

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
M&T BANK

vs.

Defendant
JAMES BOWERS
LINDA BOWERS

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date:

Writ of Execution No. : 2011CV522

Advance Sheriff Costs: 1,350.00

Location of the real estate: 1141 PAPER MILL ROAD, LIGHTSTREET, PA 17839

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	8.00
Crying Sale	10.00
Service	270.00
Advertising Sale Bills & Copies	17.50
Surcharge	190.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	960.90
Web Posting	100.00
Notary Fee	15.00
Mailing Costs	72.00
Copies	9.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

Total Sheriff Costs **1,767.40**

Grand Total: **1,767.40**

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)

Columbia County Sheriff's Office, Inc.

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

- +	DOCKET/RETURN	\$15.00	
- +	SERVICE PER DEF.	\$ <u>270.00</u>	
- +	LEVY (PER PARCEL	\$15.00	
- +	MAILING COSTS	\$ <u>72.00</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	\$35.00	
- +	TRANSFER TAX FORM	\$25.00	
- +	DISTRIBUTION FORM	\$25.00	
- +	COPIES	\$ <u>9.00</u>	
- +	NOTARY	\$ <u>15.00</u>	
TOTAL *****			\$ <u>546.50</u>

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

- -	SURCHARGE FEE (DSTF)	\$ <u>190.00</u>	
	MISC. _____	\$ _____	
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
M&T BANK

vs.

Defendant
JAMES BOWERS
LINDA BOWERS

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, September 14, 20

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Crying Sale	10.00
Service	270.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	190.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	960.90
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	72.00
Copies	9.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00
Total Sheriff Costs	1,937.40

Distribution Costs

Recording Fees	55.00
Total Distribution Costs	55.00

Grand Total: 1,992.40

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)

(c) Columbia County Sheriff, Pennsylvania, Inc.

**facsimile
TRANSMITTAL**

to: Sheriff of Columbia County
fax #: 570-389-5625
re: M&T Bank
vs.
James Bowers and Linda Bowers
date September 13, 2011
pages: 2

Please see the attached letter requesting that you stay the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...

NOVLETT A. SMITH
LEGAL ASSISTANT
McCABE, WEISBERG & CONWAY, P.C.
123 S. BROAD STREET, SUITE 2080
PHILADELPHIA, PA 19109

215-790-1010
Fax: 215-790-1274

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
 SUITE 2080
 123 SOUTH BROAD STREET
 PHILADELPHIA, PA 19109
 (215) 790-1010
 FAX (215) 790-1274

TERRENCE J. McCABE ***
 MARC S. WEISBERG **
 EDWARD D. CONWAY ***
 MARGARET GAIRO ***
 LISA L. WALLACE **
 DEBORAH K. CURRAN **
 LAURA H.G. O'SULLIVAN **
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 ERIN M. BRADY **
 KEVIN T. McQUINN *
 ALEXANDRA T. GARCIA *
 CORRIE DEMENT **
 ABBY K. MOYNIHAN **
 CATHERINE WELKER **
 ANTOINETTE N. MOORE **
 CHRISTINE GRAHAM *
 MELISSA A. SPASATO *
 HEATHER WEINERT *
 RICHARD J. SUZOR, JR. *
 MAKENNA E. PORCIO *
 LAURA LATTA **
 BRIAN T. LAMANN *
 DIANA THEOLOGOU **
 SHEERA G. ENGELISSE **
 SAMANTHA A. CLIFFORD **
 JO-ANN T. LAMBERT-O'NEILL *
 ANNE PEIGHTEL **
 MARK GOLAB *
 JONATHAN ELEFANT **

See www.mwc-lwc.com for licensing

Timothy T. Chamberlain
 Columbia County Courthouse
 35 West Main Street
 Bloomsburg, Pennsylvania 17815

Re: M&T Bank
 vs.
 James Bowers and Linda Bowers
 Columbia County, Court of Common Pleas, No. 2011-CV-522
 Premises: 1141 Paper Mill Road, Light Street, Pennsylvania 17839

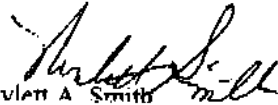
Dear Sheriff Chamberlain:

As you know, the above-captioned matter is currently scheduled for the September 14, 2011 Sheriff's Sale. I am requesting at this time that you stay this sale. Defendant filed a Chapter 13 bankruptcy on September 13, 2011 in the Middle District of PA BK#11-06291.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,


 Navlett A. Smith
 Legal Assistant

/nas

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
 SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

This is a communication from a debt collector.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

SUITE 303
 716 HADDON AVENUE
 WESTMONT, NJ 08108
 (856) 858-7080
 FAX (856) 858-7020

SUITE 499
 145 HUGUENOT STREET
 NEW ROCHELLE, NY 10801
 (914) 426-8900
 GENERAL FAX (914) 636-8901
 MEDIATION ONLY FAX (914) 819-5505
 Also servicing Connecticut

SUITE 100
 8101 SANDY SPRING ROAD
 LAUREL, MD 20707
 (301) 490-3361
 FAX (301) 490-1568
 Also serving the District of Columbia

SUITE 201
 4021 UNIVERSITY DRIVE
 FAIRFAX, VA 22031
 (866) 656-0379

Law Offices
DORAN & DORAN, PC
69 Public Square STE 700
Wilkes-Barre, Pennsylvania 18701
570-823-9111
fax 570-829-32-22

Date: September 13, 2011

To: Sheriff of Columbia County – Real Estate Dept

RE: Foreclosure sale - Linda Bowers

of pages (incl. cover) 2

Fax Number: 570-389-5625

From: Lisa Doran

This office filed a Chapter 13 bankruptcy petition today, September 13, 2011 on behalf of **LINDA BOWERS**, case # 5-11-06291

There is a sheriff's sale of her property scheduled for tomorrow.

The property is located at **1141 Papermill Road, Bloomsburg, PA 17815**

Please cancel the foreclosure sale. A copy of the notice of case filing is attached.

I am also notifying counsel for the mortgagee.

Lisa

The documents in this fax transmission are intended only for the personal and confidential use of the designated recipient named above. The message may be an attorney-client communication, and as such is privileged and confidential. If you are not the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of any of these documents is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone so that we may arrange for the return of the original documents at no cost to you.

United States Bankruptcy Court
Middle District of Pennsylvania**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 09/13/2011 at 3:40 PM and filed on 09/13/2011.

Linda M Bowers
1141 Papermill Road
Bloomsburg, PA 17815
SSN / ITIN: xxx-xx-5537

The case was filed by the debtor's attorney:

Lisa M. Doran
Doran & Doran, P.C.
69 Public Square, Suite 700
Wilkes-Barre, PA 18701
570 823-9111

The case was assigned case number 5:11-bk-06291.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://ecf.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Terrence S. Miller
Clerk, U.S. Bankruptcy Court

PACER Service Center			
Transaction Receipt			
09/13/2011 15:45:28			
PACER Login:	dn0027	Client Code:	Bowers, Linda M
Description:	Notice of Filing	Search Criteria:	5:11-bk-06291
Billable Pages:	1	Cost:	0.08

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
M&T BANK

vs.

Defendant
JAMES BOWERS
LINDA BOWERS

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, September 14, 20

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Location of the real estate: 1141 PAPER MILL ROAD, LIGHTSTREET, PA 17839

Sheriff Costs

Docketing	15.00
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Press Enterprise Inc.	960.90
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Total Sheriff Costs 1,937.40

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Recording Fees	55.00
----------------	-------

Total Distribution Costs 55.00

Grand Total: 1,992.40

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)

(By) Columbia County Sheriff - Bloomsburg, Pa.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MKT Bank vs Jones & Linda Jones

NO. 95-11 ED NO. 522-11 JD

DATE/TIME OF SALE: Sept. 4 2000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE -- 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV522

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, SEPTEMBER 14, 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 lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of an alley and a public road leading from Lightstreet to the Paper Mill; THENCE along the eastern side of the Paper Mill Road, South 43 degrees 45 minutes West, 75 feet to an iron pin corner line of land now or formerly of Alan H. Dent, Sr., and Florence C. Dent; THENCE by the same, South 51 degrees East, 73 feet to an iron pin corner in line of land now or formerly of Ray Reichard; THENCE by the same, North 27 degrees 10 minutes East, 86 feet to an iron pin corner on the southern side of an alley; THENCE by the same, North 61 degrees 30 minutes West, 50 feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH EDWARD G. ENGLER AND LORI A. ENGLER, HUSBAND AND WIFE by deed dated August 29, 2003 and recorded September 2, 2003 in the office of the Recorder in and for Columbia County in Deed Book Instrument Number 200311235, granted and conveyed to James Bowers and Linda Bowers, husband and wife.

BEING KNOWN AS 1141 PAPER MILL ROAD, LIGHT STREET, PENNSYLVANIA 17839

TAX I.D. #: 31-1B2-019-00-000

THE IMPROVEMENTS THEREON ARE:
RESIDENTIAL DWELLING
PROPERTY ADDRESS: 1141 PAPER MILL ROAD,
LIGHTSTREET, PA 17839

UPI / TAX PARCEL NUMBER: 31-1B2-019

Seized and taken into execution to be sold as the property of JAMES BOWERS, LINDA BOWERS in suit of M&T 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:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA
215-780-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

} SS

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 , 1902, and has been published daily, continuously in said day and on the attached notice August 24, 31 and September that the affiant is one of the officers or publisher or blisher of said newspaper in which legal advertisement was or Press Enterprise is interested in the subject matter of said ll of the allegations in the foregoing statement as to time, are true.

me this 7th day of September 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Donna L. Kishbaugh, Notary Public
Scott Twp., Columbia County
My Commission Expires Oct. 11, 2013

Member, Pennsylvania Association of Notaries

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of an alley and a public road leading from Lightstreet to the Paper Mill; THENCE along the eastern side of the Paper Mill Road, South 43 degrees 45 minutes West, 75 feet to an iron pin corner line of land now or formerly of Alan H. Dent, Sr., and Florence C. Dent; THENCE by the same, South 51 degrees East, 73 feet to an iron pin corner in line of land now or formerly of Ray Reichard;

THENCE by the same, North 27 degrees 10 minutes East, 86 feet to an iron pin corner on the southern side of an alley; THENCE by the same, North 61 degrees 30 minutes West, 50 feet to the place of BEGINNING.

Being known and designated on draft of Howard Fetterolf, R.E., dated August 21, 1956, as Tract B.

BEING THE SAME PREMISES WHICH EDWARD G. ENGLER AND LORI A. ENGLER, HUSBAND AND WIFE by deed dated August 29, 2003 and recorded September 2, 2003 in the office of the Recorder in and for Columbia County in Deed Book Instrument Number 200311235, granted and conveyed to James Bowers and Linda Bowers, husband and wife .

BEING KNOWN AS: 1141 PAPER MILL ROAD, LIGHT STREET, PENNSYLVANIA 17839

TAX I.D. #: 31-1B2-019-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$59,249.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JAMES BOWERS AND LINDA BOWERS

McCabe, Wesberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080

123 SOUTH BROAD STREET

PHILADELPHIA, PENNSYLVANIA 19109

(215) 790-1010

FAX (215) 790-1274

TERRENCE J. McCABE ***
 MARC S. WEISBERG **
 EDWARD D. CONWAY **
 MARGARET GAIRO **
 LISA L. WALLACE **
 DEBORAH E. CURRAN **
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 ERIN M. BRADY **
 KEVIN T. McQUAIL *
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 CATHERINE WELKER **
 ANTOINETTE M. MOORE **
 CHRISTINE GRAHAM *
 MELISSA A. SPASATO *
 HEATHER WEJNER *
 RICHARD J. SUZOR, JR. *
 MAKENNA E. PORCH *
 LAURA LAITA **

See www.mccabeweisberg.com for licensing info.

SUITE 303
 216 HADDON AVENUE
 WESTMONT, NJ 08108
 (856) 858-7080
 FAX (856) 858-7020

SUITE 499
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 (914) 636-8900
 FAX (914) 636-8901
 Also servicing Connecticut

SUITE 100
 8101 SANDY SPRING ROAD
 LAUREL, MD 20707
 (301) 490-3361
 FAX (301) 490-1568
 Also servicing the District of Columbia
 and Virginia

FACSIMILE COVER LETTER

DATE: 09/12/11

TO: Columbia County Sheriff's Office

ATTENTION:

FROM: Emma McBride

RE: ~~Re: James Bowers and Linda Bowers~~ James Bowers and Linda Bowers

FAX NO: 510-339-5625

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 2

MESSAGE:

Please use this unmarked legal description for
 the upcoming Sheriff's sale.
 Thank you!

THANK YOU!

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SHERIFF'S RETURN OF SERVICE

08/10/2011 09:50 AM - CHIEF DEPUTY JAMES D. ARTER, 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 1141 PAPER MILL ROAD, LIGHT STREET, PA 17839.


JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2011

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

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2011



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 07/28/2011

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1141 PAPER MILL ROAD
LIGHTSTREET, PA 17839

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Posted

Relation:

Date: 8-10-11

Time: 0950

Deputy: ARTER

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/28/2011

1141 PAPER MILL ROAD, LIGHTSTREET, PA 17839

2011CV522

(POSTING)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

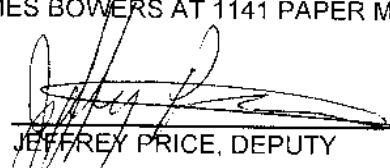


M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SHERIFF'S RETURN OF SERVICE

07/28/2011 05:50 PM - DEPUTY JEFFREY PRICE, 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 LINDA BOWERS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JAMES BOWERS AT 1141 PAPER MILL ROAD, LIGHTSTREET, PA 17839.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

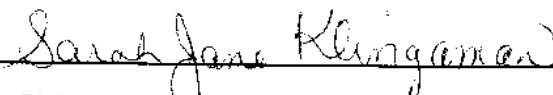
July 29, 2011

NOTARY

Affirmed and subscribed to before me this

29TH day of JULY, 2011

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



MCCABE, WEISBERG & CONWAY PC, Plaintiff Attorney

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

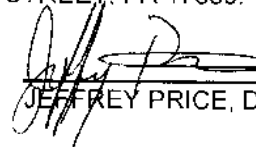


M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SHERIFF'S RETURN OF SERVICE

07/28/2011 05:50 PM - DEPUTY JEFFREY PRICE, 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: LINDA BOWERS AT 1141 PAPER MILL ROAD, LIGHTSTREET, PA 17839.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

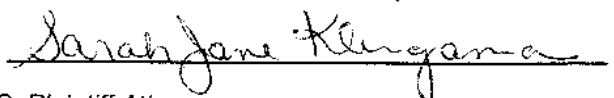
July 29, 2011

NOTARY

Affirmed and subscribed to before me this

29TH day of JULY, 2011

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



MCCABE, WEISBERG & CONWAY PC, Plaintiff Attorney

(Type in full name of Plaintiff Attorney)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/28/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JAMES BOWERS
Primary Address:	1141 PAPER MILL ROAD LIGHTSTREET, PA 17839
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Linda Bowers		
Relation:	Dads wife		
Date:	07/28/11	Time:	1750
Deputy:	6	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone:
---	---------------

Service Attempts:

Date:	06/30/11	07/01/11				
Time:	1425	1050				
Mileage:						
Deputy:	6	6				

Service Attempt Notes:

1. L/C
- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 07/28/2011

1141 PAPER MILL ROAD, LIGHTSTREET, PA 17839

2011CV522

BOWERS, JAMES

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/28/2011
Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	LINDA BOWERS
Primary Address:	1141 PAPER MILL ROAD LIGHTSTREET, PA 17839
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Linda Bowers		
Relation:	Defendant		
Date:	07/28/11	Time:	1750
Deputy:	6	Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone:
---	---------------

Service Attempts:

Date:	Time:	Mileage:	Deputy:			
6/30/11	11:25		6			
07/01/11	16:50		6			
07/26/11	11:35		6			

Service Attempt Notes:

1. L/C
- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 07/28/2011

1141 PAPER MILL ROAD, LIGHTSTREET, PA 17839

2011CV522

BOWERS, LINDA

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

REAL ESTATE TAX CERTIFICATION

Date: 07/01/2011

Fee: \$5.00

Cert. NO: 10453

BOWERS JAMES & LINDA
1141 PAPERMILL ROAD
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20031 1235
Location: 1141 PAPER MILL RD
Parcel Id:31 -1B2-019-00,000

Assessment: 19,624
Balances as of 07/01/2011

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

By: Columbia Co. Sheriff

Per: Tim Chamberlain
HBH

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	07/28/2011	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:	570-389-5849	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	<u>Heather Hyatt</u>	
Relation:	<u>Clerk</u>	
Date:	<u>06/30/11</u>	Time:
Deputy:	<u>6</u>	Mileage:

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:
-------	------------------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/28/2011

PO BOX 380, BLOOMSBURG, PA 17815

2011CV522

COLUMBIA COUNTY TAX

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/28/2011

Warrant:

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

Serve To:

Name: SCOTT TOWNSHIP SEWER AUTHORITY

Primary Address: TENNY STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ~~Adult In Charge~~ · Posted · Other

Adult In Charge: Debra Hock

Relation: Office Assistant

Date: 06/30/11

Time: 1415

Deputy: 6

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

EXP: 07/28/2011

TENNY STREET, BLOOMSBURG, PA 17815

2011CV522

SCOTT TOWNSHIP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/28/2011
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:	H. James Hock		
Relation:	Ownership for Collector		
Date:	06/30/2011	Time:	1410
Deputy:	6	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	
-------	------------------------------	--------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 07/28/2011

2011CV522

H. JAMES HOCK

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



M&T BANK
vs.
JAMES BOWERS (et al.)

Case Number
2011CV522

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	07/28/2011	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:	Maureen Cole	
Relation:	CSIZ	
Date:	06/30/11	Time:
Deputy:	6	Mileage:

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:
-------	------------------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/28/2011

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2011CV522

DOMESTIC RELATIONS

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
 123 SOUTH BROAD STREET
 PHILADELPHIA, PENNSYLVANIA 19109
 (215) 790-1010
 FAX (215) 790-1274

TERRENCE J. McCABE ---
 MARC S. WEISBERG --
 EDWARD D. CONWAY --
 MARGARET GAIKO --
 LISA L. WALLACE --
 DEBORAH K. CURRAN --
 LAURA H.G. O'SULLIVAN --
 GAYL C. SPIVAK --
 ANDREW L. MARKOWITZ --
 HEIDI R. SPIVAK --
 SCOTT T. TAGGART --
 MARISA J. COHEN --
 JASON BROOKS --
 ERIN M. BRADY --
 KEVIN T. McQUAIL --
 ALEXANDRA T. GARCIA --
 CORRIN ORMENT --
 ABBY K. MOYNIHAN --
 CATHERINE WELKER --
 ANTOINETTE N. MOORE --
 CHRISTINE GRAHAM --
 MELISSA A. SPOSATO --
 HEATHER WEINERT --
 RICHARD J. SUZOR, JR. --
 MAKENNA E. PORCH --
 LAURA LATTA --

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SUITE 303
 216 HADDON AVENUE
 WESTMONT, NJ 08108
 (856) 858-7080
 FAX (856) 858-7020

SUITE 499
 145 HUGUENOT STREET
 NEW ROCHELLE, NY 10801
 (914)-636-8900
 FAX (914)-636-8901
 Also servicing Connecticut

SUITE 100
 8101 SANDY SPRING ROAD
 LAUREL, MD 20707
 (301) 490-3361
 FAX (301) 490-1568
 Also servicing the District of Columbia
 and Virginia

FACSIMILE COVER LETTER

DATE: 6/29/11
 TO: Sheriff Chamberlain
 RE: Affidavit of Non-Military Service
 FAX NO: (570) 389-5625

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 2

MESSAGE:

*Per your request, please see the attached
 affidavit of Non-Military Service. Thanks*

Very truly yours,

Cherie A. Wallace
 (215) 790-5983

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

Attorneys for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

M&T Bank

Plaintiff

v.

James Bowers and Linda Bowers

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2011-CV-522

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

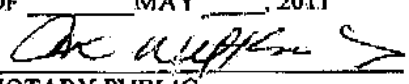
COUNTY OF PHILADELPHIA:

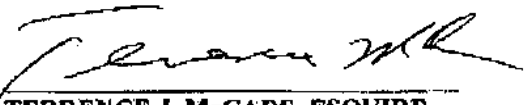
The undersigned, being duly sworn according to law, deposes and says that the Defendants, James Bowers and Linda Bowers, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, James Bowers and Linda Bowers, are over eighteen (18) years of age, and reside as follows:

James Bowers
1141 Paper Mill Road
Light Street, Pennsylvania 17839

Linda Bowers
1141 Paper Mill Road
Light Street, Pennsylvania 17839

SWORN AND SUBSCRIBED
BEFORE ME THIS 24TH DAY
OF MAY, 2011


NOTARY PUBLIC


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Maleekah Wilbanks - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES APR. 06, 2015

TERRENCE J. McCABE ***
MARC S. WEISBERG **
EDWARD D. CONWAY **
MARGARET GAIRO **
LISA L. WALLACE **
DEBORAH K. CURRAN **
LAURA H.G. O'SULLIVAN **
GAYL C. SPIVAK **
ANDREW L. MARKOWITZ **
HEIDI R. SPIVAK *
SCOTT T. TAGGART *
MARISA J. COHEN *
JASON BROOKS †
ERIN M. BRADY **
KEVIN T. McQUAIL *
ALEXANDRA T. GARCIA *
CORRIN DEMENT **
ABBY K. MOYNIHAN **
CATHERINE WELKER **
ANTOINETTE N. MOORE **
CHRISTINE GRAHAM *
MELISSA A. SPONATO *
HEATHER WEJNERT *
RICHARD J. SUZOR, JR. *
MAKENNA E. PORCH *
LAURA LAITA **
BRIAN T. LAMMANN *
DIANA THEOLOGOU **
SHEERA G. ENGRISSEL **
SAMANTHA A. CLIFFORD **
JO-ANN T. LAMBERT-O'NEILL *

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LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
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GENERAL FAX (914) 636-8901
MEDIATION ONLY FAX (914) 819-5505
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 201
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379

July 13, 2011

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: M&T Bank vs. James Bowers and Linda Bowers
Columbia County, No. 2011-CV-522
Premises: 1141 Paper Mill Road, Light Street, Pennsylvania 17839

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on September 14, 2011.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Megan Paolucci, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/mcp
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG & CONWAY, P.C.
TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
KEVIN McQUAIL, ESQUIRE-ID # 307169
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

M&T Bank

Plaintiff

v.

James Bowers and Linda Bowers
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2011-CV-522

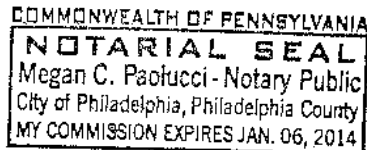
AFFIDAVIT OF SERVICE
OF
AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 13th day of July, 2011, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED
BEFORE ME THIS 14th DAY
OF July, 2011

Megan C. Paolucci
NOTARY PUBLIC



McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff

By: [Signature]
TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
KEVIN McQUAIL, ESQUIRE-ID # 307169

McCABE, WEISBERG & CONWAY, P.C.
TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
KEVIN McQUAIL, ESQUIRE-ID # 307169
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

M&T Bank

Plaintiff

v.

James Bowers and Linda Bowers
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2011-CV-522

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 1141 Paper Mill Road, Light Street, Pennsylvania 17839, as of the date the Praeceptum for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

James Bowers

1141 Paper Mill Road
Light Street, Pennsylvania 17839

Linda Bowers

1141 Paper Mill Rd
Light Street, Pennsylvania 17839

2. Name and address of Defendants in the judgment:

Name

Address

James Bowers

1141 Paper Mill Road
Light Street, Pennsylvania 17839

Linda Bowers

1141 Paper Mill Road
Light Street, Pennsylvania 17839

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

Name

Address

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

Pennsylvania Housing Finance Agency	211 North Front Street PO Box 15530 Harrisburg, Pennsylvania 17105-5530
-------------------------------------	---

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

Name	Address
------	---------

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

Name	Address
------	---------

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	1141 Paper Mill Road Light Street, Pennsylvania 17839
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
--------------------------	--

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
---	---

United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
--------------------------	---

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

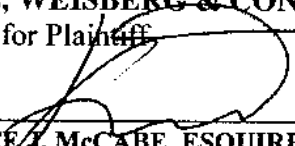
Name

Address

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.

July 13, 2011
DATE

McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff

By: 
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
KEVIN McQUAIL, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

M&T Bank

Plaintiff

v.

James Bowers and Linda Bowers

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-522

DATE: July 13, 2011

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: James Bowers and Linda Bowers

PROPERTY: 1141 Paper Mill Road, Light Street, Pennsylvania 17839

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **September 14, 2011 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than **thirty (30) days** after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within **ten (10) days** after the filing of the schedule.

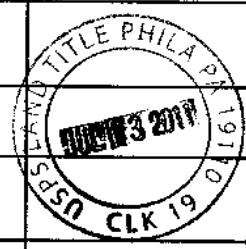
Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: M. Paolucci-54939

Check type of mail or service:
☐ Certified
☐ Registered
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
 (if issued as a)



Line	Article Number	Postage
1	M&T Bank, et al v. Bowers-54939	Pennsylvania Housing Finance Agency 211 North Front Street PO Box 15530 Harrisburg, Pennsylvania 17105-5530
2		Tenants/Occupants 1141 Paper Mill Road Light Street, Pennsylvania 17839
3		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
4		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107
5		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
6		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
7		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230



[illegible]

Document Receipt

Trans # 29119 Carrier / service: POST 2PM 6/29/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000009887

Doc Ref #: 95ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 29118 Carrier / service: POST 2PM 6/29/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000009870

Doc Ref #: 95ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 29117 Carrier / service: POST 2PM 6/29/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000009863

Doc Ref #: 95ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 29116 Carrier / service: POST 2PM 6/29/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000009856

Doc Ref #: 95ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 29115 Carrier / service: POST 2PM 6/29/2011

Ship to: 29115

UNITED STATES OF AMERICA

US DEPT OF JUSTICE

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 9171924291001000009849

Doc Ref #: 95ED2011

Document Receipt

Trans # 29114 Carrier / service: POST 2PM 6/29/2011

Ship to: 29114

UNITED STATES OF AMERICA

HARRISBURG FEDERAL BLDG
228 WALNUT STREET STE. 220

Tracking #: 9171924291001000009832

Doc Ref #: 95ED2011

HARRISBURG PA 17108

Document Receipt

Trans # 29113 Carrier / service: POST 2PM 6/29/2011

Ship to: 29113

UNITED STATES OF AMERICA

ATTY FOR MIDDLE DISTRICT
235 NORTH WASHINGTON AVENUE

Tracking #: 9171924291001000009825

Doc Ref #: 95ED2011

SCRANTON PA 18503

Document Receipt

Trans # 29112 Carrier / service: POST 2PM 6/29/2011

Ship to: 29112

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000009818

Doc Ref #: 95ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 29111 Carrier / service: POST 2PM 6/29/2011

Ship to: 29111

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000009801

Doc Ref #: 95ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 29110 Carrier / service: POST 2PM 6/29/2011

Ship to: 29110

COMMONWEALTH OF PA

110 NORTH 8TH STREET STE 204

Tracking #: 9171924291001000009795

Doc Ref #: 95ED2011

PHILADELPHIA PA 19107

Document Receipt

Trans # 29108 Carrier / service: POST 2PM 6/29/2011

Ship to: 29108

PA HOUSING FINANCE AGENCY

PO BOX 15530

Tracking #: 9171924291001000009771

Doc Ref #: 95ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 29109 Carrier / service: POST 2PM 6/29/2011

Ship to: 29109

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000009788

Doc Ref #: 95ED2011

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED _____
DOCKET AND INDEX _____

CHECK FOR PROPER INFO.

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

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

SALE DATE _____ TIME _____
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV522

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, SEPTEMBER 14, 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 lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of an alley and a public road leading from Lightstreet to the Paper Mill; THENCE along the eastern side of the Paper Mill Road, South 43 degrees 45 minutes West, 75 feet to an iron pin corner line of land now or formerly of Alan H. Dent, Sr., and Florence C. Dent; THENCE by the same, South 51 degrees East, 73 feet to an iron pin corner in line of land now or formerly of Ray Reichard; THENCE by the same, North 27 degrees 10 minutes East, 86 feet to an iron pin corner on the southern side of an alley; THENCE by the same, North 61 degrees 30 minutes West, 50 feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH EDWARD G. ENGLER AND LORI A. ENGLER, HUSBAND AND WIFE by deed dated August 29, 2003 and recorded September 2, 2003 in the office of the Recorder in and for Columbia County in Deed Book Instrument Number 200311235, granted and conveyed to James Bowers and Linda Bowers, husband and wife.

BEING KNOWN AS 1141 PAPER MILL ROAD, LIGHT STREET, PENNSYLVANIA 17839

TAX I.D. #: 31-1B2-019-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 1141 PAPER MILL ROAD, LIGHTSTREET, PA 17839

UPI / TAX PARCEL NUMBER: 31-1B2-019

Seized and taken into execution to be sold as the property of JAMES BOWERS, LINDA BOWERS in suit of M&T 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:
MCCABE, WEISBERG & CONWAY PC

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

M&T Bank
1100 Wehrle Drive
Williamsville, New York 14221

Plaintiff

v.

James Bowers and Linda Bowers
1141 Paper Mill Road
Light Street, Pennsylvania 17839

Defendants

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

No. _____ Term _____ E.D.

No. _____ Term, _____ A.D.

No. 2011-CV-522 Term, _____ J.D.

2011-ED-95

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

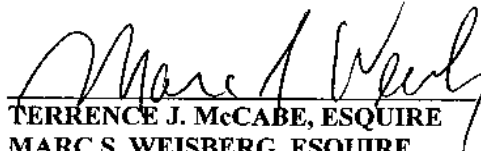
Amount Due	\$59,249.76
Interest from 5/25/2011 to DATE OF SALE plus \$9.74 per diem thereafter	\$ _____
(Costs to be added)	
Total	\$ _____

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

JUN 28 10 14 AM '11

PROTHONOTARY

Dated: June 24, 2011


**TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff**

NOTE: Please furnish description of Property

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011-CV-522 Term _____ J.D.

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

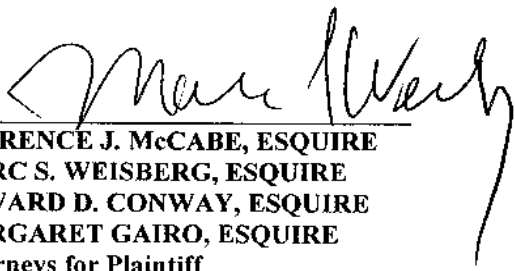
M&T Bank

v.

James Bowers and Linda Bowers

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage foreclosure)**

Filed:



**TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff**

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

M&T Bank
1100 Wehrle Drive
Williamsville, New York 14221

Plaintiff

v.

James Bowers and Linda Bowers
1141 Paper Mill Road
Light Street, Pennsylvania 17839

Defendants

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

No. _____ Term _____ E.D.

No. _____ Term, _____ A.D.

No. 2011-CV-522 Term, _____ J.D.

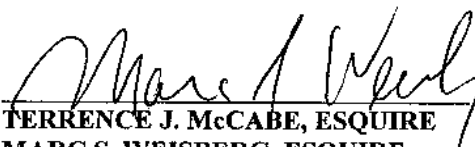
2011-ED-95

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

Amount Due	\$59,249.76
Interest from 5/25/2011 to DATE OF SALE plus \$9.74 per diem thereafter	\$ _____
(Costs to be added)	
Total	\$ _____

Dated: June 24, 2011


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

NOTE: Please furnish description of Property

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

JUN 28 10 11 AM '11

PROTHONOTARY

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011-CV-522 Term _____ J.D.

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

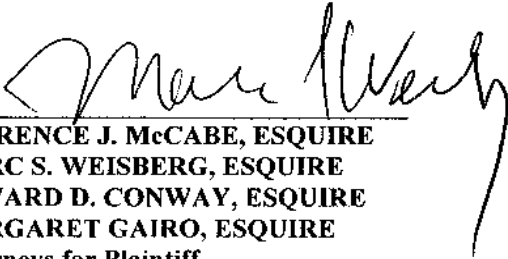
M&T Bank

v.

James Bowers and Linda Bowers

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage foreclosure)**

Filed:



**TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff**

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

M&T Bank

Plaintiff

v.

James Bowers and Linda Bowers

Defendants

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

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011-CV-522 Term _____ J.D.

2011-ED-95

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 1141 Paper Mill Road, Light Street, Pennsylvania 17839

Amount Due \$59,249.76

Interest from 5/25/2011 to DATE OF SALE \$ _____
plus \$9.74 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 6-28-11
(SEAL)

Tami B Kline
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Kelly P Brewer Deputy

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2011-CV-522 Term _____ J.D.

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

M&T Bank

v.

James Bowers and Linda Bowers

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

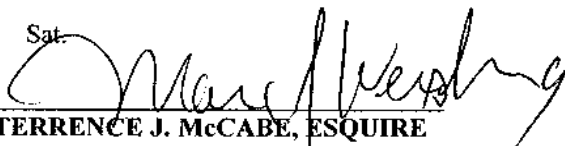
Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.



**TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff**

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**

Attorneys for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

M&T Bank

Plaintiff

v.

James Bowers and Linda Bowers

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2011-CV-522

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 1141 Paper Mill Road, Light Street, Pennsylvania 17839, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

James Bowers

1141 Paper Mill Road
Light Street, Pennsylvania 17839

Linda Bowers

1141 Paper Mill Rd
Light Street, Pennsylvania 17839

2. Name and address of Defendants in the judgment:

Name

Address

James Bowers

1141 Paper Mill Road
Light Street, Pennsylvania 17839

Linda Bowers

1141 Paper Mill Road
Light Street, Pennsylvania 17839

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

Name

Address

Plaintiff herein

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

Name

Address

Plaintiff herein

Pennsylvania Housing Finance Agency	211 North Front Street PO Box 15530 Harrisburg, Pennsylvania 17105-5530
-------------------------------------	---

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

Name	Address
------	---------

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

Name	Address
------	---------

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	1141 Paper Mill Road Light Street, Pennsylvania 17839
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPU Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
--------------------------	--

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
---	---

United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
--------------------------	---

Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
--	--

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Att. General of the United States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America c/o
Att. General of the United States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

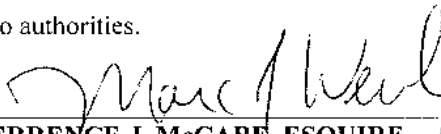
Name

Address

Phone

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.

June 24, 2011
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of an alley and a public road leading from Lightstreet to the Paper Mill; THENCE along the eastern side of the Paper Mill Road, South 43 degrees 45 minutes West, 75 feet to an iron pin corner line of land now or formerly of Alan H. Dent, Sr., and Florence C. Dent; THENCE by the same, South 51 degrees East, 73 feet to an iron pin corner in line of land now or formerly of Ray Reichard;

THENCE by the same, North 27 degrees 10 minutes East, 86 feet to an iron pin corner on the southern side of an alley; THENCE by the same, North 61 degrees 30 minutes West, 50 feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH EDWARD G. ENGLER AND LORI A. ENGLER, HUSBAND AND WIFE by deed dated August 29, 2003 and recorded September 2, 2003 in the office of the Recorder in and for Columbia County in Deed Book Instrument Number 200311235, granted and conveyed to James Bowers and Linda Bowers, husband and wife.

BEING KNOWN AS 1141 PAPER MILL ROAD, LIGHT STREET, PENNSYLVANIA 17839

TAX I.D. #: 31-1B2- 19-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$59,249.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JAMES BOWERS AND LINDA BOWERS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

TERRENCE J. McCABE ***
MARC S. WEISBERG **
EDWARD D. CONWAY **
MARGARET GAIRO **
LISA L. WALLACE **
DEBORAH K. CURRAN **
LAURA H.G. O'SULLIVAN **
GAYL C. SPIVAK **
ANDREW L. MARKOWITZ **
HEIDI R. SPIVAK *
SCOTT T. TAGGART *
MARISA J. COHEN *
JASON BROOKS †
ERIN M. BRADY **
KEVIN T. McQUAIL *
ALEXANDRA T. GARCIA *
CORRIN DEMENT **
ABBY K. MOYNihan **
CATHERINE WELKER **
ANTOINETTE N. MOORE **
CHRISTINE GRAHAM *
MELISSA A. SPOSATO *
HEATHER WEINERT *
RICHARD J. SUZOR, JR. *
MAKFNNA E. PORCH *
LAURA LATTA **
BRIAN T. LaMANNA *
DIANA THEOLOGOU **
SHEERA G. ENGRISSET **
SAMANTHA A. CLIFFORD * *
JO-ANN T. LAMBERT-O'NEILL *

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
GENERAL FAX (914) 636-8901
MEDICATION ONLY FAX (914) 810-5505
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 201
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379

See www.mwc-law.com for licensing.

June 24, 2011

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: M&T Bank
vs.
James Bowers and Linda Bowers
Columbia County Number 2011-CV-522
Premises: 1141 Paper Mill Road, Light Street, Pennsylvania 17839

Dear Sir or Madam:


Enclosed please find three copies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

James Bowers
1141 Paper Mill Road
Light Street, Pennsylvania 17839

Linda Bowers
1141 Paper Mill Road
Light Street, Pennsylvania 17839

Please be advised that our office will serve the above referenced defendants by regular and certified mail in accordance with the attached Court Order. Please post the 1141 Paper Mill Road, Light Street, Pennsylvania 17839.

Our stamped self-addressed envelope and check for \$2,000.00 payable to the Sheriff of Columbia County are enclosed.

Very truly yours,

Cherice A. Wallace, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/cwc
Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

M&T Bank

Plaintiff

v.

James Bowers and Linda Bowers

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-522

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
1141 Paper Mill Road, Light Street, Pennsylvania 17839
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

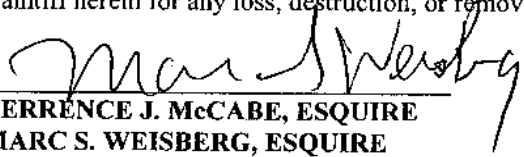
James Bowers
1141 Paper Mill Road
Light Street, Pennsylvania 17839

Linda Bowers
1141 Paper Mill Road
Light Street, Pennsylvania 17839

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

June 24, 2011
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIR, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD H. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

M&T Bank	COURT OF COMMON PLEAS
v.	COLUMBIA COUNTY
James Bowers and Linda Bowers	Number 2011-CV-522

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: James Bowers	Linda Bowers
1141 Paper Mill Road	1141 Paper Mill Road
Light Street, Pennsylvania 17839	Light Street, Pennsylvania 17839

Your house (real estate) at **1141 Paper Mill Road, Light Street, Pennsylvania 17839** is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$59,249.76 obtained by M&T Bank 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 canceled if you pay to M&T Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of an alley and a public road leading from Lightstreet to the Paper Mill; THENCE along the eastern side of the Paper Mill Road, South 43 degrees 45 minutes West, 75 feet to an iron pin corner line of land now or formerly of Alan H. Dent, Sr., and Florence C. Dent; THENCE by the same, South 51degrees East, 73 feet to an iron pin corner in line of land now or formerly of Ray Reichard;

THENCE by the same, North 27 degrees 10 minutes East, 86 feet to an iron pin corner on the southern side of an alley; THENCE by the same, North 61 degrees 30 minutes West, 50 feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH EDWARD G. ENGLER AND LORI A. ENGLER, HUSBAND AND WIFE by deed dated August 29, 2003 and recorded September 2, 2003 in the office of the Recorder in and for Columbia County in Deed Book Instrument Number 200311235, granted and conveyed to James Bowers and Linda Bowers, husband and wife .

BEING KNOWN AS 1141 PAPER MILL ROAD, LIGHT STREET, PENNSYLVANIA 17839

TAX I.D. #: 31-1B2- 19-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$59,249.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JAMES BOWERS AND LINDA BOWERS

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109
(215) 790-1010

3-50/310

NO.

56499

PAV. Two Thousand

***** 00/100

DATE

Jun/27/2011

AMOUNT

\$2,000.00

ESCROW TRUST
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County

ORDER

OF

Margaret Gairio

Listing Property for Sheriff Sale 287-0226 Bowers

THIS WATERMARK PAPER IS VOID TO LIGHT TO VIEW

⑈056499⑈ ⑆031000503⑆ 200001243002⑈

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM



PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT