

SD

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DENARDO
Managing Partner
MICHAEL J. CLARK +
LESLIE J. RASE

+ Also Licensed in New Jersey

October 9, 2012

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP. vs. Jessica J. Hoagland
Docket No.: 2009-CV-881
Property Address: 1227 Rear 7th Street, Berwick, PA 18603
S&D File No.: 09-035179

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity:

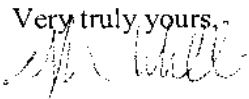
Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.
400 Countrywide Way
Simi Valley, California, 93065

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$4,224.99 in payment of monies owed to settle.

Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.

Thank you for your prompt attention to this matter.

Very truly yours,



Meghan Williams
Paralegal

Enclosures



Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name: SHAPIRO & DeNARDO, LLC

Telephone Number: (610)278-6800

Mailing Address:

3600 Horizon Drive, Suite 150

City:

King of Prussia

State:

PA

Zip Code:

19406

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Columbia Sheriff's Office

Mailing Address

P.O. Box 380

City

Bloomsburg

State

PA

Zip Code

17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, LP.

Mailing Address

400 Countrywide Way

City

Simi Valley

State

California

Zip Code

93065

D. REAL ESTATE LOCATION

Street Address

1227 Rear 7th Street

City, Township, Borough

Township of Briar Creek

County

Columbia

School District

Berwick Area

Tax Parcel Number

07-02A-083-02

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

1. Actual Cash Consideration

5,574.99

2. Other Consideration

+ 0.00

3. Total Consideration

= \$5,574.99

4. County Assessed Value

\$22,848.00

5. Common Level Ratio Factor

x 3.6

6. Fair Market Value

= \$82,252.80

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

2. 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 complete copy of agency/straw party agreement.)☐ Transfers to the Commonwealth, the U. S. and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment)

Mortgage recorded on 05/14/2008 as Instrument No. 2008-04631 assigned on 05/05/2009 as Instrument No. 2009-03950 assigned on 08/12/2010 as Instrument No. 2010-07137

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☒ Other (Please explain exemption claimed.) Property transferred through a mortgage foreclosure action by Sheriff Sale held October 3, 2012 in satisfaction of judgment entered on Docket Number: 2009-CV-881.

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

Signature of Correspondent or Responsible Party
Meghan Williams

Date 10/09/2012

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BANK OF AMERICA, N.A., AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVIC

vs.

Defendant

JESSICA J HOAGLAND

Attorney for the Plaintiff:

SHAPIRO & DENARDO
3600 HORIZON DRIVE
SUITE 150
KINGS OF PRUSSIA, PA 19406

Sheriff's Sale Date: Wednesday, October 3, 2012

Writ of Execution No. : 2009CV881

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1227 REAR 7TH STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs \$2,060.54

Municipal Costs

Sewer	\$2,709.45
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Total Municipal Costs \$2,709.45

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$4,824.99

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.

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

COLE TAYLOR BANK
CHICAGO, ILLINOIS 60602
2-34-710

14002237

DATE	10/9/2012
AMOUNT	***4,224.99

PAY Four Thousand Two Hundred Twenty-Four and 99/100*****

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS



09-035179,HOAGLANE

⑈ 14002237⑈ ⑆071000313⑆ 69385258⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Jessica Haglund

NO. 101-12 ED NO. 581-09 JD

DATE/TIME OF SALE: Oct. 3 0900

BID PRICE (INCLUDES COST) \$ 25000.00

POUNDAGE - 2% OF BID \$ 500.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5574.99

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 5574.99

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4224.99

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2009CV881

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

WEDNESDAY, OCTOBER 03, 2012
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel, or tract of land situate in the township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of a fifteen foot alley, at the northwest corner of land now or late of Anthony; thence in a westerly direction, along the southerly side of fifteen foot alley, 70 feet to the northeast corner of Lot No. 1917, now or formerly of Julia Krupyak; thence in a southerly direction, along the easterly side of said Lot No. 1917, 80 feet to an iron pin in other land now or late of James DiFebo and Angelina DiFebo, his wife; thence in an easterly direction, along the northerly side of said James DiFebo and Angelina DiFebo, his wife, 70 feet to an iron pin in land now or late of said Anthony; thence in a northerly direction, along the westerly side of said Anthony, 80 feet to an iron pin, the place of beginning. Being a parcel 70 feet along the southerly side of a fifteen foot alley and 80 feet in depth toward Seventh Avenue, and being the northerly part of Lot No. 1916 and being the northerly and westerly part of Lot No. 1915

PARCEL No. 07-02A-083-02

BEING the same premises which Keith J. Oliveri and Kelly A. Oliveri, husband and wife, by Deed dated April 30, 2008 and recorded in the Columbia County Recorder of Deeds Office on May 14, 2008 as Deed Instrument No. 2008-04630, granted and conveyed unto Jessica Hoagland.

PROPERTY ADDRESS: 1227 REAR 7TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02A-083-02

Seized and taken into execution to be sold as the property of JESSICA J HOAGLAND in suit of BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVIC.

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 faults 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:
SHAPIRO & DENARDO
KINGS OF PRUSSIA, PA

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

law deposes and says that Press Enterprise is
ipal office and place of business at 3185
olumbia and State of Pennsylvania, and was
as been published daily, continuously in said
ic attached notice September 12, 19, 26, 2012
if the officers or publisher or designated agent of
ch legal advertisement was published; that
ted in the subject matter of said notice and
ie foregoing statement as to time, place, and

26th day of September 2012

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

SHERIFF'S SALE COST SHEET

VS. _____

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

— DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$ 125.00</u>
— LEVY (PER PARCEL	\$15.00
— MAILING COSTS	<u>\$ 30.00</u>
— ADVERTISING SALE BILLS & COPIES	\$17.50
— ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$ 24.00</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>\$ 5.50</u>
NOTARY	<u>\$ 10.00</u>
TOTAL *****	<u>\$ 407.00</u>

— WEB POSTING	\$150.00
— PRESS ENTERPRISE INC.	<u>\$ 123.54</u>
— SOLICITOR'S SERVICES	\$75.00
TOTAL *****	<u>\$ 1518.54</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER	20	<u>\$ 2709.45</u>
WATER	20	\$ _____
TOTAL *****		<u>\$ 2709.45</u>

SURCHARGE FEE (DSTE)	<u>\$ 120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	<u>\$ _____</u>

TOTAL COSTS (OPENING BID)

\$ 4824.99



SD

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

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Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

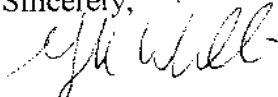
RE: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP
FKA Countrywide Home Loans, LP. vs. Jessica J. Hoagland
Docket No.: 2009-CV-881
Property Address: 1227 Rear 7th Street, Berwick, PA 18603
S&D File No.: 09-035179
Sale Date: October 3, 2012

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,



Meghan Williams
Legal Assistant

S&D # 09-035179
Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035179

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.

PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-881

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

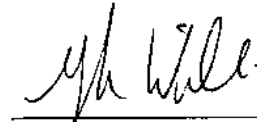
I, Meghan Williams, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, LP., hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on August 31, 2012, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

Respectfully submitted,

SHAPIRO & DeNARDO, LLC

BY:



Meghan Williams
Legal Assistant

09-035179



00:26
AUG 31 2012

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Name and Address of Sender
Shopato & DeNardo, LLC
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406

Article Number	Addressee (Name, Street, City State, & ZIP Code)	Postage	Fee	Handling Charge	Actual if Registered	Value	Delivery Confirmation	Signature Confirmation	Special Handling	Restricted Delivery	Return Receipt
1. 09-035179 MW	Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815										
2.	Tenant or Occupant 1227 Rear 7th Street Berwick, PA 18603										
3.	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230										
4.											
5.											
6.											
7.											
8.											

Total Number of Pieces Listed by Sender 3	Total Number of Pieces Received at Post Office	Postmaster: Per (Name of receiving employee)	See Privacy Act Statement on Reverse
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PS Form 3877, February 2002 (Page 1 of 2)

Name and Address of Sender
Shapiro & DeNardo, LLC
100 Horizon Drive
Suite 150
Farmingdale, NY 11735

**pure finished
linen and is superior
material for
garments to strengthen
your person and
arrest disease.**

Check type of mail or service.

1991

[illegible]

Postmaster, Per (Name of receiving employee),

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink or Ball Point Pen

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

SD

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
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CHRISTOPHER A. DeNARDO
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MICHAEL J. CLARK +
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+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP. vs. Jessica J. Hoagland
Docket No.: 2009-CV-881
Property Address: 1227 Rear 7th Street, Berwick, PA 18603
S&D File No.: 09-035179

Dear Sir or Madam:


Enclosed please find an Amended Affidavit Pursuant to Rule 3129.1.

Thank you for your time in this matter. If you have any questions or problems, please do not hesitate to contact me.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Very truly yours,

SHAPIRO & DeNARDO, LLC


Meghan Williams
Legal Assistant

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO,
ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035179

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.

PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2009-CV-881

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, LP., Plaintiff in the above action, sets forth, as of the date the praccipe for the writ of execution was filed, the following information concerning the real property located at **1227 Rear 7th Street, Berwick, PA 18603.**

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

Jessica J. Hoagland
197 Fowlersville Road
Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Jessica J. Hoagland
197 Fowlersville Road
Bloomsburg, PA 17815

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, LP.
5401 N. Beach Street, M/S - FTW-35
Fort Worth, TX 76137

Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esquire
Bull, Bull & Knecht, LLP
106 Market Street
Berwick, PA 18603

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.
5401 N. Beach Street, M/S - FTW-35
Fort Worth, TX 76137

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

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

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

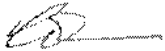
Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT
1227 Rear 7th Street
Berwick, PA 18603

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.

SHAPIRO & DeNARDO, LLC

BY: 

Christopher A. DeNardo, Esquire

09-035179

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

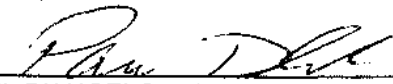


BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
JESSICA J HOAGLAND

Case Number
2009CV881

SHERIFF'S RETURN OF SERVICE

08/21/2012 07:25 PM - 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 1227 REAR 7TH STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

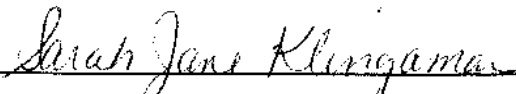
August 22, 2012

NOTARY

Affirmed and subscribed to before me this

22ND day of AUGUST, 2012

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



Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KINGS OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

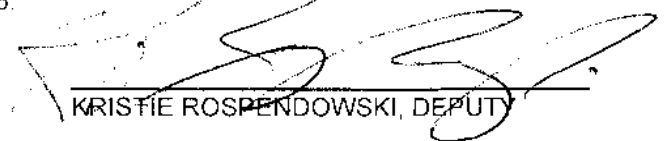


BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
JESSICA J HOAGLAND

Case Number
2009CV881

SHERIFF'S RETURN OF SERVICE

08/06/2012 05:53 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 LISA UMSTEAD, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JESSICA J HOAGLAND AT 197 FOWLERSVILLE ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,



TIMOTHY T. CHAMBERLAIN, SHERIFF

August 07, 2012

NOTARY

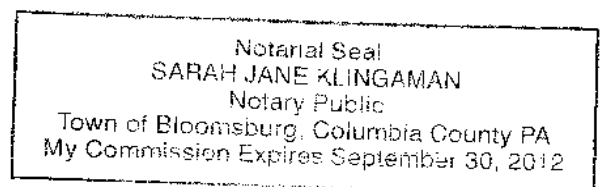
Affirmed and subscribed to before me this

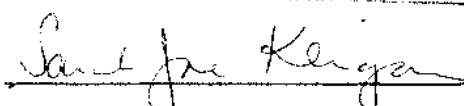
7TH

day of

AUGUST

2012





Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KINGS OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
JESSICA J HOAGLAND

Case Number
2009CV881

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1227 REAR 7TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	1227 Rear 7th St
Relation:	Posted
Date:	08-21-12
Time:	1925
Deputy:	J + S
Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

2009CV881

1227 REAR 7TH STREET, BERWICK, PA 18603

EXP: 08/24/2012

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

REAL ESTATE TAX CERTIFICATION

Date: 08/08/2012

Fee: \$5.00

Cert. NO: 12637

HOAGLAND JESSICA J
1227 REAR SEVENTH AVENUE
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20080 -4630
Location: 1227 REAR SEVENTH AVE
Parcel Id:07 -02A-083-02,000

Assessment: 22,848

Balances as of 08/08/2012

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

By: Columbia County Sheriff

Per: Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
VS.
JESSICA J HOAGLAND

Case Number
2009CV881

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JESSICA J HOAGLAND
Primary Address:	197 FOWLERSVILLE ROAD BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	<i>Lisa Unstead</i>
Relation:	<i>77 Mother</i>
Date:	<i>8/16/12</i>
Time:	<i>1753</i>
Deputy:	<i>5:8</i>
Mileage:	

Attorney / Originator:

Name:	SHAPIRO & DENARDO
Phone:	

Service Attempts:

Date:	07-31-12	08-14-12				
Time:	0950	1400				
Mileage:						
Deputy:	5+8	5				

Service Attempt Notes:

1. *No One Home L/C*
2. ~~XXXXXXXXXX~~
3. _____
4. _____
5. _____
6. _____

HOAGLAND, JESSICA J

2009CV881

197 FOWLERSVILLE ROAD, BLOOMSBURG, PA 17815 EXP: 08/24/2012



August 2, 2012

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

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS, LP.

VS.

JESSICA J. HOAGLAND

NO: 2012-ED-101

Dear Timothy:

The amount due on the sewer account #501583 for the property located at 1227 R.
7th Avenue Berwick through October 30, 2012 is \$2709.45. This amount includes
\$350.00 to satisfy a lien.

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"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
JESSICA J HOAGLAND

Case Number
2009CV881

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1227 REAR 7TH STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	1227 REAR 7th AVE
Phone:	BERWICK

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	VACANT / POSTED		
Relation:			
Date:	07 30 12	Time:	0935
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2009CV881

1227 REAR 7TH STREET, BERWICK, PA 18603

EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
JESSICA J HOAGLAND

Case Number
2009CV881

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Cou
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KAREN RICHERDREER		
Relation:	CLERK		
Date:	7/30/12	Time:	840
Deputy:	S	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2009CV881

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
JESSICA J HOAGLAND

Case Number
2009CV881

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Sherry Evans	
Relation:	Clerk	
Date:	7/30/12	Time:
Deputy:	5	Mileage:

Attorney / Originator:

Name:	SHAPIRO & DENARDO	Phone:
-------	-------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2009CV881

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
JESSICA J HOAGLAND

Case Number
2009CV881

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Joan M. Rothery
Primary Address:	122 Twin Church Road Berwick, PA 18603
Phone:	570-759-2118
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	07 30 12	Time:	0855
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
--------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

ROTHERY, JOAN M.

2009CV881

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
JESSICA J HOAGLAND

Case Number
2009CV881

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone:	
Manner: < Not Specified >	Expires: 08/24/2012	Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	LIZZY GREEN	
Relation:	CLERK	
Date:	07-27-12	Time: 1535
Deputy:	DANIELLO	Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2009CV881

1108 FREAS AVE, BERWICK, PA 18603

EXP: 08/24/2012

Document Receipt

Trans # 31279 Carrier / service: POST 2PM 7/26/2012

Ship to: 31279

PA DEPT OF REVENUE

BUREAU OF COMPLIANCE

PO BOX 281230

Tracking #: 9171924291001000015536

Doc Ref #: 101ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 31280 Carrier / service: POST 2PM 7/26/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000015543

Doc Ref #: 101ED2012

Document Receipt

Trans # 31281 Carrier / service: POST 2PM 7/26/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000015550

Doc Ref #: 101ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 31282 Carrier / service: POST 2PM 7/26/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000015567

DEPARTMENT 281230

Doc Ref #: 101ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 31283 Carrier / service: POST 2PM 7/26/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000015574

Doc Ref #: 101ED2012

PHILADELPHIA PA 19106

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2009CV881

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

WEDNESDAY, OCTOBER 03, 2012
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece, parcel, or tract of land situate in the township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of a fifteen foot alley, at the northwest corner of land now or late of Anthony; thence in a westerly direction, along the southerly side of fifteen foot alley, 70 feet to the northeast corner of Lot No. 1917, now or formerly of Julia Krupyak; thence in a southerly direction, along the easterly side of said Lot No. 1917, 80 feet to an iron pin in other land now or late of James DiFebo and Angelina DiFebo, his wife; thence in an easterly direction, along the northerly side of said James DiFebo and Angelina DiFebo, his wife, 70 feet to an iron pin in land now or late of said Anthony; thence in a northerly direction, along the westerly side of said Anthony, 80 feet to an iron pin, the place of beginning. Being a parcel 70 feet along the southerly side of a fifteen foot alley and 80 feet in depth toward Seventh Avenue, and being the northerly part of Lot No. 1916 and being the northerly and westerly part of Lot No. 1915

PARCEL No. 07-02A-083-02

BEING the same premises which Keith J. Oliveri and Kelly A. Oliveri, husband and wife, by Deed dated April 30, 2008 and recorded in the Columbia County Recorder of Deeds Office on May 14, 2008 as Deed Instrument No. 2008-04630, granted and conveyed unto Jessica Hoagland.

PROPERTY ADDRESS: 1227 REAR 7TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02A-083-02

Seized and taken into execution to be sold as the property of JESSICA J HOAGLAND in suit of BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVIC.

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:
SHAPIRO & DENARDO
KINGS OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 101-2017

DATE RECEIVED 7-25-12
DOCKET AND INDEX 7-25-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>14000204</u>

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

SALE DATE	<u>Sept. 3, 2012</u>	TIME <u>0700</u>
POSTING DATE	<u>Aug 28, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug 27, 12</u>	
	2 ND WEEK <u>Aug 28, 12</u>	
	3 RD WEEK <u>Aug 29, 12</u>	

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO,
ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035179

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.

PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

10/18
COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2009-CV-881

2012-ED-101

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, LP., Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1227 Rear 7th Street, Berwick, PA 18603.**

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

Jessica J. Hoagland
197 Fowlersville Road
Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Jessica J. Hoagland
197 Fowlersville Road
Bloomsburg, PA 17815

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, LP.
5401 N. Beach Street M/S - FTW-35
Fort Worth, TX 76137

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.
5401 N. Beach Street M/S - FTW-35
Fort Worth, TX 76137

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

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

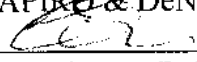
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT
1227 Rear 7th Street
Berwick, PA 18603

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.

BY: SHAPIRO & DeNARDO, LLC

Christopher A. DeNardo, Esquire

09-035179

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP FKA Countrywide
Home Loans, LP.
PLAINTIFF

No: 2009-CV-881

2012-ED-101

VS.

WRIT OF EXECUTION:

Jessica J. Hoagland
DEFENDANT

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1227 Rear 7th Street, Berwick, PA 18603
See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due
Interest from July 2, 2012 to

\$88,996.30

Costs to be Added

Seal of Court

Tami B. Kline
PROTHONOTARY

Date: 7-25-12

Kelly P. Brewer
Deputy Prothonotary

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP FKA Countrywide
Home Loans, LP.
PLAINTIFF

No: 2009-CV-881

2012-ED-101

VS.

WRIT OF EXECUTION:

Jessica J. Hoagland
DEFENDANT

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1227 Rear 7th Street, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due
Interest from July 2, 2012 to

\$88,996.30

Costs to be Added

Seal of Court

Tami B. Klein
PROTHONOTARY

Date: 7-25-12

Kelly P. Brewer
Deputy Prothonotary

Proth & Clerk of Ser. Courts
My Comm. Ex. 1st Monday in 2016

SD

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DeNARDO
Managing Partner
MICHAEL J. CLARK +
LESLIE RASE
+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Deputy

RE: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP. vs. Jessica J. Hoagland
Docket No.: 2009-CV-881
Property Address: 1227 Rear 7th Street, Berwick, PA 18603
S&D File No.: 09-035179

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale.
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,

Jessica Casini
Jessica Casini
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035179

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.
BAC Home Loans Servicing, LP
5401 N. Beach Street
M/S - FTW-35
Fort Worth, TX 76137
PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2009-CV-881

2012-ED-101

STATE OF: Pennsylvania

COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon information contained in the records of the Plaintiff or servicing agent of the Plaintiff and that the above captioned Defendants last known address is as set forth in the caption and they are not to the best of our knowledge, information or belief, in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

SHAPIRO & DENARDO, LLC

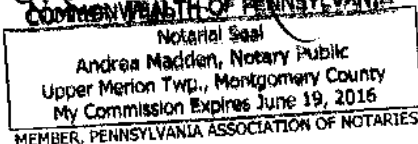
By: [Signature]
Christopher A. DeNardo, Esquire

Sworn to and subscribed

before me this 16th day

of July, 2012.

[Signature]
COMMONWEALTH OF PENNSYLVANIA



SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035179

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY


NO: 2009-CV-881

2012-ED-101

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, October 1, 2010 to the following Defendants:

Jessica J. Hoagland, 197 Fowlersville Road, Bloomsburg, PA 17815


Tiffany Donnell, Legal Assistant
to Christopher A. DeNardo, Esquire for
Shapiro & DeNardo, LLC

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
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S & D FILE NO. 09-035179

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2009-CV-881

2012-ED-101

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Jessica J. Hoagland

DATE OF NOTICE: October 1, 2010

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

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

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT
PURPOSE.**

NOTIFICACION IMPORTANTE

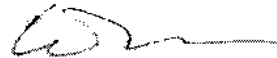
Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de compararecer usted in corte o escuchar preuba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir assitencia legal:

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

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Jessica J. Hoagland, 197 Fowlersville Road, Bloomsburg, PA 17815



Christopher A. DeNardo, Esquire
Shapiro & DeNardo, LLC
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035179

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.

PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-881

2012-ED-101

CERTIFICATE OF SERVICE

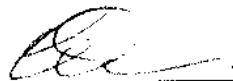
I, Christopher A. DeNardo, Esquire, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

Jessica J. Hoagland, 197 Fowlersville Road, Bloomsburg, PA 17815

Date Mailed: 7/24/12

SHAPIRO & DeNARDO, LLC

BY:



Christopher A. DeNardo, Esquire
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
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Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP FKA
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PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-881

2012-ED-101

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.
5401 N. Beach StreetM/S - FTW-35
Fort Worth, TX 76137

and that the last known address of the judgment debtor (Defendant) is:

Jessica J. Hoagland
197 Fowlersville Road
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC

BY:



Christopher A. DeNardo, Esquire
Attorney for Plaintiff

09-035179

SD

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DeNARDO
Managing Partner
MICHAEL J. CLARK +
LESLIE RASE
- Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP. vs. Jessica J. Hoagland
Docket No.: 2009-CV-881
Property Address: 1227 Rear 7th Street, Berwick, PA 18603
S&D File No.: 09-035179

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendant at the addresses
provided:

Jessica J. Hoagland, 197 Fowlersville Road, Bloomsburg, PA 17815

Please post the property with the handbill, 1227 Rear 7th Street, Berwick, PA 18603.

Upon service, please forward to this office in the enclosed self-addressed stamped
envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our
office requires a receipt for any funds that have been provided for this filing. Please return a
receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate
your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,



Jessica Casino
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
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Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.

PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2009-CV-881

2012-ED-101

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jessica J. Hoagland
197 Fowlersville Road
Bloomsburg, PA 17815
Your house (real estate) at:

1227 Rear 7th Street, Berwick, PA 18603

07-02A-083-02

is scheduled to be sold at Sheriff's Sale on _____ at:

Columbia County Sheriff's County
35 West Main Street
Bloomsburg, PA 17185

at _____ to enforce the court judgment of \$88,996.30 obtained by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, LP. 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 back to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, LP. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
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 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 on page two of 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.

5. 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 (610)278-6800.
6. 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.
7. 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 *.
8. 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.
9. 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.
10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
11. 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.

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

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

09-035179

ALL THAT CERTAIN piece, parcel, or tract of land situate in the township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of a fifteen foot alley, at the northwest corner of land now or late of Anthony; thence in a westerly direction, along the southerly side of fifteen foot alley, 70 feet to the northeast corner of Lot No. 1917, now or formerly of Julia Krupyak; thence in a southerly direction, along the easterly side of said Lot No. 1917, 80 feet to an iron pin in other land now or late of James DiFebo and Angelina DiFebo, his wife; thence in an easterly direction, along the northerly side of said James DiFebo and Angelina DiFebo, his wife, 70 feet to an iron pin in land now or late of said Anthony; thence in a northerly direction, along the westerly side of said Anthony, 80 feet to an iron pin, the place of beginning. Being a parcel 70 feet along the southerly side of a fifteen foot alley and 80 feet in depth toward Seventh Avenue, and being the northerly part of Lot No. 1916 and being the northerly and westerly part of Lot No. 1915

PARCEL No. 07-02A-083-02

BEING the same premises which Keith J. Oliveri and Kelly A. Oliveri, husband and wife, by Deed dated April 30, 2008 and recorded in the Columbia County Recorder of Deeds Office on May 14, 2008 as Deed Instrument No. 2008-04630, granted and conveyed unto Jessica Hoagland.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 09-035179

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2009-CV-881

ORDER

AND NOW, this 26th day of June, 2012, upon consideration of Plaintiff's Motion to Correct Caption, it is hereby ORDERED that the Motion is granted and the caption and all past pleadings, motions, judgment and filings are corrected to reflect that the Plaintiff's name is Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP.

BY THE COURT:

J.

ALL THAT CERTAIN piece, parcel, or tract of land situate in the township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of a fifteen foot alley, at the northwest corner of land now or late of Anthony; thence in a westerly direction, along the southerly side of fifteen foot alley, 70 feet to the northeast corner of Lot No. 1917, now or formerly of Julia Krupyak; thence in a southerly direction, along the easterly side of said Lot No. 1917, 80 feet to an iron pin in other land now or late of James DiFebo and Angelina DiFebo, his wife; thence in an easterly direction, along the northerly side of said James DiFebo and Angelina DiFebo, his wife, 70 feet to an iron pin in land now or late of said Anthony; thence in a northerly direction, along the westerly side of said Anthony, 80 feet to an iron pin, the place of beginning. Being a parcel 70 feet along the southerly side of a fifteen foot alley and 80 feet in depth toward Seventh Avenue, and being the northerly part of Lot No. 1916 and being the northerly and westerly part of Lot No. 1915

PARCEL No. 07-02A-083-02

BEING the same premises which Keith J. Oliveri and Kelly A. Oliveri, husband and wife, by Deed dated April 30, 2008 and recorded in the Columbia County Recorder of Deeds Office on May 14, 2008 as Deed Instrument No. 2008-04630, granted and conveyed unto Jessica Hoagland.

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BEGINNING at a point on the southerly side of a fifteen foot alley, at the northwest corner of land now or late of Anthony; thence in a westerly direction, along the southerly side of fifteen foot alley, 70 feet to the northeast corner of Lot No. 1917, now or formerly of Julia Krupyak; thence in a southerly direction, along the easterly side of said Lot No. 1917, 80 feet to an iron pin in other land now or late of James DiFebo and Angelina DiFebo, his wife; thence in an easterly direction, along the northerly side of said James DiFebo and Angelina DiFebo, his wife, 70 feet to an iron pin in land now or late of said Anthony; thence in a northerly direction, along the westerly side of said Anthony, 80 feet to an iron pin, the place of beginning. Being a parcel 70 feet along the southerly side of a fifteen foot alley and 80 feet in depth toward Seventh Avenue, and being the northerly part of Lot No. 1916 and being the northerly and westerly part of Lot No. 1915

PARCEL No. 07-02A-083-02

BEING the same premises which Keith J. Oliveri and Kelly A. Oliveri, husband and wife, by Deed dated April 30, 2008 and recorded in the Columbia County Recorder of Deeds Office on May 14, 2008 as Deed Instrument No. 2008-04630, granted and conveyed unto Jessica Hoagland.

SHAPIRO & DeNARDO, LLC
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ATTORNEY I.D. NO: PA Bar # 78447
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TELEPHONE: (610)278-6800
S & D FILE NO. 09-035179

Bank of America, N.A., successor by merger
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Countrywide Home Loans, LP.

PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-881

2012-ED-101

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.
5401 N. Beach Street M/S - FTW-35
Fort Worth, TX 76137

and that the last known address of the judgment debtor (Defendant) is:

Jessica J. Hoagland
197 Fowlersville Road
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC

BY:



Christopher A. DeNardo, Esquire
Attorney for Plaintiff

09-035179

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
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PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-881

2012 - E D - 101

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

X FHA - Tenant Occupied or Vacant

 Commercial

 As a result of a Complaint in Assumpsit

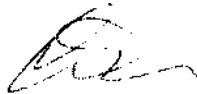
 That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DeNARDO, LLC

BY:



Christopher A. DeNardo, Esquire
PA Bar # 78447

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
3600 HORIZON DRIVE, SUITE 150
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Bank of America, N.A., successor by merger
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BAC Home Loans Servicing, LP
5401 N. Beach Street
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Fort Worth, TX 76137
PLAINTIFF

VS.

Jessica J. Hoagland
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2009-CV-881

2012-ED-101

STATE OF: Pennsylvania

COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are true based on information contained in the records of the Plaintiff or servicing agent of the Plaintiff and that the above captioned Defendants last known address is as set forth in the caption and they are not to the best of our knowledge, information or belief, in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

SHAPIRO & DENARDO, LLC

By: [Signature]
Christopher A. DeNardo, Esquire

Sworn to and subscribed

before me this 16th day
of July, 2012.

[Signature]
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Andrea Madden, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires June 19, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Christopher A. DeNardo, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO,
ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
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COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2009-CV-881

2012-ED-101

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, LP., Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1227 Rear 7th Street, Berwick, PA 18603.**

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

Jessica J. Hoagland
197 Fowlersville Road
Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Jessica J. Hoagland
197 Fowlersville Road
Bloomsburg, PA 17815

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.
5401 N. Beach Street M/S - FTW-35
Fort Worth, TX 76137

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA
Countrywide Home Loans, LP.
5401 N. Beach Street M/S - FTW-35
Fort Worth, TX 76137

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

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

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

Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT
1227 Rear 7th Street
Berwick, PA 18603

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.

BY: SHAPIRO & DeNARDO, LLC

Christopher A. DeNardo, Esquire

09-035179

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 78447
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Taylor, Bean & Whitaker Mortgage Corp.
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COURT OF COMMON PLEAS
CIVIL DIVISION
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NO: 2009-CV-881

ORDER

AND NOW, this 26th day of June, 2012, upon consideration of Plaintiff's Motion to Correct Caption, it is hereby ORDERED that the Motion is granted and the caption and all past pleadings, motions, judgment and filings are corrected to reflect that the Plaintiff's name is Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP.

BY THE COURT:

J.

Shapiro & DeNardo, LLC
General Business Account
2500 Horizon Drive, Suite 150
Piquette, MI 48663
(510) 278-6800

COLE TAYLOR BANK
CHICAGO, ILLINOIS 60602
2-34-710

14000224

DATE	7/24/2012
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100 *****

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815

09-036179, HOAGLAND, JE

⑈ 14000224⑈ ⑆071000343⑆ 69385258⑈