLARS

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

*Travis S. Hallinan*

DATE	AMOUNT
09/02/2010	*****550.83

DEB 09/02/2010

Void after 180 days

⑈999474⑈ ⑆0360018081236 150866 6⑈

# Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

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

August 3, 2010

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

RE: Wells Fargo Bank, N.A. vs. April J Whitmoyer & Jonathan E Simpson  
Docket # 81ED2010 JD # 2178JD2008

Dear Sheriff Chamberlain:

Following is the water utility amount owed to the Catawissa Water Authority by April J Whitmoyer & Jonathan E Simpson for the property at 717 Shuman St. (& 708R Mill St.), Catawissa, PA.

The following is a summation of amount owed as of August 3, 2010:

April J Whitmoyer & Jonathan E Simpson	\$ 26.00
--	----------

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

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

# Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

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

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Cindy Bachman  
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Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

August 31, 2010

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

RE: Wells Fargo Bank, N.A. vs. April J Whitmoyer & Jonathan E Simpson  
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If you have any questions, please contact me at 356-2172.

Sincerely,

*Cindy Bachman / ajs*

Cindy Bachman  
Superintendent  
Catawissa Water Authority



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 July 14, 21, 28, 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.

**SHERIFF'S SALE**  
**WEDNESDAY AUGUST 4, 2010 AT 10:00 AM**  
BY VIRTUE OF A WRIT OF EXECUTION NO. 81 OF 2010 ED AND CIVIL WRIT NO. 2178 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA. 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:  
ALL THAT CERTAIN parcel or lot of land situate in the Borough of Catawissa, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the Northern line of Shuman Street in line of lands now or formerly of Rolland E. John and Virginia H. John, his wife, and running thence in a Northernly direction along said John line, 150 feet, more or less, to a point on the Southern line of an alley; THENCE in a Westerly direction along the Southern line of said alley, 52 feet to a point of line of lands now or formerly of Harry E. Stewart; THENCE in a Southerly direction along said Stewart line, 150 feet, more or less, to a point on the Northern line of Shuman Street; THENCE in an Easterly direction along the Northern line of Shuman Street, 52 feet to the place of BEGINNING.  
UPON WHICH is erected a two story, block and frame building.  
TITLE TO SAID PREMISES IS VESTED IN April Whitmoyer, single and Jonathan Simpson, single, by Deed from William C. Palembas, single, dated 02/09/2005, recorded 03/18/2005 in Instrument Number 200502688.  
Premises being: 717 SHUMAN STREET, CATAWISSA, PA 17820-1131  
Tax Parcel # 08-06-021-01,000

**TERMS OF SALE**  
**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.  
**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check or cashier's check.  
**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**  
If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.  
If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
Lauren Tabas  
1617 JFK Blvd  
Philadelphia, PA 19103

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

th 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

per. Pennsylvania Association of Notaries

....., I hereby certify that the advertising and publishing the foregoing notice, and the

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA. 17815  
FAX: (717) 399-5675

PHONE  
(717) 399-5622

24 HOUR PHONE  
(717) 784-6208

Wednesday, May 26, 2010

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

**WELLS FARGO BANK, N.A.  
VS  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON**

**DOCKET # 81ED2010**

**JD # 2178JD2008**

Dear Sir:

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

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

2010 SCHOOL REAL ESTATE DATE 07/01/2010 BILL# 000616 TAXCOLLECTOR COPY					
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	48954	28.070	1258.38	1284.06	1412.47
<b>MISSA BOROUGH</b> <b>DEBTS PAYABLE TO:</b> <b>PA CLARK</b> <b>YOUTH STREET</b> <b>MISSA, PA 17820</b>					
<b>INSTALLMENT PLAN</b> 1st Installment 2nd Installment 3rd Installment	428.02 428.02 428.02	1374.14 280.08 1284.06	1258.38 1258.38 1258.38	1284.06 1284.06 1284.06	1412.47 1412.47 1412.47
<b>WHITMOYER APRIL</b> <b>JONATHAN SIMPSON</b> <b>717 SHUMAN STREET</b> <b>CATAMISSA PA 17820</b>					

School Penalty @ 10%

PROPERTY DESCRIPTION		ACCT.	21620
PARCEL 08 06 02101000			
717 SHUMAN ST	2340.00	This tax returned	
20050-2688	46514.00	to Court House	
0.18 ACRES		January 1, 2011	

2010 SCHOOL REAL ESTATE DATE 07/01/2010 BILL# 000616 TAXCOLLECTOR COPY					
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20050-2688	46514.00	to Court House	
0.18 ACRES		January 1, 2011	

**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

August 2, 2010

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

Attn: Real Estate Department

Fax Number: 570-389-5625

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

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 4, 2010 due to the following: Service of NOS.

The Property is to be relisted for the September 1, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

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

76 112 8737



**Northumberland County**

Controller's Office  
399 S. 5th Street  
Sunbury, PA 17801

CHECK DATE	CHECK NO.
06/18/2010	254675

**M&T Bank**

Manufacturers and Traders Trust Company  
Sunbury, PA 17801

60-295313

AMOUNT
*****85.50

VOID AFTER SIX MONTHS

EIGHTY FIVE DOLLARS AND 50 CENTS

DOLLARS

PAY  
TO THE  
ORDER  
OF

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

*Ed J. Sameli* *Chad C. Blum*  
*V. M. Blum* *Rep & Counselor*  
*K. Anderson*  
AUTHORIZED SIGNATURE(S)

⑈ 254675⑈ ⑆031302955⑆ 8892659478⑈

# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff



Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
JONATHAN E SIMPSON

Case Number  
10 ED 0081

## SHERIFF'S RETURN OF SERVICE

06/02/2010 I HEREBY CERTIFY AND RETURN THAT OUR OFFICE WAS DEPUTIZED BY THE SHERIFF OF COLUMBIA COUNTY TO SERVE A WRIT OF EXECUTION, MORTGAGE FORECLOSURE FOR WELLS FARGO BANK, N.A. VS JONATHAN E. SIMPSON, 425 FAIRMOUNT AVENUE, SUNBURY, FOR THE COLUMBIA COUNTY SHERIFFS OFFICE.

06/09/2010 12:15 PM - I HEREBY CERTIFY AND RETURN THAT ON JUNE 9, 2010 I SERVED JONATHAN E. SIMPSON, PERSONALLY AT THE NORTHUMBERLAND COUNTY SHERIFFS OFFICE WITH A WRIT OF EXECUTION, MORTGAGE FORECLOSURE, NOTICE OF SHERIFF SALE AND PROPERTY DESCRIPTION, FROM COLUMBIA COUNTY AT 12:10 p.m. MAKING KNOWN TO HIM THE CONTENTS WITHIN BY B. CHAUNDY, DEPUTY

SO ANSWERS,

CHAD A REINER, SHERIFF

June 09, 2010

June 9 2010  
A TRUE AND ATTESTED COPY  
M Kathleen Strauss  
PROTHONOTARY

**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. 2008-CV-2178

**Re: WELLS FARGO BANK, NA VS. APRIL J. WHITMOYER, and JONATHAN E. SIMPSON**  
**No. 2008-CV-2178**  
**No. 2010-ED-81**

**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

WELLS FARGO BANK, NA  
Plaintiff,

v.

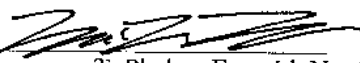
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 2008-CV-2178  
: No. 2010-ED-81

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.



**WELLS FARGO BANK, NA**  
Plaintiff

**v.**

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

**:** COURT OF COMMON PLEAS  
**:**  
**:** CIVIL DIVISION  
**:**  
**:** NO. 2008-CV-2178  
**:** NO. 2010-ED-81  
**:**  
**COLUMBIA COUNTY**

**PHS # 192757**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

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

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

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

**APRIL J. WHITMOYER**

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

**JONATHAN E. SIMPSON**

**425 FAIRMOUNT AVE**  
**SUNBURY, PA 17801-1623**

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)

**GE MONEY BANK**

**4246 SOUTH RIVERBOAT ROAD, SUITE 200**  
**SALT LAKE CITY, UT 84123**

**GE MONEY BANK**

**332 MINNESOTA STREET**  
**SUITE 610**  
**ST. PAUL, MN 55101**

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**

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

**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**

**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**

**APRIL J. WHITMOYER &  
JONATHAN E. SIMPSON C/O  
PATRICK T. O'CONNELL, ESQ.**

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

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

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



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

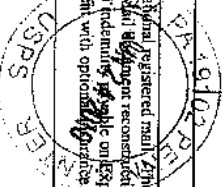
JOT/JSC -

SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 717 SHUMAN STREET CATAWISSA, PA 17820-1131		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	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		GE MONEY BANK 4246 SOUTH RIVERBOAT ROAD, SUITE 200 SALT LAKE CITY, UT 84123		
7		APRIL J. WHITMOYER & JONATHAN E. SIMPSON C/O PATRICK T. O'CONNELL, ESQ. 14 WEST MAIN STREET BLOOMSBURG, PA 17815		
8		RE: APRIL J. WHITMOYER (COLUMBIA) TEAM 3 PHS# 192757		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail® is \$500,000 per occurrence. The maximum indemnity payable for registered mail is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



UNITED STATES POSTAGE  
02 1M JUN 24 2010  
0004277256  
MAILED FROM ZIP CODE 19103



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

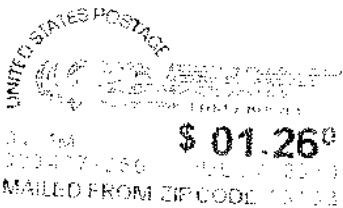
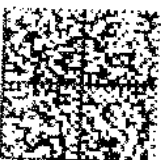
**DOT/SXA - 8/4/10 SAFE**

**DOT/SXA - 8/4/10 SAFE**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	GE MONEY BANK 332 MINNESOTA STREET SUITE 610 ST. PAUL, MN 55101		
2	****			
3	****			
4	****			
5	****			
	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****	RE: APRIL J. WHITMOYER (COLUMBIA) TEAM 3 PHS# 192757		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail pieces for the reconstruction of nonreturnable documents under Express Mail document insurance. The maximum indemnity payable is \$25,000 for registered mail, sent with optional Registered Mail and \$500 for limitations of coverage.

UNITED STATES POSTAGE  
\$ 01.26  
MAILED FROM ZIP CODE 55101

payable  
10 per  
e is \$500  
Manual



**AFFIDAVIT OF SERVICE**

**COLUMBIA COUNTY**

**PLAINTIFF**  
**WELLS FARGO BANK, NA**

**PHS # 192757**

**DEFENDANT**  
**APRIL J. WHITMOYER**  
**JONATHAN E. SIMPSON**

**SERVICE TEAM/ las**

**COURT NO.: 2008-CV-2178**

**SERVE JONATHAN E. SIMPSON AT:**  
**425 FAIRMOUNT AVE**  
**SUNBURY, PA 17801-1623**  
**\*\*PLEASE RUSH SERVICE\*\***

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: 08/04/2010**

**SERVED**

Served and made known to JONATHAN E. SIMPSON, Defendant on the 16<sup>th</sup> day of JUNE, 20 10, at 11:10 o'clock A. M., at 439 ROTHERMEL RD, DORNSIFE, 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 20<sup>5</sup> Height 6'4" Weight 210 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 16<sup>th</sup> day  
of JUNE, 20 10

**\* DEFENDANT MOVED FROM S.A. TO 439 ROTHERMEL RD.  
DORNSIFE, PA**

Notary: \_\_\_\_\_ By: Ronald Moll

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant **NOT FOUND** because: SEY

- ☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_

Notary: \_\_\_\_\_

**ATTORNEY FOR PLAINTIFF**

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schaefer, Esq., Id. No. 62305  
Michael M. Bradford, Esq., Id. No. 69049  
Judith T. Rammo, Esq., Id. No. 58745  
Sherrill R. Shash-Jani, Esq., Id. No. 81740  
Jasbir R. Davey, Esq., Id. No. 87877  
Lauren R. Tabas, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 282331  
Jay B. Jones, Esq., Id. No. 86637  
Peter J. Mulcahy, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 86439  
Julius McGinnis, Esq., Id. No. 98134  
Christovalente P. Plakas, Esq., Id. No. 94628  
Joshua I. Goldstein, Esq., Id. No. 205047  
Courtney R. Dunn, Esq., Id. No. 286779  
Andrew C. Bramblett, Esq., Id. No. 288375  
One Penn Center at Columbia Station  
1617 John F. Kennedy Blvd., Suite 1400

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WELLS FARGO BANK NA

VS.

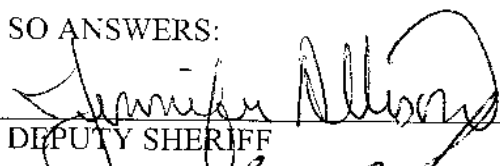
APRIL WHITMOYER & JONATHAN  
SIMPSON

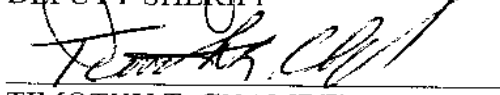
WRIT OF EXECUTION #81 OF 2010 ED

POSTING OF PROPERTY

JULY 1, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF APRIL WHITMOYER & JONATHAN SIMPSON AT 717 SHUMAN ST. CATAWISSA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JENNIFER ALLISON.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 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) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WELLS FARGO BANK, N.A.

Docket # 81ED2010

VS

MORTGAGE FORECLOSURE

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

AFFIDAVIT OF SERVICE

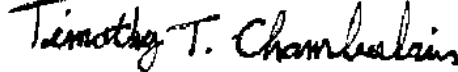
NOW, THIS WEDNESDAY, JUNE 02, 2010, AT 3:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON APRIL WHITMOYER AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO APRIL WHITMOYER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JUNE 02, 2010

  
NOTARY PUBLIC

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

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

  
J. ARTER  
DEPUTY SHERIFF

## SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff

Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
JONATHAN E SIMPSON

Case Number  
10 ED 0081

## SHERIFF'S RETURN OF SERVICE

- 06/02/2010 I HEREBY CERTIFY AND RETURN THAT OUR OFFICE WAS DEPUTIZED BY THE SHERIFF OF COLUMBIA COUNTY TO SERVE A WRIT OF EXECUTION, MORTGAGE FORECLOSURE FOR WELLS FARGO BANK, N.A. VS JONATHAN E. SIMPSON, 425 FAIRMOUNT AVENUE, SUNBURY, FOR THE COLUMBIA COUNTY SHERIFFS OFFICE.
- 06/09/2010 12:15 PM - I HEREBY CERTIFY AND RETURN THAT ON JUNE 9, 2010 I SERVED JONATHAN E. SIMPSON, PERSONALLY AT THE NORTHUMBERLAND COUNTY SHERIFFS OFFICE WITH A WRIT OF EXECUTION, MORTGAGE FORECLOSURE, NOTICE OF SHERIFF SALE AND PROPERTY DESCRIPTION, FROM COLUMBIA COUNTY AT 12:10 p.m. MAKING KNOWN TO HIM THE CONTENTS WITHIN BY B. CHAUNDY, DEPUTY

SO ANSWERS.

Chad A. Reiner  
CHAD A REINER, SHERIFF

June 09, 2010

June 9 2010  
A TRUE AND ATTESTED COPY  
M Kathleen Brausse  
PROTHONOTARY



**IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, NA Plaintiff	:	Court of Common Pleas
	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
APRIL J. WHITMOYER JONATHAN E. SIMPSON	:	No. 2008-CV-2178
	:	
Defendants		

**ORDER**

AND NOW, this 22 day of June, 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	\$94,051.60
Interest Through August 4, 2010	\$12,048.74
Per Diem \$15.35	
Late Charges	\$171.93
Legal fees	\$4,350.00
Cost of Suit and Title	\$2,156.50
Sheriff's Sale Costs	\$1,350.00
Property Inspections/ Property Preservation	\$150.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$4,925.10

**TOTAL**

\$119,203.87

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

Isidoro O. Genes Jr.  
J.

## Northumberland County Sheriff's Office

201 Market Street, Sunbury, PA 17801

Chad A. Reiner, Sheriff



Tony Matulewicz, Esq., Solicitor

Phone: 570-988-4155

Fax: 570-988-4496

[www.northumberlandsheriff.com](http://www.northumberlandsheriff.com)

DATE:

6-9-10

TO: (TELEPHONE #):

TO: (OFFICE):

Columbia Co. Sheriff

ATTENTION: (PERSONS NAME):

TO: (FAX #):

389-5625

FROM: (YOUR NAME):

Debbie

Simpson  
File

OF THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE

NUMBER OF PAGES NOT INCLUDING TRANSMITTAL SHEET 1IF THERE IS ANY PROBLEM WITH THIS TRANSMITTAL PLEASE  
CALL (570) 988-4155

COMMENTS:

For your information  
8/1 ED 2010

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 5/26/2010

SERVICE# 6 - OF - 16 SERVICES  
DOCKET # 81ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
A WHITMOYER & J SIMPSON C/O ATTY O'CONNELL
14 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON PATRICK O'CONNELL

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

DATE 6-3-10 TIME 1330 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO X  
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

5-28-10 1530 2 Noted

DEPUTY

J. Arter

DATE 6-3-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 5/26/2010

SERVICE# 1 - OF - 16 SERVICES  
DOCKET # 81ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

**PERSON/CORP TO SERVED**

APRIL WHITMOYER  
717 SHUMAN STREET  
CATAWISSA

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

*picking  
up*

SERVED UPON APRIL Whitmoyer

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

DATE 6-2-10 TIME 1530 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) moved: 31 Beaver Meadow Rd  
Catawissa, PA

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

6-1-10 0936 4 - house empty VRO

6-1-10 1026 4 - LC

DEPUTY

*[Signature]*

DATE 6-2-10

## REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

By: Timothy T. Chamberlain Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 5/26/2010

SERVICE# 7 - OF - 16 SERVICES  
DOCKET # 81ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Kimberly Rhodes

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

DATE 6-1-10 TIME 0929 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 6-1-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 5/26/2010

SERVICE# 8 - OF - 16 SERVICES  
DOCKET # 81ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CATAWISSA WATER AUTHORITY
SCHOOLHOUSE ROAD
CATAWISSA

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Alice Snyder

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

DATE 6-1-10 TIME 0923 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 6-1-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ALLISON  
DATE RECEIVED 5/26/2010

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 81ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Posted

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

DATE 6-1-10 TIME 0942 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

☒ OTHER (SPECIFY) posted

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J Allison DATE 6-1-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/26/2010

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 81ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

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 5-28-10 TIME 1:55 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 5-28-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/26/2010

SERVICE# 13 - OF - 16 SERVICES  
DOCKET # 81ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 5-28-10 TIME 1430 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. C. [Signature]

DATE 5-28-10

# REAL ESTATE OUTLINE

ED # 8/-10

DATE RECEIVED 5-26-10  
DOCKET AND INDEX 5-26-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WAIVER OF WATCHMAN ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 954392  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Aug. 4, 10 TIME 1000  
POSTING DATE June 29, 10  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK July 14  
2<sup>ND</sup> WEEK 21  
3<sup>RD</sup> WEEK 28, 10

Document Receipt

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Trans # 24163 Carrier / service: POST 2PM 5/26/2010

Ship to: 24163

US DEPT OF JUSTICE

PO BOX 11754

C/O ATTY FOR MIDDLE DISTRICT

HARRISBURG PA 17108

Tracking #: 9171924291001000002253

Doc Ref #: 81ED2010

Document Receipt

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Trans # 24162 Carrier / service: POST 2PM 5/26/2010

Ship to: 24162

US INTERNAL REVENUE

1001 LIBERTY AVE

Tracking #: 9171924291001000002246

Doc Ref #: 81ED2010

PITTBURGH PA 15222

Document Receipt

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Trans # 24161 Carrier / service: POST 2PM 5/26/2010

Ship to: 24161

GE MONEY BANK

4246 SOUTH RIVERBOAT ROAD  
SUITE 200

Tracking #: 9171924291001000002239

Doc Ref #: 81ED2010

SALT LAKE CITY UT 84123

Document Receipt

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Trans # 24167 Carrier / service: POST 2PM 5/26/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000002291

Doc Ref #: 81ED2010

PHILADELPHIA PA 19106



Document Receipt

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Trans # 24166 Carrier / service: POST 2PM 5/26/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000002284

Doc Ref #: 81ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 24165 Carrier / service: POST 2PM 5/26/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000002277

Doc Ref #: 81ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 24164 Carrier / service: POST 2PM 5/26/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000002260

Doc Ref #: 81ED2010

HARRISBURG PA 17128

# SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 81 OF 2010 ED AND CIVIL WRIT NO. 2178 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

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

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

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

## TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney  
Lauren Tabas  
1617 JFK Blvd  
Philadelphia, PA 19103

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

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

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

WELLS FARGO BANK, NA

vs.

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-2178

COLUMBIA COUNTY

2010-EN-81

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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

Amount Due	\$99,942.51
Additional Fees and Costs	\$5,921.50
Interest from 12/18/2009 to Date of Sale	\$_____ and costs.
@ \$16.66 per diem	

Dated

05-26-2010

(SEAL)

PHS # 192757

Tami B. Kline,  
Barbara N. Schmitt  
(Clerk) Office of the Prothonotary, Common Pleas Court  
of Columbia County, Penna.

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

**WELLS FARGO BANK, NA**  
Plaintiff

v.

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

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-2178**  
:  
: **COLUMBIA COUNTY**  
  
**PHS # 192757**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**APRIL J. WHITMOYER 717 SHUMAN STREET**  
**CATAWISSA, PA 17820-1131**  
  
**JONATHAN E. SIMPSON 425 FAIRMOUNT AVE**  
**SUNBURY, PA 17801-1623**
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)  
  
**GE MONEY BANK 4246 SOUTH RIVERBOAT ROAD, SUITE 200**  
**SALT LAKE CITY, UT 84123**
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**

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

**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**

**APRIL J. WHITMOYER &  
JONATHAN E. SIMPSON C/O  
PATRICK T. O'CONNELL, ESQ.**

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

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

May 24, 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

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

WELLS FARGO BANK, NA

vs.

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-2178

COLUMBIA COUNTY

2010-ED-81

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

\$99,942.51

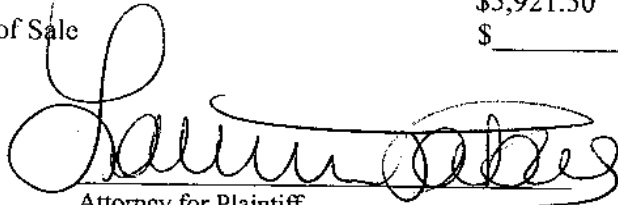
Additional Fees and Costs

\$5,921.50

Interest from 12/18/2009 to Date of Sale

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

@ \$16.66 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.

PHIS # 192757

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

2010 MAY 26 P 12:11

PROTHONOTARY



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

**Phelan Hallinan &  
Schmieg, LLP**

# Fax

<b>To:</b>	Sheriff Chamberlain	<b>From:</b>	Joe Taylor	
<b>Fax:</b>	570-389-5625	<b>Pages:</b>		
<b>Phone:</b>		<b>Date:</b>	May 26, 2010	
<b>Re:</b>	Non-Military Affidavit	<b>CC:</b>		
<b>Urgent</b>	<b>For Review</b>	<b>Please Comment</b>	<b>Please Reply</b>	<b>Please Recycle</b>

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

Attorney for Plaintiff

WELLS FARGO BANK, NA

vs.

APRIL J. WHITMOYER  
 JONATHAN E. SIMPSON

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

### VERIFICATION OF NON-MILITARY SERVICE

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

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

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

(c) that defendant JONATHAN E. SIMPSON is over 18 years of age and resides at 425 FAIRMOUNT AVE, SUNBURY, PA 17801-1623.

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

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

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

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

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

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

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

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

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

**WELLS FARGO BANK, NA**

Plaintiff

v.

**APRIL J. WHITMOYER  
JONATHAN E. SIMPSON**

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO. 2008-CV-2178**

:

: **COLUMBIA COUNTY**

**PHS # 192757**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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

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

Name

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

**APRIL J. WHITMOYER**

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

**JONATHAN E. SIMPSON**

**425 FAIRMOUNT AVE  
SUNBURY, PA 17801-1623**

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)

**GE MONEY BANK**

**4246 SOUTH RIVERBOAT ROAD, SUITE 200  
SALT LAKE CITY, UT 84123**

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**

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

**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**

**APRIL J. WHITMOYER &  
JONATHAN E. SIMPSON C/O  
PATRICK T. O'CONNELL, ESQ.**

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

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

May 24, 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
- ☐ Michèle M. Bradford, Esq., Id. No. 69849
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- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

WELLS FARGO BANK, NA

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

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

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

JONATHAN E. SIMPSON  
425 FAIRMOUNT AVE  
SUNBURY, PA 17801-1623

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

Your house (real estate) at 717 SHUMAN STREET, CATAWISSA, PA 17820-1131 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of \$99,942.51 obtained by WELLS FARGO BANK, NA (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

### **LEGAL DESCRIPTION**

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

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

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

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

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

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

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

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

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



**SHORT DESCRIPTION**

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

**WELLS FARGO BANK, NA**

**vs.**

**APRIL J. WHITMOYER**

**JONATHAN E. SIMPSON**

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

**(Municipality)**

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

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

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

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

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

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

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

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

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

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

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

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
WELLS FARGO BANK, NA

Court Number  
2008-CV-2178

Defendant  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

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

CATAWISSA, PA 17820-1131

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

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

NOW, \_\_\_\_\_, 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 writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_\_  
Defendant  
ADDRESS One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date  
5/25/10

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

PLAINTIFF Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS Signature of Dep. Sheriff	Date
Signature of Sheriff	Date
Sheriff of	

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
WELLS FARGO BANK, NA

Court Number  
2008-CV-2178

Defendant  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

APRIL J. WHITMOYER

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

717 SHUMAN STREET

CATAWISSA, PA 17820-1131

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 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 thereon.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-8814

Telephone Number  
(215)563-7000

Date  
5/25/10

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

PLAIN FILE

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
WELLS FARGO BANK, NA

Court Number  
2008-CV-2178

Defendant  
APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

JONATHAN E. SIMPSON

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

717 SHUMAN STREET

CATAWISSA, PA 17820-1131

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19102-1914

(215)563-7000

5/25/10

**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 RETURN

WELLS FARGO BANK, NA

Plaintiff

vs.

APRIL J. WHITMOYER  
JONATHAN E. SIMPSON

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2008-CV-2178 CD

WRIT

ISSUED

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

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

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

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

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 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

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180360

CHECK NO  
954392

JUR 052M2610

DATE	AMOUNT
05/24/2010	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Travis S. Hallinan*

⑈954392⑈ ⑆036001808⑆36 150866 6⑈