

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

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

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

August 29, 2011

Sent via telefax # 1-570-389-5625

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

Re: Fulton Bank, N.A.  
vs.  
David C. Edwards  
Vicki L. Edwards  
Columbia County C.C.P. No. 2011 CV 174  
Premises: 219 Madrid Avenue, Bloomsburg, PA 17815  
SS Date: October 26, 2011

Dear Tim/Wendy:

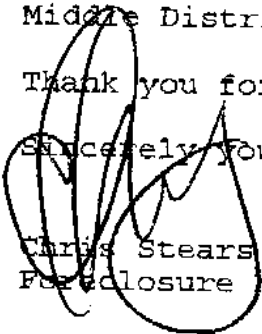
Please Stay the Sheriff's Sale scheduled for October 26, 2011.

Sale is Stayed for the following reason:

Per pacer 11-04807, Defendant filed Chapter 13 bankruptcy in the Middle District of Pennsylvania on 7/7/11.

Thank you for your attention to this matter.

Sincerely yours,

  
Chris Stears  
Foreclosure Manager

/adg

# SHERIFF'S SALE COST SHEET

VS.

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$ <u>35.00</u>	
TRANSFER TAX FORM	\$ <u>25.00</u>	
DISTRIBUTION FORM	\$ <u>25.00</u>	
COPIES	\$ <u>8.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>477.00</u>

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

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>	
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>180.00</u>	
MISC. <u>Noted by</u>	\$ <u>73.94</u>	
TOTAL *****		\$ <u>73.94</u>

TOTAL COSTS (OPENING BID) \$ 825.94



# Northumberland County

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

CHECK DATE	CHECK NO.
08/12/2011	281182

**M&T Bank**  
Manufacturers and Traders Trust Company  
Sunbury, PA 17801

60-295/313

VOID AFTER SIX MONTHS

AMOUNT
*****76.06

SEVENTY SIX DOLLARS AND 06 CENTS

DOLLARS

PAY  
TO THE  
ORDER  
OF

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

*Frank J. Smith*  
*James M. Smith*  
*Mark H. Smith*  
*Kevin P. Smith*

AUTHORIZED SIGNATURE(S)

⑈281182⑈

⑆031302955⑆

8892659478⑈



Security Features. Details on back

# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff



Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy

FULTON BANK  
vs.  
VICKI L EDWARDS

Case Number  
2011 cv 0174

## SHERIFF'S RETURN OF SERVICE

08/05/2011 11:15 AM - DEPUTY HENRY SCHRADER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION, MORTGAGE FORECLOSURE, NOTICE OF SHERIFF SALE OF REAL PROPERTY AND NOTICE OF OWNERS RIGHTS FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: VICKI L EDWARDS AT 217 WATER STREET, NORTHUMBERLAND, PA 17857.

SO ANSWERS,

CHAD A REINER, SHERIFF

August 09, 2011

FULTON BANK  
vs.  
VICKI L EDWARDS

Case Number  
11 CV 0174

## PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
07/29/2011	Advance Fee	Advance Fee	5389	0.00	150.00
08/05/2011	Service Mileage		8-11	4.44	0.00
08/09/2011	Docketing		8-11	9.00	0.00
08/09/2011	Executing		8-11	9.00	0.00
08/09/2011	Fax		8-11	7.50	0.00
08/09/2011	Notifying Agency		8-11	10.00	0.00
08/09/2011	Service Costs		8-11	9.00	0.00
08/09/2011	Wages		8-11	25.00	0.00
08/09/2011	Refund		281182	76.06	0.00
				<b>150.00</b>	<b>150.00</b>
<b>TOTAL BALANCE:</b>				<b>0.00</b>	

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)

Case Number  
2011CV174

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/23/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: H. JAMES HOCK

Primary Address: 2626 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. OPEN AFTER NOON

2. Closed

3. Closed

4. Closed

5.

6.

EXP: 09/23/2011

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

2011CV174

H. JAMES HOCK

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)

Case Number  
2011CV174

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/23/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 219 MADRID AVENUE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 09/23/2011

219 MADRID AVENUE, BLOOMSBURG, PA 17815

2011CV174

OCCUPANT

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff  
v.  
  
David C. Edwards  
Vicki L. Edwards  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 174

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David C. Edwards  
1209 Main Street, #1  
Bloomsburg, PA 17815

Your house (real estate) at 219 Madrid Avenue, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on 04-26, 2011 at 9 AM in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$142,891.67, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)



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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)

Case Number  
2011CV174

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	09/23/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	SCOTT TOWNSHIP	
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Lorraine Loreman	
Relation:	Clerk	
Date:	09/23/11	Time:
Deputy:	6	Mileage:

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 09/23/2011

350 TENNY STREET, BLOOMSBURG, PA 17815

2011CV174

SCOTT TOWNSHIP

# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff



Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy

FULTON BANK  
vs.  
VICKI L EDWARDS

Case Number  
2011 cv 0174

## SHERIFF'S RETURN OF SERVICE

08/05/2011 11:15 AM - DEPUTY HENRY SCHRADER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION, MORTGAGE FORECLOSURE, NOTICE OF SHERIFF SALE OF REAL PROPERTY AND NOTICE OF OWNERS RIGHTS FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: VICKI L EDWARDS AT 217 WATER STREET, NORTHUMBERLAND, PA 17857.

SO ANSWERS,

CHAD A REINER, SHERIFF

August 09, 2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)

Case Number  
2011CV174

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	Deputize	<b>Expires:</b>	09/23/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	VICKI L. EDWARDS
<b>Primary Address:</b>	217 WATER STREET NORTHUMBERLAND, PA 17857
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Personally		
<b>Relation:</b>	—		
<b>Date:</b>	8/5/11	<b>Time:</b>	11:00
<b>Deputy:</b>	Schrader	<b>Mileage:</b>	8

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
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### Service Attempts:

Date:	8/2/11	8/5/11				
<b>Time:</b>	10:25	11:00				
<b>Mileage:</b>	8	8				
<b>Deputy:</b>	Schrader	Schrader				

### Notes / Special Instructions:

Now, July 27, 2011 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Northumberland County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

2011CV174  
217 WATER STREET, NORTHUMBERLAND, PA 17857  
EXP: 09/23/2011  
EDWARDS, VICKI L.

## 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: 8-9-11

TO: (TELEPHONE #): \_\_\_\_\_

TO: (OFFICE): Columbia Co. Sheriff

ATTENTION: (PERSONS NAME): \_\_\_\_\_

TO: (FAX #): 389-5625FROM: (YOUR NAME): Debbie

OF THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE

NUMBER OF PAGES NOT INCLUDING TRANSMITTAL SHEET 3IF THERE IS ANY PROBLEM WITH THIS TRANSMITTAL PLEASE  
CALL (570) 988-4155

COMMENTS:

For your infoEdwards  
File

**SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY****Chad A Reiner**  
*Sheriff***Tony Matulewicz, Esq**  
*Solicitor***Randy Coe**  
*Chief Deputy***FULTON BANK**  
vs.  
**VICKI L EDWARDS****Case Number**  
2011 cv 0174**SHERIFF'S RETURN OF SERVICE**

08/05/2011 11:15 AM - DEPUTY HENRY SCHRADER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION, MORTGAGE FORECLOSURE, NOTICE OF SHERIFF SALE OF REAL PROPERTY AND NOTICE OF OWNERS RIGHTS FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: VICKI L EDWARDS AT 217 WATER STREET, NORTHUMBERLAND, PA 17857.

SO ANSWERS,

CHAD A REINER, SHERIFF

August 09, 2011

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
SheriffJames D. Arter  
Chief DeputyFULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)Case Number  
2011CV174

## SERVICE COVER SHEET

<b>Service Details:</b>			
Category:	Real Estate Sale - Sale Notice		Zone:
Manner:	Deputize	Expires:	09/23/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

<b>Serve To:</b>		<b>Official Service:</b>	
Name:	VICKI L. EDWARDS	Served:	Personally · Adult In Charge · Posted · Other
Primary Address:	217 WATER STREET NORTHUMBERLAND, PA 17857	Adult In Charge:	Personally
Phone:	DOB:	Relation:	—
Alternate Address:		Date:	8/5/11
Phone:		Time:	11:00
		Deputy:	Schraden
		Mileage:	8

<b>Attorney / Originator:</b>	
Name:	UDREN LAW OFFICES, PC
Phone:	

<b>Service Attempts:</b>						
Date:	8/2/11	8/5/11				
Time:	10:25	11:00				
Mileage:	8	8				
Deputy:	Schraden	Schraden				

<b>Notes / Special Instructions:</b>
--------------------------------------

Now, July 27, 2011 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Northumberland County to execute service of the documents herewith and make return thereof according to law.

**Return To:**  
COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

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

FULTON BANK  
vs.  
VICKI L EDWARDS

Case Number  
2011 cv 0174

**PERSONAL PROPERTY REQUEST LEDGER**

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/29/2011	Advance Fee	Advance Fee	3389	0.00	150.00
08/05/2011	Service Mileage			4.44	0.00
08/09/2011	Docketing			9.00	0.00
08/09/2011	Executing			9.00	0.00
08/09/2011	Fax			7.50	0.00
08/09/2011	Notifying Agency			10.00	0.00
08/09/2011	Service Costs			9.00	0.00
08/09/2011	Wages			25.00	0.00
08/09/2011	Refund			76.06	0.00
				<b>150.00</b>	<b>150.00</b>
				<b>TOTAL BALANCE:</b>	<b>0.00</b>

Refund will  
follow



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

REAL ESTATE TAX CERTIFICATION

Date: 08/04/2011

Fee: \$5.00

Cert. NO: 10609

EDWARDS DAVID C & VICKI L  
219 MADRID AVENUE  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 20051 -2963  
Location: 219 MADRID AVE  
Parcel Id: 31 -3C1-073-00,000

Assessment: 24,915  
Balances as of 08/04/2011

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

By: Columbia County Sheriff Per: Tim Chamberlain

(HSD)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)

Case Number  
2011CV174

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	09/23/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Central Columbia SD
<b>Primary Address:</b>	4777 Old Berwick Road Bloomsburg, PA 17815
<b>Phone:</b>	570-784-2850
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Heidi Celestine
<b>Relation:</b>	Receptionist
<b>Date:</b>	08/02/11
<b>Time:</b>	1340
<b>Deputy:</b>	6
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>	07/29	08/01/11				
<b>Time:</b>	0905	1515				
<b>Mileage:</b>						
<b>Deputy:</b>	6	6				

### Service Attempt Notes:

1. Closed
2. Closed
- 3.
- 4.
- 5.
- 6.

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 09/23/2011  
2011CV174  
CENTRAL COLUMBIA SD

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)

Case Number  
2011CV174

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	09/23/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	FNB BANK	
Primary Address:	37-41 WEST MAIN STREET BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Bridget Taylor	
Relation:	Tel/Ls	
Date:	07/28/11	Time: 1105
Deputy:	6	Mileage:

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 EXP: 09/23/2011

2011CV174

FNB BANK

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)

Case Number  
2011CV174

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/23/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Hester Hyatt

Relation: Chief

Date: 07/28/11

Time: 0850

Deputy: 6

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 09/23/2011

PO BOX 380, BLOOMSBURG, PA 17815

2011CV174

COLUMBIA COUNTY TAX

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)

Case Number  
2011CV174

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	09/23/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	Domestic Relations Office of Columbia	
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally - <u>Adult In Charge</u> - Posted - Other	
Adult In Charge:	<u>Maurice Cole</u>	
Relation:	<u>CSR</u>	
Date:	<u>7-28-11</u>	Time:
Deputy:	<u>#4</u>	Mileage:

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:
-------	-----------------------	--------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 09/23/2011

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2011CV174

DOMESTIC RELATIONS

UDREN LAW OFFICES, P.C.  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-482-6900

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
P.O. Box 4887  
Lancaster, PA 17604  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

v.  
David C. Edwards  
Vicki L. Edwards  
219 Madrid Avenue  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2011 CV 174

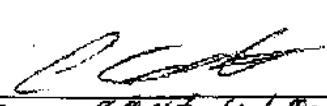
AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states, upon information and belief, that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: David C. Edwards  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Defendant: Vicki L. Edwards  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

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

  
Name: Christy L. Deak  
Title: SCLP  
Company: Fulton Bank, N.A.

# REAL ESTATE OUTLINE

ED # 108-11

DATE RECEIVED 7-28-11  
DOCKET AND INDEX 7-27-11

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒ 7-27-11  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WAIVER OF WATCHMAN ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$~~1,350.00~~ OR 1500.00 ☒ CK# \_\_\_\_\_

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

SALE DATE Oct. 26, 11 TIME 0900  
POSTING DATE Sept. 20, 11  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Oct. 2, 11  
2<sup>ND</sup> WEEK Oct. 9, 11  
3<sup>RD</sup> WEEK Oct. 16, 11

Document Receipt

---

Trans # 32116 Carrier / service: POST 2PM 7/27/2011

Ship to: 32116

CHASE BANK USA NA

3700 WISEMAN BOULEVARD

Tracking #: 9171924291001000010166

Doc Ref #: 108ED2011

SAN ANTONIO TX 78251



Document Receipt

---

Trans # 32117 Carrier / service: POST 2PM 7/27/2011

Ship to: 32117

CHASE BANK USA NA

PO BOX 15298

Tracking #: 9171924291001000010173

Doc Ref #: 108ED2011

WILMINGTON DE 19850

Document Receipt

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Trans # 32118 Carrier / service: POST 2PM 7/27/2011

Ship to: 32118

HSBC BANK NEVADA NA

1111 TOWN CENTER DRIVE

Tracking #: 9171924291001000010180

Doc Ref #: 108ED2011

LAS VEGAS NV 89193

Document Receipt

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Trans # 32119 Carrier / service: POST 2PM 7/27/2011

Ship to: 32119

FIA CARD SERVICES, NA

655 PAPERMILL ROAD

Tracking #: 9171924291001000010197

Doc Ref #: 108ED2011

NEWARK DE 19711

Document Receipt

---

Trans # 32120 Carrier / service: POST 2PM 7/27/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000010203

DEPARTMENT 281230

Doc Ref #: 108ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 32121 Carrier / service: POST 2PM 7/27/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000010210

Doc Ref #: 108ED2011

Document Receipt

---

Trans # 32122 Carrier / service: POST 2PM 7/27/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000010227

Doc Ref #: 108ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 32123 Carrier / service: POST 2PM 7/27/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000010234

Doc Ref #: 108ED2011

PHILADELPHIA PA 19106

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff

v.

David C. Edwards  
Vicki L. Edwards  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 174

*2011-ED-108*

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

219 Madrid Avenue, Bloomsburg, PA 17815  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$142,891.67

Interest From 06/26/2011

to Date of Sale                     

Ongoing Per Diem of \$23.32

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

(Costs to be added)

\$                                     

*[Signature]*  
Prothonotary

By Tami B Kline / KPB/

Clerk

Date 7-26-11

*Prothonotary & Sec. Courts*  
*11-26-11*



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

FULTON BANK, N.A.  
vs.  
DAVID C EDWARDS (et al.)

Case Number  
2011CV174

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	09/23/2011
Notes:	SHERIFF'S SALE BILL		

### Serve To:

Name:	(POSTING)
Primary Address:	219 MADRID AVENUE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
-------	-----------------------	--------	--

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

EXP: 09/23/2011

219 MADRID AVENUE, BLOOMSBURG, PA 17815

2011CV174

(POSTING)

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV174

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, OCTOBER 26, 2011**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL that certain piece, parcel or tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northeast corner of the intersection of Creveling Avenue a/k/a Madrid Street and an alley, a/k/a Snyder Avenue; THENCE along the eastern edge of Creveling Avenue (Madrid Street), North 24 degrees 30 minutes West, 114.81 feet to a pin; THENCE along lands of William Schweinle, North 64 degrees 45 minutes East, 101.55 feet to an iron pin; THENCE along same, South 24 degrees 30 minutes East, 114.81 feet to a pin on the northern sedge of said alley; THENCE along the northern edge of alley, otherwise known as Snyder Avenue, South 64 degrees 45 minutes. West 101.55 feet to an iron pin, the place of BEGINNING.

CONTAINING 11,657.35 square feet.

This description is in accordance with the draft of survey prepared by T. Bryce James, R.S., dated September 17, 1958 and revised March 31, 1975.

THIS DOCUMENT MAY NOT SELL, CONVEY, "TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which David C. Edwards and Vicki L. Edwards, husband and wife, by their deed dated November 22, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto David C. Edwards and Vicki L. Edwards, husband and wife.

BEING KNOWN AS: 219 Madrid Avenue; Bloomsburg, PA 17815

PROPERTY ID NO.: 31-3C1-073

TITLE TO SAID PREMISES IS VESTED IN DAVID C. EDWARDS AND VICKI L. EDWARDS, HUSBAND AND WIFE BY DEED FROM DAVID C. EDWARDS AND VICKI L. EDWARDS, HUSBAND AND WIFE DATED 11/22/2005 RECORDED 11/28/2005 INSTRUMENT NUMBER 200512963.

PROPERTY ADDRESS: 219 MADRID AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C1-073

Seized and taken into execution to be sold as the property of DAVID C EDWARDS, VICKI L. EDWARDS in suit of FULTON BANK, N.A..

---

**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 eight (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 to either 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 default all sums paid by the 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.

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards  
Vicki L. Edwards  
Defendant(s)

NO. 2011 CV 174

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

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

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff

Sherri J. Braunstein, Esquire  
PA ID 90675

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards  
Vicki L. Edwards  
Defendant(s)

NO. 2011 CV 174

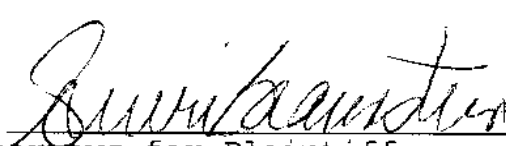
C E R T I F I C A T E

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

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 36 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff

Sherri J. Braunstein, Esquire  
PA ID 90675

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards  
Vicki L. Edwards  
Defendant(s)

NO. 2011 CV 174


C E R T I F I C A T E

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

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 36 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff

Sherri J. Braunstein, Esquire  
PA ID 90675

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards  
Vicki L. Edwards  
Defendant(s)

NO. 2011 CV 174

AFFIDAVIT PURSUANT TO RULE 3129.1

Fulton Bank, N.A., Plaintiff in the above action, by its attorney, Udren Law Offices, P.C., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 219 Madrid Avenue, Bloomsburg, PA 17815

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

1 David C. Edwards 1209 Main Street, #1  
Bloomsburg, PA 17815  
2 Vicki L. Edwards 217 Water Street  
Northumberland, PA 17857

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

SAME AS #1 ABOVE

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

1 Chase Bank USA NA 3700 Wiseman Boulevard  
San Antonio, TX 78251  
2 PO Box 15298  
Wilmington, DE 19850  
4 HSBC Bank Nevada NA 1111 Town Center Drive  
Las Vegas, NV 89193

FIA Card Services, NA

655 Papermill Road  
Newark, DE 19711

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

Name

Address

Fulton Bank, N.A.

P.O. Box 4887  
Lancaster, PA 17604

FNB Bank, NA

37 West Main Street  
Bloomsburg, PA 17815

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

Name

Address

None

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

Name

Address

Columbia County Tax Claim  
Bureau

PO BOX 380  
Bloomsburg, PA 17815

Domestic Relations Section

PO BOX 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

Name

Address

Tenants/Occupants

219 Madrid Avenue  
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. sec. 4904 relating to unsworn falsification to authorities.

DATED: June 24, 2011

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

Sherri J. Braunstein, Esquire  
PA ID 90675

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff  
v.

David C. Edwards  
Vicki L. Edwards  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 174

AFFIDAVIT PURSUANT TO RULE 3129.1

Fulton Bank, N.A., Plaintiff in the above action, by its attorney, Udren Law Offices, P.C., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 219 Madrid Avenue, Bloomsburg, PA 17815

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FNB Bank, NA

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Bloomsburg, PA 17815

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Commonwealth of PA,  
Department of Revenue

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

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

Name

Address

Tenants/Occupants

219 Madrid Avenue  
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. sec. 4904 relating to unsworn falsification to authorities.

DATED: June 24, 2011

UDREX LAW OFFICES, P.C.

BY: 

Attorneys For Plaintiff

Sherri J. Braunstein, Esquire  
PA ID 90675

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff  
v.

David C. Edwards  
Vicki L. Edwards  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 174

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Bureau

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Commonwealth of PA,  
Department of Revenue

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

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

Name

Address

Tenants/Occupants

219 Madrid Avenue  
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. sec. 4904 relating to unsworn falsification to authorities.

DATED: June 24, 2011

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

Sherri J. Braunstein, Esquire  
PA ID 90675

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff  
v.

David C. Edwards  
Vicki L. Edwards  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 174

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

TO: David C. Edwards  
1209 Main Street, #1  
Bloomsburg, PA 17815

Your house (real estate) at 219 Madrid Avenue, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$142,891.67, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.  
Plaintiff  
v.

David C. Edwards  
Vicki L. Edwards  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 174

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

TO: Vicki L. Edwards  
217 Water Street  
Northumberland, PA 17857

Your house (real estate) at 219 Madrid Avenue, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$142,891.67, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

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3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

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

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

ALL that certain piece, parcel or tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northeast corner of the intersection of Creveling Avenue a/k/a Madrid Street and an alley, a/k/a Snyder Avenue; THENCE along the eastern edge of Creveling Avenue (Madrid Street), North 24 degrees 30 minutes West, 114.81 feet to a pin; THENCE along lands of William Schweinle, North 64 degrees 45 minutes East, 101.55 feet to an iron pin; THENCE along same, South 24 degrees 30 minutes East, 114.81 feet to a pin on the northern sedge of said alley; THENCE along the northern edge of alley, otherwise known as Snyder Avenue, South 64 degrees 45 minutes West 101.55 feet to an iron pin, the place of BEGINNING.

CONTAINING 11,657.35 square feet.

This description is in accordance with the draft of survey prepared by T. Bryce James, R.S., dated September 17, 1958 and revised March 31, 1975.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which David C. Edwards and Vicki L. Edwards, husband and wife, by their deed dated November 22, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto David C. Edwards and Vicki L. Edwards, husband and wife.

BEING KNOWN AS: 219 Madrid Avenue, Bloomsburg, PA 17815

PROPERTY ID NO.: 31-3C1-073

TITLE TO SAID PREMISES IS VESTED IN DAVID C. EDWARDS AND VICKI L. EDWARDS, HUSBAND AND WIFE BY DEED FROM DAVID C. EDWARDS AND VICKI L. EDWARDS, HUSBAND AND WIFE DATED 11/22/2005 RECORDED 11/28/2005 INSTRUMENT NUMBER 200512963.



**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD**  
**SUITE 200**  
**CHERRY HILL, NEW JERSEY 08003-3620**  
**856.669.5400**  
**FAX: 856.669.5399**

**MARK J. UDREN, ESQUIRE**  
**NJ MANAGING ATTORNEY**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

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

June 24, 2011

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

Re: Fulton Bank, N.A.  
vs.  
David C. Edwards  
Vicki L. Edwards  
Columbia County C.C.P. No. 2011 CV 174

Dear Sir:

Please serve the Defendant(s), David C. Edwards 1209 Main Street #1,  
Bloomsburg, PA 17815.

Please then, POST the property with the Handbill at 219 Madrid  
Avenue, Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

  
Attorneys for Plaintiff

**Sherri J. Braunstein, Esquire**  
**PA ID 90675**

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

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

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

**856 . 669 . 5400**

**FAX: 856 . 669 . 5399**

**MARK J. UDREN, ESQUIRE**  
**NJ MANAGING ATTORNEY**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

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

June 24, 2011

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

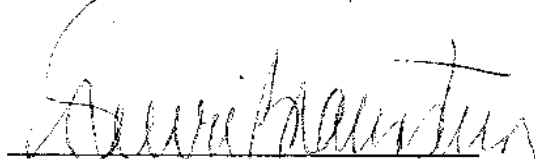
Re: Fulton Bank, N.A.  
vs.  
David C. Edwards  
Vicki L. Edwards  
Columbia County C.C.P. No. 2011 CV 174

Dear Sir:

Please serve the Defendant(s), David C. Edwards 1209 Main Street #1,  
Bloomsburg, PA 17815.

Please then, POST the property with the Handbill at 219 Madrid  
Avenue, Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

  
Attorneys for Plaintiff

**Sherri J. Braunstein, Esquire**  
**PA ID 90675**

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD**  
**SUITE 200**  
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**856. 669. 5400**  
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**NJ MANAGING ATTORNEY**

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**OFFICE ADMINISTRATOR**

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

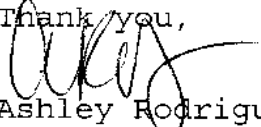
June 24, 2011

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

RE: Fulton Bank, N.A.  
vs.  
David C. Edwards  
Vicki L. Edwards  
Columbia County, CCP No. 2011 CV 174

Please be informed that our office will be using an outside servicer to serve the defendant(s) Vicki L. Edwards with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

  
Ashley Rodriguez  
Foreclosure Specialist

Fulton Bank, N.A.  
P.O. Box 4887  
Lancaster, PA 17604  
Plaintiff  
v.

David C. Edwards  
Vicki L. Edwards  
219 Madrid Avenue  
Bloomsburg, PA 17815  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2011 CV 174

Waiver of Watchman

I, Attorney

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

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

11140

**UDREN LAW OFFICES, PC**  
PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER 40

One Thousand Five Hundred and 00/100 \*\*\*\*\*

DATE	AMOUNT
June 24, 2011	*****1,500.00

**PAY  
TO THE  
ORDER  
OF**

Columbia County Sheriff

Courthouse

P.O. Box 380

Bloomsburg, PA 17815

**Ashley Rodriguez Edwards**

**VOID AFTER 90 DAYS**

DECLASSIFIED  
DATE 08-13-2013  
BY 60322

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

950077186 2683520921 047770