

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

## Plaintiff

FIRST KEYSTONE COMMUNITY BANK vs.

## Defendant

ROBERT K HOOVER  
NICOLE K SPRUNG

### Attorney for the Plaintiff:

GOLDBECK, MCCAFFERTY & MCKEEVER  
701 MARKET STREET  
PHILADELPHIA, PA 19106

Sheriff's Sale Date: Wednesday, August 3, 2011

Writ of Execution No. : 2011CV342

Advance Sheriff Costs: 1,350.00

Location of the real estate: 1335 SECOND AVENUE, BERWICK, PA 18603

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	180.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	130.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,129.86
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	30.00
Copies	6.00
Solicitor Services	75.00
Sheriff Automation Fund	50.00

**Total Sheriff Costs 1,922.36**

## Municipal Costs

Current Taxes	511.79
Delinquent Taxes	5,615.19
Sewer	963.02
School District	999.36

**Total Municipal Costs 8,089.36**

## Distribution Costs

Recording Fees	55.00
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**Total Distribution Costs 55.00**

**Grand Total: 10,066.72**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

© Copyright 2011 Sheriff's Office, Inc.

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

First Keystone VS 1st - 1st - 1st

NO. 6-2-11 ED NO. 5-13-11 JD

DATE/TIME OF SALE: Aug. 3 0700

BID PRICE (INCLUDES COST) \$ 20,000.00

POUNDAGE - 2% OF BID \$ 400.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 10716.72

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

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

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

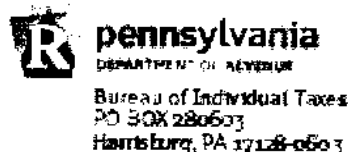
PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 10716.72

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 8716.72



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

**RECORDER'S USE**

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/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 (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 <b>GOLDBECK McCafferty &amp; McKeever</b>		Telephone Number: <b>(215) 627-1322</b>	
Mailing Address <b>701 Market Street, Suite 5000 - Mellon Independence Center</b>	City <b>Philadelphia</b>	State <b>PA</b>	ZIP Code <b>19106-1532</b>

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)  
**SHERIFF OF COLUMBIA COUNTY**

Street Address  
**Sheriff's Office, PO Box 380**

City <b>Bloomsburg</b>	State <b>PA</b>	Zip <b>17815</b>
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**C. DATE OF ACCEPTANCE OF DOCUMENT** August 4, 2011

Grantee(s)/Lessee(s)  
**FANNIE MAE**

Street Address  
**PO BOX 650043,**

City <b>Dallas</b>	State <b>TX</b>	Zip <b>75265-</b>
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**D. REAL ESTATE LOCATION**

Street Address <b>1335 Second Avenue</b>	City, Township, Borough <b>Berwick - Borough of Berwick</b>
County <b>Columbia</b>	School District <b></b>
Tax Parcel Number <b>04D-07-029</b>	

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

1. Actual Cash Consideration <b>\$10,716.72</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$10,716.72</b>
4. County Assessed Value <b>\$22,208.00</b>	5. Common Level Ratio Factor <b>X 3.79</b>	6. Fair Market Value <b>= \$ 84,168.32</b>

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest conveyed <b>100%</b>
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**Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession \_\_\_\_\_  
(NAME OF DECEDENT) (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 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 copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment).
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #: FANNIE MAE IS AN EXEMPT CORPORATION. THE TRANSFER TAX #12 U.S.C. 1723 A.C. (2).
- ☐

Under penalties of law or ordinance, 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

August 4, 2011

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

**GOLDBECK MCCAFFERTY & MCKEEVER**  
Suite 5000 Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.goldbecklaw.com](http://www.goldbecklaw.com)

August 4, 2011

SHERIFF OF COLUMBIA COUNTY  
Real Estate Division  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST NATIONAL BANK OF  
BERWICK vs. ROBERT K. HOOVER and NICOLE M. SPRUNG A/K/A NICOLE  
M. HOOVER  
**Sale Book/Writ No.:** /  
Docket Number: 2011-cv-342  
Sale Date: 08/03/2011  
Property Address: 1335 Second Avenue Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the  
above-captioned matter. Please deed the property to:

FANNIE MAE  
PO BOX 650043  
Dallas, TX 75265-0043

**If funds are required to settle with the Sheriff and they are not enclosed, please  
call, fax or email the cost sheet to Christina Rizzo.** Please notify our office when the deed  
is recorded.

**GOLDBECK MCCAFFERTY & MCKEEVER**

Christina Rizzo  
Post Sale Department  
(412) 788-7190 (phone)  
(412) 788-7192(fax)  
[crizzo@goldbecklaw.com](mailto:crizzo@goldbecklaw.com)

Jeff Nefferdorf  
Post Sale Department (FHA & VA)  
215-825-6343  
215-825-6443 (fax)  
[jnefferdorf@goldbecklaw.com](mailto:jnefferdorf@goldbecklaw.com)

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST., PHILADELPHIA, PA 19106  
(215) 627-1322

**FIRSTTRUST**  
800.220.BANK / firsttrust.com

3-7380-2360

09/02/2011

567796

PAY  
TO THE  
ORDER OF

\$ \*\*8,716.72

**SHERIFF OF COLUMBIA COUNTY**  
**EIGHT THOUSAND SEVEN HUNDRED SIXTEEN AND 72 / 100** DOLLARS

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO 105191FC Hoover 1335 Second Ave.

AUTHORIZED SIGNATURE

⑈567796⑈ ⑆23607380⑆ 70 1100018⑈

09/02/2011

567796

***SHERIFF OF COLUMBIA COUNTY*****\$8,716.72*****105191FC Hoover 1335 Second Ave.***

Mortgage Disbursement

GOLDBECK McCAFFERTY &amp; McKEEVER

09/02/2011

567796

**\$8,716.72**

Mortgage Disbursement

***105191FC Hoover 1335 Second Ave.***

PO Box 380  
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE  
TIMOHTY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Steven (accounting)

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 3

**Phone:**

**Date:** August 17, 2011

**Re:** Hoover

**CC:**

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

• **Commen**

Steven  
RE: 215 825  
6358  
Fax 215-627-  
7734  
Attn. Steven  
Accounting

County 024

PARCELID:

TAX YEAR: 2011

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2009	PRIM	1,353.61	210.14	120.26	185.00		1,869.01
2010	PRIM	1,304.47	74.62	114.60	45.00		1,538.89
2008	PRIM	1,351.88	342.55	120.09	270.00		2,084.52
<b>Total:</b>		4,009.96	627.31	355.15	500.00		5,492.42

5,492.42+

32.77+

20.++

65.++

5.++

Interest  
1st Class mailing  
Tax Sale Cost  
Tax Cert-

005

5,615.19\*

Total amount due  
for Sept.



**GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.GOLDBECKLAW.COM

July 27, 2011

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

**RE: No. 2011-cv-342**  
**ROBERT K. HOOVER and NICOLE M. SPRUNG A/K/A NICOLE M.**  
**HOOVER**

Real Estate Division:

The above case may be sold on August 03, 2011. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

GOLDBECK McCafferty & McKEEVER  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

105191FC  
CF: 02/24/2011  
SD: 08/03/2011  
\$70,247.64

Attorney for Plaintiff

FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

Plaintiff

vs.

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M.  
HOOVER

**Mortgagor(s) and**  
**ROBERT K. HOOVER Record Owner(s)**

1335 Second Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2011-cv-342

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Keith C. Halili, an employee of Goldbeck McCafferty & McKeever, counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

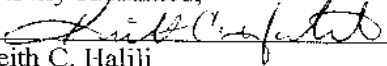
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

  
BY: Keith C. Halili  
Legal Assistant

Name and Address of Sender  
GOLDBECK  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA  
19106-1532

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured
- ☐ Recorded Delivery (International)  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a  
certificate of mailing  
or for additional co  
of this bill)  
Postmark and  
Date of Receipt

RD Fee  
RR Fee

0.2 1M  
\$ 01.26<sup>00</sup>  
0004285957 JUL 01 2011  
MAILED FROM ZIP CODE 19106

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Ha

Cl

1.

DOMESTIC RELATIONS OF COLUMBIA  
COUNTY  
PO Box 380  
Bloomsburg, PA 17815

TENANTS/OCCUPANTS  
1335 Second Avenue  
Barwick, PA 18603

2.

PA DEPARTMENT OF PUBLIC WELFARE -  
Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

3.

4.

5.

6.

7.

8.

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

105191FC Columbia County Sale Date: 08/03/2011

ROBERT K. HOOVER & NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER



Name and Address of Sender  
GOLDBECK  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA  
19106-1532

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Insured

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)

Postmark and  
Date of Receipt

Fee  
Handling  
Charge  
Actual  
if Regl

Postage

Address (Name, Street, City, State, & ZIP Code)

1. LNV FUNDING LLC, ASSIGNEE OF  
SHERMAN ACQUISITION, ASSIGNEE OF  
SEARS  
15 South Main Street  
Greenville, SC 29601

MERS, INC. AS NOMINEE FOR C  
MORTGAGE CORPORATION D/B/A  
SOUTHBANC MORTGAGE  
P.O. Box 2026  
Flint, MI 48501

\$ 02.94

JUL 01 2011

FROM ZIP CODE 19106

2. LNV FUNDING LLC, ASSIGNEE OF  
SHERMAN ACQUISITION, ASSIGNEE OF  
SEARS  
c/o David Galloway  
4660 Trindie Road, Suite 300  
Camp Hill, PA 17011

MERS, INC. AS NOMINEE FOR CORINTHIAN  
MORTGAGE CORPORATION D/B/A  
SOUTHBANC MORTGAGE  
3300 SW 34th Avenue  
Suite 101  
Ocala, FL 34474

3. ASSET ACCEPTANCE, LLC  
28405 Van Dyke Avenue  
Warren, MI 48093

4. ASSET ACCEPTANCE, LLC  
P.O. Box 2041  
Warren, MI 48090

5. ASSET ACCEPTANCE, LLC  
c/o Arthur Lashin  
400 Market Street, Suite 600  
Philadelphia, PA 19106

6. ASSET ACCEPTANCE, LLC  
c/o Arthur Lashin  
400 Market Street, Suite 600  
Philadelphia, PA 19106

7. ASSET ACCEPTANCE, LLC  
c/o Arthur Lashin  
400 Market Street, Suite 600  
Philadelphia, PA 19106

8. ASSET ACCEPTANCE, LLC  
c/o Arthur Lashin  
400 Market Street, Suite 600  
Philadelphia, PA 19106

Total Number of Places  
Listed by Sender

7

Postmaster, Per (Name of receiving employee)

TP

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

105191FC Columbia County

Sale Date: 08/03/2011

ROBERT K. HOOVER & NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER

Complete by Typewriter, Ink, or Ball Point Pen

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SHERIFF'S RETURN OF SERVICE

05/02/2011 08:50 AM - CHIEF DEPUTY JAMES D. ARTER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NICOLE K SPRUNG AT 213 5TH STREET, BLOOMSBURG, PA 17815.

  
JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

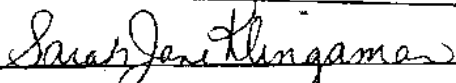
May 02, 2011

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2011

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



Plaintiff Attorney: GOLDBECK, MCCAFFERTY & MCKEEVER, 701 MARKET STREET, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff Telesoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SHERIFF'S RETURN OF SERVICE

05/02/2011 10:05 AM - CHIEF DEPUTY JAMES D. ARTER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBERT K HOOVER AT 245 WORMAN STREET, BLOOMSBURG, PA 17815.

  
JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

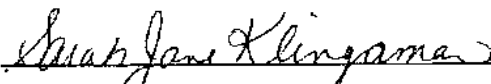
May 02, 2011

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY 2011

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



Plaintiff Attorney: GOLDBECK, MCCAFFERTY & MCKEEVER, 701 MARKET STREET, PHILADELPHIA, PA 19106

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SHERIFF'S RETURN OF SERVICE

05/16/2011 09:10 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES  
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON  
THE REAL ESTATE LOCATED AT 1335 SECOND AVENUE, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

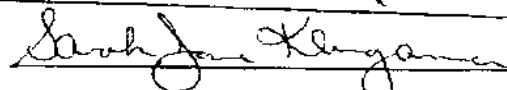
May 16, 2011

NOTARY

Affirmed and subscribed to before me this

16TH day of MAY, 2011

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



Plaintiff Attorney: GOLDBECK, MCCAFFERTY & MCKEEVER, 701 MARKET STREET, PHILADELPHIA, PA 19106

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV342

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, JUNE 22, 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 OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT NO. 765, THIS BEING THE EAST SIDE OF THE FIRST LOT EAST OF MERCER STREET ON THE NORTH SIDE OF SECONDS AVENUE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, AND A PORTION OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO THE BOROUGH OF BERWICK, WHICH WAS FORMERLY THE FERRIS FARM, SEE PLOT OR PLAN RECORDED IN THE RECORDER'S OFFICE IN BLOOMSBURG, PENNSYLVANIA. MAP BOOK 8 PAGE 366; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 765 NORTH 02 DEGREES 50 MINUTES 00 SECONDS EAST 160.00 FEET TO A CORNER IN THE SOUTHERLY LINE OF A 15 FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY NORTH 87 DEGREES 11 MINUTES 40 SECONDS EAST 50.02 FEET TO A POINT IN LINE OF OTHER LAND NOW OR LATE OF TED AND CHARLOTTE VEE STUBAN; THENCE THROUGH SAID OTHER LAND OF TED AND CHARLOTTE VEE STUBAN BEING LOT NO. 763 SOUTH 02 DEGREES 50 MINUTES 00 SECONDS WEST 160.00 FEET TO A CORNER IN THE NORTHERLY LINE OF SECOND AVENUE; THENCE ALONG THE NORTHERLY SIDE OF SECOND AVENUE SOUTH 87 DEGREES 11 MINUTES 40 SECONDS WEST 50.82 FEET TO THE SOUTHEAST CORNER OF LOT NO. 765, THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY LOT NO. 764 AND A FIVE (5) FOOT STRIP OF WT NO. 763, ADJOINING LOT NO. 764 ON THE EASTERLY SIDE.

PARCEL# 04D-07-029

PROPERTY ADDRESS: 1335 SECOND AVENUE, BERWICK, PA 18603

PROPERTY ADDRESS: 1335 SECOND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-07-029

Seized and taken into execution to be sold as the property of ROBERT K HOOVER, NICOLE K SPRUNG in suit of FIRST KEYSTONE COMMUNITY BANK.

**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.

Attorney for the Plaintiff:  
GOLDBECK, MCCAFFERTY & MCKEEVER  
PHILADELPHIA, PA 215-627-1322

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania



**GOLDBECK McCAFFERTY & McKEEVER**

Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

Plaintiff

vs.

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M.  
HOOVER

**Mortgagor(s) and Record Owner(s)**

1335 Second Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2011-cv-342

**SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129**

FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST NATIONAL BANK OF BERWICK, Keith C. Halili, an employee of Goldbeck McCafferty & McKeeever, counsel of Plaintiff, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1335 Second Avenue  
Berwick, PA 18603

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

ROBERT K. HOOVER  
245 Worman Street  
Bloomsburg, PA 17815

NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
213 W. 5TH STREET  
BLOOMSBURG, PA 17815

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

ROBERT K. HOOVER  
245 Worman Street  
Bloomsburg, PA 17815

NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
213 W. 5TH STREET  
BLOOMSBURG, PA 17815

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

LVNV FUNDING LLC, ASSIGNEE OF SHERMAN ACQUISITION, ASSIGNEE OF SEARS  
15 South Main Street  
Greenville, SC 29601

LVNV FUNDING LLC, ASSIGNEE OF SHERMAN ACQUISITION, ASSIGNEE OF SEARS  
c/o David Galloway  
4660 Trindle Road, Suite 300  
Camp Hill, PA 17011

ASSET ACCEPTANCE, LLC  
28405 Van Dyke Avenue  
Warren, MI 48093

ASSET ACCEPTANCE, LLC  
P.O. Box 2041  
Warren, MI 48090

ASSET ACCEPTANCE, LLC  
c/o Arthur Lashin  
400 Market Street, Suite 600  
Philadelphia, PA 19106

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

MERS, INC. AS NOMINEE FOR CORINTHIAN MORTGAGE CORPORATION D/B/A  
SOUTHBANC MORTGAGE  
P.O. Box 2026  
Flint, MI 48501

MERS, INC. AS NOMINEE FOR CORINTHIAN MORTGAGE CORPORATION D/B/A  
SOUTHBANC MORTGAGE  
3300 SW 34th Avenue  
Suite 101  
Ocala, FL 34474

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

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

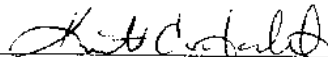
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
1335 Second Avenue  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: July 27, 2011

  
\_\_\_\_\_  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Keith C. Halili  
Legal Assistant



July 8, 2011

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

**FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST NATIONAL  
BANK OF BERWICK**

**VS.**

**ROBERT K. HOOVER  
NICHOLE M. SPRUNG A/K/A NICOLE M. HOOVER**

**DOCKET # 342CV2011**

Dear Timothy:

The amount due on the sewer account #117980 for the property located at 1335 Second Avenue in Berwick, Pa through September 30, 2011 is **\$963.02**.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kristy Hart", is written over the typed name.

Kristy Hart  
Authority Clerk

*Hearing Impaired 711*

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

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SHERIFF'S RETURN OF SERVICE

05/02/2011 08:50 AM - CHIEF DEPUTY JAMES D. ARTER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NICOLE K SPRUNG AT 213 5TH STREET, BLOOMSBURG, PA 17815.

  
JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

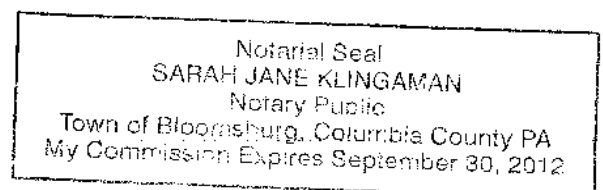
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

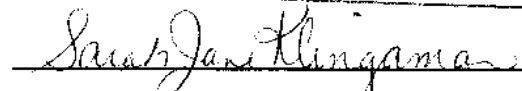
May 02, 2011

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2011





Plaintiff Attorney: GOLDBECK, MCCAFFERTY & MCKEEVER, 701 MARKET STREET, PHILADELPHIA, PA 19106

© 2000 by Notary Public, Pennsylvania, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SHERIFF'S RETURN OF SERVICE

05/16/2011 09:10 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1335 SECOND AVENUE, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

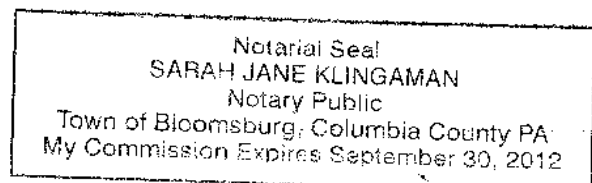
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

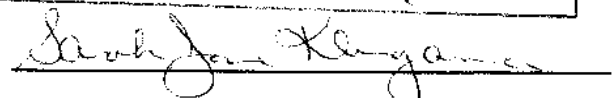
May 16, 2011

NOTARY

Affirmed and subscribed to before me this

16TH day of MAY, 2011





Plaintiff Attorney: GOLDBECK, MCCAFFERTY & MCKEEVER, 701 MARKET STREET, PHILADELPHIA, PA 19106

2011-05-16 09:10 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1335 SECOND AVENUE, BERWICK, PA 18603.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	PD
Manner:	< Not Specified >	Expires:	05/20/2011	Warrant:
Notes:	SHERIFF'S SALE BILL			

### Serve To:

Name:	(POSTING)
Primary Address:	1335 SECOND AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	05/16/11	Time:	0910
Deputy:	DANIELO	Mileage:	

### Attorney / Originator:

Name:	GOLDBECK, MCCAFFERTY & MCKEEVER	Phone:	215-627-1322
-------	---------------------------------	--------	--------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

EXP: 05/20/2011

1335 SECOND AVENUE, BERWICK, PA 18603

2011CV342

(POSTING)

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

June 22, 2011

Columbia

Timothy T. Chamberlain  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX 570-389-5625

**BOOK WRIT**

RE: FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST NATIONAL BANK OF BERWICK  
vs.  
ROBERT K. HOOVER and NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
No. 2011-cv-342

**Property address:**

*1335 Second Avenue  
Berwick, PA 18603*


**Sheriff's Sale Date: June 22, 2011**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for June 22, 2011 to August 03, 2011.

Thank you for your cooperation.

Very Truly Yours,  
GOLDBECK MCCAFFERTY & MCKEEVER

  
\_\_\_\_\_  
Gary E. McCafferty, Esq.  
By: Gen Mautz, Legal Assistant

cc:

ROBERT K. HOOVER  
245 Worman Street  
Bloomsburg, PA 17815

NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
213 W. 5TH STREET  
BLOOMSBURG, PA 17815



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 2011CV342

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, JUNE 22, 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 OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUND-ED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT NO. 765, THIS BEING THE EAST SIDE OF THE FIRST LOT EAST OF MERCER STREET ON THE NORTH SIDE OF SECONDS AVENUE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMON-WEALTH OF PENNSYLVANIA, AND A PORTION OF THE BERWICK LAND AND IMPROVEMENT COMPANYS ADDITION TO THE BOROUGH OF BERWICK, WHICH WAS FORMERLY THE FERRIS FARM, SEE PLOT OR PLAN RECORDED IN THE RECORDERS OFFICE IN BLOOMSBURG, PENNSYLVANIA, MAP BOOK 8 PAGE 366; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 765 NORTH 02 DEGREES 50 MINUTES 00 SECONDS EAST 160.00 FEET TO A CORNER IN THE SOUTHERLY LINE OF A 15 FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY NORTH 87 DEGREES 11 MINUTES 40 SECONDS EAST 50.02 FEET TO A POINT IN LINE OF OTHER LAND NOW OR LATE OF TED AND CHARLOTTE VEE STUBAN; THENCE THROUGH SAID OTHER LAND OF TED AND CHARLOTTE VEE STUBAN BEING LOT NO. 763 SOUTH 02 DEGREES 50 MINUTES 00 SECONDS WEST 160.00 FEET TO A CORNER IN THE NORTHERLY LINE OF SECOND AVENUE; THENCE ALONG THE NORTHERLY SIDE OF SECOND AVENUE SOUTH 87 DEGREES 11 MINUTES 40 SECONDS WEST 50.82 FEET TO THE SOUTHEAST CORNER OF LOT NO. 765, THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY LOT NO. 764 AND A FIVE (5) FOOT STRIP OF WT NO. 763, ADJOINING LOT NO. 764 ON THE EASTERLY SIDE.

PARCEL# 04D-07-029  
PROPERTY ADDRESS: 1335 SECOND AVENUE, BERWICK, PA 18603  
PROPERTY ADDRESS: 1335 SECOND AVENUE, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D-07-029

Seized and taken into execution to be sold as the prop-erty of ROBERT K HYNTER MICH F K SPRING in suit

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185

County of Columbia and State of Pennsylvania, and was t, 1902, and has been published daily, continuously in said day and on the attached notice June 1, 8, 15, 2011 as printed e of the officers or publisher or designated agent of the owner hich legal advertisement was published; that neither the ested in the subject matter of said notice and advertisement foregoing statement as to time, place, and character of

I came this 15<sup>th</sup> day of June 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SHERIFF'S RETURN OF SERVICE

05/02/2011 10:05 AM - CHIEF DEPUTY JAMES D. ARTER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBERT K HOOVER AT 245 WORMAN STREET, BLOOMSBURG, PA 17815.

  
JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2011

NOTARY

Affirmed and subscribed to before me this

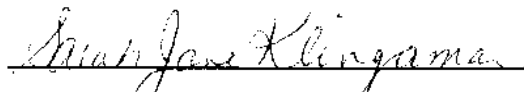
2ND

day of

MAY

2011

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



Plaintiff Attorney: GOLDBECK, MCCAFFERTY & MCKEEVER, 701 MARKET STREET, PHILADELPHIA, PA 19106

By One Notary Public, Notary, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/20/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	ROBERT K HOOVER
<b>Primary Address:</b>	245 WORMAN STREET BLOOMSBURG, PA 17815
<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>	Robert Hoover		
<b>Relation:</b>	DEF		
<b>Date:</b>	4-28-11	<b>Time:</b>	1005
<b>Deputy:</b>	Arter	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> GOLDBECK, MCCAFFERTY & MCKEEVER	<b>Phone:</b> 215-627-1322
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

EXP: 05/20/2011

245 WORMAN STREET, BLOOMSBURG, PA 17815

2011CV342

HOOVER, ROBERT K

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/20/2011

Warrant:

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

211 on 213 5th St

### Serve To:

Name: NICOLE K SPRUNG

Primary Address: 245 WORMAN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 213 W 5th St Bloomsburg

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: NICOLE SPRUNG

Relation: DEF

Date: 4-29-11

Time: 0850

Deputy: ARTER

Mileage:

### Attorney / Originator:

Name: GOLDBECK, MCCAFFERTY & MCKEEVER

Phone: 215-627-1322

### Service Attempts:

Date: 4-28-11

Time: 1015

Mileage:

Deputy: ARTER

### Service Attempt Notes:

1. L.C. AT 213 W 5th Bloomsburg

2. SERVED AT 213 W 5th St Bloomsburg

3.

4.

5.

6.

EXP: 05/20/2011

245 WORMAN STREET, BLOOMSBURG, PA 17815

2011CV342

SPRUNG, NICOLE K



April 29, 2011

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

**FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST NATIONAL  
BANK OF BERWICK**

**VS.**

**ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER**

**DOCKET # 342CV2011**

Dear Timothy:

The amount due on the sewer account #117980 for the property located at 1335  
2<sup>nd</sup> Avenue Berwick, Pa through June 30, 2011 is **\$478.36**.

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

Sincerely,

  
Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

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

*Hearing Impaired 711*

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

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

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:29-APR-11

FEE:\$5.00

CERT. NO10161

HOOVER NICOLE M & ROBERT K  
213 WEST FIFTH STREET  
BLOOMSBURG PA 17815 2106

DISTRICT: BERWICK BORO  
DEED 20040-5041  
LOCATION: 1335 SECOND AVE LOT #764  
PARCEL: 04D-07 -029-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2009	PRIM	1,684.77	33.17	115.00	1,832.94
2010	PRIM	1,496.25	31.94	0.00	1,528.19
2008	PRIM	2,040.32	33.13	0.00	2,073.45
TOTAL DUE :					\$5,434.58

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2010

REQUESTED BY: Columbia County Sheriff

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	05/20/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	CONNIE GINGHER-TAX COLLECTOR	
Primary Address:	1615 LINCOLN AVE BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	CONNIE GINGHER	
Relation:		
Date:	04-28-11	Time:
Deputy:	DANCELO	Mileage:

### Attorney / Originator:

Name:	GOLDBECK, MCCAFFERTY & MCKEEVER	Phone:	215-627-1322
-------	---------------------------------	--------	--------------

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

EXP: 05/20/2011

1615 LINCOLN AVE, BERWICK, PA 18603

2011CV342

CONNIE GINGHER-TAX

**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR : 8:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS  
 CLOSED HOLIDAYS

**PHONE:** 570-752-7442

**FOR: COLUMBIA County**

**DATE** 03/01/2011 **BILL NO.** 4162

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING	22,208	6.146	133.76	136.49	150.14
FIRE		1.345	29.27	29.87	32.86
LIGHT		1.25	27.20	27.76	29.15
BORO RE		1.75	38.08	38.86	40.80
		11.1	241.58	246.51	258.84
The discount & penalty have been calculated for your convenience			469.89	479.49	511.79
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

HOOVER NICOLE M & ROBERT K  
 1335 SECOND AVENUE  
 BERWICK PA 18603

CNTY	TWP	Discount	Penalty	PARCEL	Land	Buildings	Total Assessment	FILE COPY
		2 %	2 %	04D-07-029-00,000	1837 Acres	3,200	19,008	
This tax returned to courthouse on: January 1, 2012								

Use a separate sheet of paper for each parcel.

IF YOU HAVE A DISCOUNT, SHOW IT HERE.





# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/20/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	TENANT(S)
<b>Primary Address:</b>	1335 SECOND AVE BERWICK, PA 18603
<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>	POSTED / VACANT		
<b>Relation:</b>			
<b>Date:</b>	04-28-11	<b>Time:</b>	1355
<b>Deputy:</b>	D'ANGELO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> GOLDBECK, MCCAFFERTY & MCKEEVER	<b>Phone:</b> 215-627-1322
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

EXP: 05/20/2011

1335 SECOND AVE, BERWICK, PA 18603

2011CV342

TENANT(S)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	05/20/2011	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 · Adult In Charge · Posted · Other	
Adult In Charge:	DOT Frank	
Relation:	Clerk	
Date:	04/26/11	Time: 1300
Deputy:	6	Mileage:

### Attorney / Originator:

Name:	GOLDBECK, MCCAFFERTY & MCKEEVER	Phone:	215-627-1322
-------	---------------------------------	--------	--------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

EXP: 05/20/2011

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2011CV342

DOMESTIC RELATIONS

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



FIRST KEYSTONE COMMUNITY BANK  
vs.  
ROBERT K HOOVER (et al.)

Case Number  
2011CV342

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/20/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · <u>Other</u>
<b>Adult In Charge:</b>	Heather Nyet
<b>Relation:</b>	Clerk
<b>Date:</b>	04/26/11 <b>Time:</b> 1000
<b>Deputy:</b>	G. Price <b>Mileage:</b>

### Attorney / Originator:

<b>Name:</b> GOLDBECK, MCCAFFERTY & MCKEEVER	<b>Phone:</b> 215-627-1322
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

EXP: 05/20/2011

PO BOX 380, BLOOMSBURG, PA 17815

2011CV342

COLUMBIA COUNTY TAX

Document Receipt

---

Trans # 22152 Carrier / service: POST 2PM 4/25/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000008651

Doc Ref #: 62ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 22151 Carrier / service: POST 2PM 4/25/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000008644

Doc Ref #: 62ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 22150 Carrier / service: POST 2PM 4/25/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000008637

Doc Ref #: 62ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 22149 Carrier / service: POST 2PM 4/25/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000008620

Doc Ref #: 62ED2011

HARRISBURG PA 17128



Document Receipt

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Trans # 22148 Carrier / service: POST 2PM 4/25/2011

Ship to: 22148

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000008613

Doc Ref #: 62ED2011

HARRISBURG PA 17105

# REAL ESTATE OUTLINE

ED# 62-11

DATE RECEIVED 4-21-11  
DOCKET AND INDEX 4-25-11

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒ 691/100 4-25-11  
NOTICES OF SHERIFF SALE ☒  
WAIVER OF WATCHMAN ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$1,350.00 OR 2000.00 ☒ CK# 561950  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE June 20, 11 TIME 0900  
POSTING DATE May 16, 11  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 1  
2<sup>ND</sup> WEEK 8  
3<sup>RD</sup> WEEK 15, 11

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

vs.

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M.  
HOOVER  
1335 Second Avenue  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

*2011 EP-62*  
No. 2011-cv-342

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

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 described property:

PREMISES: 1335 Second Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$70,247.64

Interest From **04/19/2011**  
Through Date of Sale

(Costs to be added)

Dated: 4-21-11

Tami B Kline  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

Kelly P Brewer

Printed Name: Kelly P. Brewer  
MRS  
101

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

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT NO. 765, THIS BEING THE EAST SIDE OF THE FIRST LOT EAST OF MERCER STREET ON THE NORTH SIDE OF SECONDS AVENUE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, AND A PORTION OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION 1'0 THE BOROUGH OF BERWICK; WHICH WAS FORMERLY THE FERRIS FARM, SEE PLOT OR PLAN RECORDED IN THE RECORDER'S OFFICE IN BLOOMSBURG, PENNSYLVANIA. MAP BOOK 8 PAGE 366; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 765 NORTH 02 DEGREES 50 MINUTES 00 SECONDS EAST 160.00 FEET TO A CORNER IN THE SOUTHERLY LINE OF A 15 FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY NORTH 87 DEGREES 11 MINUTES 40 SECONDS EAST 50.02 FEET TO A POINT IN LINE OF OTHER LAND NOW OR LATE OF TED AND CHARLOTTE VEE STUBAN; THENCE THROUGH SAID OTHER LAND or TED AND CHARWTTE VEE STUBAN BEING LOT NO. 763 SOUTH 02 DEGREES 50 MINUTES 00 SECONDS WEST 160.00 FEET TO A CORNER IN THE NORTHERLY LINE OF SECOND AVENUE; THENCE ALONG THE NORTHERLY SIDE OF SECOND AVENUE SOUTH 87 DEGREES 11 MINUTES 40 SECONDS WEST 50.82 FEET TO THE SOUTHEAST CORNER OF LOT NO. 765, THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY LOT NO. 764 AND A FIVE (5) FOOT STRIP OF WT NO. 763, ADJOINING LOT NO. 764 ON THE EAST&RLY SIDE.

PARCEL# 04D-07-029

PROPERTY ADDRESS: 1335 SECOND AVENUE, BERWICK, PA 18603

115<sup>th</sup>  
15<sup>th</sup>  
25<sup>th</sup>

IN THE COURT OF COMMON PLEAS

FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST  
NATIONAL BANK OF BERWICK

vs.

ROBERT K. HOOVER and  
NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
Mortgagor(s)  
1335 Second Avenue Berwick, PA 18603

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	
INTEREST from	
COSTS PAID:	\$70,247.64
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$

Office of Judicial Support  
Judg. Fee  
Cr.  
Sat.

Goldbeck McCafferty & McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV342

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, JUNE 22, 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 OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT NO. 765, THIS BEING THE EAST SIDE OF THE FIRST LOT EAST OF MERCER STREET ON THE NORTH SIDE OF SECONDS AVENUE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, AND A PORTION OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO THE BOROUGH OF BERWICK, WHICH WAS FORMERLY THE FERRIS FARM, SEE PLOT OR PLAN RECORDED IN THE RECORDER'S OFFICE IN BLOOMSBURG, PENNSYLVANIA. MAP BOOK 8 PAGE 366; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 765 NORTH 02 DEGREES 50 MINUTES 00 SECONDS EAST 160.00 FEET TO A CORNER IN THE SOUTHERLY LINE OF A 15 FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY NORTH 87 DEGREES 11 MINUTES 40 SECONDS EAST 50.02 FEET TO A POINT IN LINE OF OTHER LAND NOW OR LATE OF TED AND CHARLOTTE VEE STUBAN; THENCE THROUGH SAID OTHER LAND OF TED AND CHARLOTTE VEE STUBAN BEING LOT NO. 763 SOUTH 02 DEGREES 50 MINUTES 00 SECONDS WEST 160.00 FEET TO A CORNER IN THE NORTHERLY LINE OF SECOND AVENUE; THENCE ALONG THE NORTHERLY SIDE OF SECOND AVENUE SOUTH 87 DEGREES 11 MINUTES 40 SECONDS WEST 50.82 FEET TO THE SOUTHEAST CORNER OF LOT NO. 765, THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY LOT NO. 764 AND A FIVE (5) FOOT STRIP OF WT NO. 763, ADJOINING LOT NO. 764 ON THE EASTERLY SIDE.

PARCEL# 04D-07-029

PROPERTY ADDRESS: 1335 SECOND AVENUE, BERWICK, PA 18603

PROPERTY ADDRESS: 1335 SECOND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-07-029

Seized and taken into execution to be sold as the property of ROBERT K HOOVER, NICOLE K SPRUNG in suit of FIRST KEYSTONE COMMUNITY BANK.

**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.

Attorney for the Plaintiff:  
GOLDBECK, MCCAFFERTY & MCKEEVER  
PHILADELPHIA, PA 215-627-1322

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

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

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

Plaintiff

vs.

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
Mortgagor(s) and ROBERT K. HOOVER  
Owner(s)  
1335 Second Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

*2011-62*  
No. 2011-cv-342

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$70,247.64

Interest from

**04/19/2011** to Date of  
Sale at 7.2500%

(Costs to be added)

By:

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

vs.

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M.  
HOOVER  
1335 Second Avenue  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

201-ED 62  
No. 2011-cv-342

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

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 described property:

PREMISES: 1335 Second Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$70,247.64

Interest From **04/19/2011**  
Through Date of Sale

(Costs to be added)

Dated: 4-21-11

Tami B. Keene  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Kelly P. Brewer



Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

Plaintiff

vs.

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
(Mortgagor(s) and ROBERT K. HOOVER Record  
Owner(s))  
1335 Second Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2011-cv-342

**AFFIDAVIT PURSUANT TO RULE 3129**

FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST NATIONAL BANK OF BERWICK, Plaintiff in the above action, by counsel, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1335 Second Avenue  
Berwick, PA 18603

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

ROBERT K. HOOVER  
245 Worman Street  
Bloomsburg, PA 17815

NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
213 W. 5TH STREET  
BLOOMSBURG, PA 17815

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

ROBERT K. HOOVER  
245 Worman Street  
Bloomsburg, PA 17815

NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
213 W. 5TH STREET  
BLOOMSBURG, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

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

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

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.

TENANTS/OCCUPANTS  
1335 Second Avenue  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: April 18, 2011

By: 

**GOLDBECK MCCAFFERTY & MCKEEVER**

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Attorneys for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

JOSEPH A. GOLDBECK, JR.  
(OF COUNSEL)GARY E. McCAFFERTY  
MICHAEL T. McKEEVER\*  
KRISTINA G. MURTHA\*  
LESLIE E. PUDA\*  
LISA A. LEE\*  
THOMAS I. PULEO  
JAY E. KIVITZ  
DAVID B. FEIN\*  
ANN E. SWARTZ  
ANDREW F. GORNALL  
JILL P. JENKINS\*SUITE 5000  
MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PENNSYLVANIA 19106-1532  
(215) 627-1322  
(866) 413-2311  
FAX (215) 627-7734

\*PA &amp; NJ BAR

WWW.GOLDBECKLAW.COM

TO:	<b>SHERIFF CHAMBERLAIN</b>
RE:	
DATE:	
FAX:	<b>570-389-5625</b>

Hello,

**RE: 1335 SECOND AVE  
"HOOVER, ROBERT K.****NON-MILITARY VERIFICATION**

Thank you,

GOLDBECK McCAFFERTY & McKEEVER  
SCOTT LION  
JUDGMENT DEPARTMENT - SUPERVISOR  
SLION@GOLDBECKLAW.COM  
215-825-6345 (PHONE)  
215-825-6445 (FAX)

**IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA****FIRST KEYSTONE COMMUNITY BANK  
F/K/A FIRST NATIONAL BANK OF  
BERWICK****Plaintiff****vs.****NO. 2011-cv-342****ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M.  
HOOVER****Defendant(s)****VERIFICATION OF NON-MILITARY SERVICE UNDER THE SOLDIERS' AND  
SAILORS' CIVIL RELIEF ACT OF 1940 AS AMENDED**

1. The undersigned attorney with Goldbeck McCafferty & McKeever, as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That the above named Defendant, NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER, has a last known residence of 213 W. 5TH STREET, BLOOMSBURG, PA 17815.

3. That inquiry has been made with the Department of Defense as to the military status of each of the Defendants in this action. A copy of the Military Status Report is attached.

4. The Defendant is not in the military service of the United States of America as defined by the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date: 4/18/2011

By: **GOLDBECK MCCAFFERTY & MCKEEVER**

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jay Kivitz Pa. ID 26769

**Attorneys for Plaintiff**

## Request for Military Status

Page 1 of 2

Department of Defense Manpower Data Center

Apr-18-2011 11:46:57

Military Status Report  
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
HOOVER	NICOLE	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
1600 Wilson Blvd., Suite 400  
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

**Request for Military Status**

**Page 2 of 2**

***More information on "Active Duty Status"***

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy TARs, Marine Corps ARs and Coast Guard RPAs. Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps) for a period of more than 30 consecutive days.

***Coverage Under the SCRA is Broader in Some Cases***

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate.

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of SCRA extend beyond the last dates of active duty.

Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.  
Report ID:OSQFR91J7

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

FIRST KEYSTONE COMMUNITY BANK  
F/K/A FIRST NATIONAL BANK OF  
BERWICK

Plaintiff

vs.

NO. 2011-cv-342

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M.  
HOOVER

Defendant(s)

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SOLDIERS' AND  
SAILORS' CIVIL RELIEF ACT OF 1940 AS AMENDED**

1. The undersigned attorney with Goldbeck McCafferty & McKeever, as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That the above named Defendant, ROBERT K. HOOVER, has a last known residence of 245 Worman Street, Bloomsberg, PA 17815.

3. That inquiry has been made with the Department of Defense as to the military status of each of the Defendants in this action. A copy of the Military Status Report is attached.

4. The Defendant is not in the military service of the United States of America as defined by the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date: 4/18/2011

By: 

**GOLDBECK-MCCAFFERTY & MCKEEVER**

Michael McKeever Pa. ID 56129

☒ Gary McCafferty Pa. ID 42386

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_\_ Jay Kivitz Pa. ID 26769

**Attorneys for Plaintiff**

## Request for Military Status

Page 1 of 2

Department of Defense Manpower Data Center

Apr-18-2011 11:46:00

Military Status Report  
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
HOOVER	ROBERT	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavely-Dixon, Director  
Department of Defense - Manpower Data Center  
1600 Wilson Blvd., Suite 400  
Arlington, VA 22209-2593

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Report ID:TK1FQE0GRF

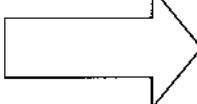
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT NO. 765, THIS BEING THE EAST SIDE OF THE FIRST LOT EAST OF MERCER STREET ON THE NORTH SIDE OF SECONDS AVENUE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, AND A PORTION OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION 1'0 THE BOROUGH OF BERWICK; WHICH WAS FORMERLY THE FERRIS FARM, SEE PLOT OR PLAN RECORDED IN THE RECORDER'S OFFICE IN BLOOMSBURG, PENNSYLVANIA. MAP BOOK 8 PAGE 366; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 765 NORTH 02 DEGREES 50 MINUTES 00 SECONDS EAST 160.00 FEET TO A CORNER IN THE SOUTHERLY LINE OF A 15 FOOT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY NORTH 87 DEGREES 11 MINUTES 40 SECONDS EAST 50.02 FEET TO A POINT IN LINE OF OTHER LAND NOW OR LATE OF TED AND CHARLOTTE VEE STUBAN; THENCE THROUGH SAID OTHER LAND or TED AND CHARWTTIE VEE STUBAN BEING LOT NO. 763 SOUTH 02 DEGREES 50 MINUTES 00 SECONDS WEST 160.00 FEET TO A CORNER IN THE NORTHERLY LINE OF SECOND AVENUE; THENCE ALONG THE NORTHERLY SIDE OF SECOND AVENUE SOUTH 87 DEGREES 11 MINUTES 40 SECONDS WEST 50.82 FEET TO THE SOUTHEAST CORNER OF LOT NO. 765, THE PLACE OF BEGINNING. THIS DESCRIPTION IS INTENDED TO COVER AND THIS DEED TO CONVEY LOT NO. 764 AND A FIVE (5) FOOT STRIP OF WT NO. 763, ADJOINING LOT NO. 764 ON THE EAST&RLY SIDE.

PARCEL# 04D-07-029

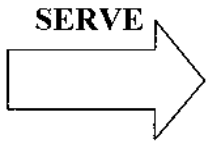
PROPERTY ADDRESS: 1335 SECOND AVENUE, BERWICK, PA 18603

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST NATIONAL BANK OF BERWICK		COURT NUMBER 2011-cv-342
DEFENDANT/S/ ROBERT K. HOOVER and NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER		TYPE OF WRIT OR COMPLAINT EXECUTION
<div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: right; margin-right: 10px;"> <b>SERVE</b>      <b>AT</b> </div> <div style="border: 1px solid black; padding: 5px; width: 80%;">         NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE          ROBERT K. HOOVER &amp; NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER       </div> </div>	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1335 Second Avenue, Berwick, PA 18603	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <b>PLEASE POST HANDBILL</b> </div>		
SIGNATURE OF ATTORNEY <i>Goldbeck McCafferty &amp; McKeever</i>	TELEPHONE NUMBER (215) 627-1322	DATE April 18, 2011
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

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PLAINTIFF/S/ FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST NATIONAL BANK OF BERWICK		COURT NUMBER 2011-cv-342
DEFENDANT/S/ ROBERT K. HOOVER and NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER		TYPE OF WRIT OR COMPLAINT EXECUTION



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
245 Worman Street, Bloomsberg, PA 17815

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

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY

***Goldbeck McCafferty & McKeever***

TELEPHONE NUMBER

(215) 627-1322

DATE

April 18, 2011

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106

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**SERVE**



**AT**

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GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106

**GOLDBECK McCafferty & McKeever**

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-825-6318

Attorney for Plaintiff

FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST  
NATIONAL BANK OF BERWICK

PO Box 289

111 West Front Street

Berwick, PA 18603-0289

Plaintiff

vs.

ROBERT K. HOOVER

NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER

**Mortgagor(s) and HOOVER, ROBERT K. Record  
Owner(s)**

1335 Second Avenue

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2011-cv-342

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

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

TO: HOOVER, ROBERT K.  
**ROBERT K. HOOVER**  
245 Worman Street  
Bloomsburg, PA 17815

Your house at 1335 Second Avenue, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale  
on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to  
enforce the court judgment of \$70,247.64 obtained by FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK against you.

**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 FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK, the back payments, late charges, costs and reasonable  
attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
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 a 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 thirty (30) days from the date of the Sheriff's 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 the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house 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 F/K/A SUSQUEHANNA LEGAL SERVICES**

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

**PENNSYLVANIA BAR ASSOCIATION**

P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 105191FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.



**GOLDBECK McCAFFERTY & McKEEVER**

Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

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PO Box 289  
111 West Front Street  
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Plaintiff

vs.

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NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
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215-627-1322  
Attorney for Plaintiff

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NATIONAL BANK OF BERWICK

PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

Plaintiff

vs.

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Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2011-cv-342

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By:

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

Plaintiff

vs.

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
Mortgagor(s) and ROBERT K. HOOVER  
Record Owner(s)

1335 Second Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2011-cv-342

**WAIVER OF WATCHMAN**

**Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.**

By:

GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Attorneys for Plaintiff

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Attorney for Plaintiff

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FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
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Plaintiff

vs.

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NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
Mortgagor(s) and ROBERT K. HOOVER  
Record  
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Attorneys for Plaintiff

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Philadelphia, PA 19106  
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Attorney for Plaintiff

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FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

Plaintiff

vs.

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
**Mortgagor(s) and ROBERT K. HOOVER Record  
Owner(s)**

1335 Second Avenue  
Berwick, PA 18603

Defendant(s)

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By: 

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Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

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Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

FIRST KEYSTONE COMMUNITY BANK F/K/A  
FIRST NATIONAL BANK OF BERWICK  
PO Box 289  
111 West Front Street  
Berwick, PA 18603-0289

Plaintiff

vs.

ROBERT K. HOOVER  
NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
(Mortgagor(s) and ROBERT K. HOOVER Record  
Owner(s))  
1335 Second Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2011-cv-342

**AFFIDAVIT PURSUANT TO RULE 3129**

FIRST KEYSTONE COMMUNITY BANK F/K/A FIRST NATIONAL BANK OF BERWICK, Plaintiff in the above action, by counsel, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1335 Second Avenue  
Berwick, PA 18603

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

ROBERT K. HOOVER  
245 Worman Street  
Bloomsburg, PA 17815

NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
213 W. 5TH STREET  
BLOOMSBURG, PA 17815

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

ROBERT K. HOOVER  
245 Worman Street  
Bloomsburg, PA 17815

NICOLE M. SPRUNG A/K/A NICOLE M. HOOVER  
213 W. 5TH STREET  
BLOOMSBURG, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815



PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

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

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

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.

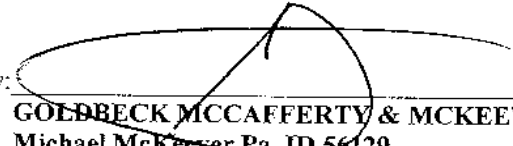
TENANTS/OCCUPANTS  
1335 Second Avenue  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: April 18, 2011

By:

  
**GOLDBECK, MCCAFFERTY & MCKEEVER**  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386 ✓  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

**GOLDBECK MCCAFFERTY & MCKEEVER**  
**A PROFESSIONAL CORPORATION**  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

**FIRSTTRUST**  
800.220.BANK / firsttrust.com  
3-7380-2360

04/18/2011

BY  
OF THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**TWO THOUSAND AND XX / 100**

**\$ \*\*2,000.00**

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

MEMO

105191FC Hoover

MORTGAGE DISBURSEMENT ACCOUNT

*[Signature]*  
AUTHORIZED SIGNATURE

⑈ 561950 ⑈ ⑈ 236073801⑈ 70 1100018 ⑈

561950

Security features. Details on back.