

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Jim Hotsford

NO. 130-12 ED NO. 548-12 JD

DATE/TIME OF SALE: Dec. 12 10:00

BID PRICE (INCLUDES COST) \$ 3117.43

POUNDAGE - 2% OF BID \$ 62.35

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3179.78

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 3179.78

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1829.78

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S BANK NATIONAL ASSOC

vs.

Defendant
KIM BOTSFORD

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, December 12, 2012

Writ of Execution No. : 2012CV546

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1602 WALNUT 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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
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	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

Total Sheriff Costs **\$2,018.48**

Municipal Costs

Sewer	\$1,043.95
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Total Municipal Costs **\$1,043.95**

Distribution Costs

Recording Fees	\$55.00
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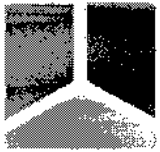
Total Distribution Costs **\$55.00**

Grand Total: **\$3,117.43**

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)

(pa County Sale Sheriff, Telexsoft, Inc)



Phelan Hallinan
LLP

Representing Lenders in Pennsylvania

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
KINYON.LANIER@fedphe.com

KINYON LANIER
Legal Assistant,

January 11, 2013

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: KIM BOTSFORD
1602 WALNUT STREET, BERWICK, PA 18603-1439
2012-CV-546

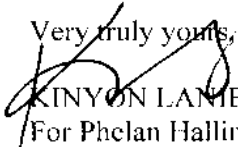
Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3**, 1100 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,


KINYON LANIER
For Phelan Hallinan, LLP

cc: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3

PHS # 283018

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Paid

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan, LLP	Telephone Number Area Code 215-563-7000
Street Address 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza	City State Zip Code Philadelphia PA 19103

B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy Chamberlain	Grantee(s)/Lessee(s) U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3
Street Address PO Box 380, W. Main Street	Street Address 1100 VIRGINIA DRIVE
City State Zip Code Bloomsburg PA 17815	City State Zip Code FORT WASHINGTON PA 19034

D. REAL ESTATE LOCATION

Street Address 1602 WALNUT STREET, BERWICK, PA 18603-1439	City, Township, Borough BERWICK BOROUGH
County COLUMBIA	School District BERWICK
	Tax Parcel Number 04A-11-008

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

1. Actual Cash Consideration \$3,117.43 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$3,117.43
4. County Assessed Value \$21,981.00	5. Common Level Ratio Factor x 3.60	6. Fair Market Value = \$79,131.60

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
--	--	--

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.) _____
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.) _____
- ☒ Transfer from mortgagee to a holder of a mortgage in default.
(Attach copy of mortgage and note/assignment) _____
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed) _____
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles) _____
- ☐ *Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party KINYON LANIER	Date 1/11/13
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, N/A
3-180/360

001264295

DATE
1/9/2013

AMOUNT
*****\$1,829.78

PAY ONE THOUSAND EIGHT HUNDRED TWENTY-NINE AND 78 / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

KXL [283018] 1602 WALNUT STREET (2012-CV-546)

AUTHORIZED SIGNATURE



⑈001264295⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>541.00</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>7.00</u>	
NOTARY	\$ <u>16.00</u>	
TOTAL *****		\$ <u>477.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1150.98</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1375.98</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>1043.95</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>1043.95</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3116.43

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV546

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, DECEMBER 12, 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 lot of land situate in Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 74 on Walnut Street; THENCE southerly a distance of 58 feet more or less to a corner; THENCE easterly a distance of 150 feet to a fifteen foot alley; THENCE northerly a distance of 84 feet more or less to a corner of Lot No. 74; THENCE westerly a distance of 150 feet to the place of BEGINNING.

This description is intended to cover Lots Nos. 73 and 73.5 in Duval Dickson's third plot of lots as marked and shown in plot or plan.

TITLE TO SAID PREMISES VESTED IN Kim Botsford, single by Deed Keristopher S. Keefer and Wendy Keefer, h/w by date 10/28/2004 and recorded 11/02/2004 in Mortgage Instrument Np.200412487.

Premises being: 1602 WALNUT STREET, BERWICK, PA 18603-1439

Tax Parcel # 04A-11-008

PROPERTY ADDRESS: 1602 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04a-11-008

Seized and taken into execution to be sold as the property of KIM BOTSFORD in suit of U.S BANK NATIONAL ASSOC.

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:
PHILAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

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

deposits and says that Press Enterprise is office and place of business at 3185 bria and State of Pennsylvania, and was en published daily, continuously in said ached notice November 21, 28 and ers or publisher or designated agent of the advertisement was published; that neither bject matter of said notice and advertisement ent as to time, place, and character of

day of December 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

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania and New Jersey

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2012-CV-546
No.: 2012-ED-130

Re: **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3 VS. KIM
BOTSFORD**
No.: 2012-CV-546, No.: 2012-ED-130

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 12/12/2012 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN & SCHMIEG, LLP
Meredith Wooters, Esq., Id. No.307207
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR RASC 2005KS3
Plaintiff,

v.

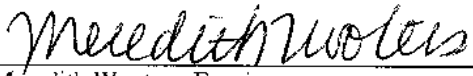
KIM BOTSFORD
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
:
: No.: 2012-CV-546
: No.: 2012-ED-130

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


Meredith Wooters, Esquire
Attorney for Plaintiff

Date: 11/21/12

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

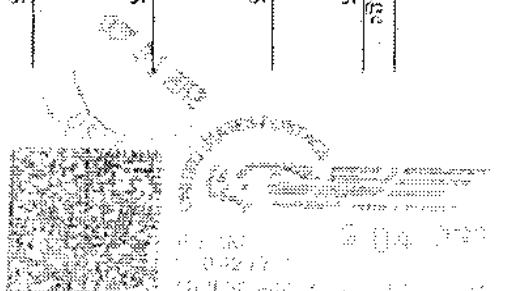
Name and Address
Of Sender



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

AZK/MAN - DECEMBER 13, 2012 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1602 WALNUT STREET BERWICK, PA 18603-1439	\$0.45
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.45
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.45
4	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.45
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.45
7	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.45
RE: KIM BOTSFORD (COLUMBIA) PHS# 2830181021 Page 1 of 1 Writ Team			\$3.15
Total Number of Pieces Received at Post Office Postmaster: Per (Name of Recipient, Employer)			
The gift declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of some valuable documents under Express Mail document reconstruction insurance is \$25,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R960 S911 and S911 for limitations of coverage.			



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOC
vs.
KIM BOTSFORD

Case Number
2012CV546

SHERIFF'S RETURN OF SERVICE

11/07/2012 10:50 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1602 WALNUT STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

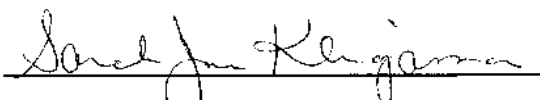

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 07, 2012

NOTARY

Affirmed and subscribed to before me this

7TH day of NOVEMBER, 2012



LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

600 City Hall Plaza, Philadelphia, PA 19107

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOC
vs.
KIM BOTSFORD

Case Number
2012CV546

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1602 WALNUT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	11-07-12	Time:	1050
Deputy:	DANCELO	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV546

1602 WALNUT STREET, BERWICK, PA 18603

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOC
vs.
KIM BOTSFORD

Case Number
2012CV546

SHERIFF'S RETURN OF SERVICE

10/01/2012 12:40 PM - DEPUTY PAUL D'ANGELO, 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: KIM BOTSFORD AT 1506 CHESTNUT STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 03, 2012

NOTARY


Affirmed and subscribed to before me this

3RD

day of

OCTOBER

2012



LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

By County of Columbia, Pennsylvania

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

REAL ESTATE TAX CERTIFICATION

Date: 10/05/2012

Fee: \$5.00

Cert. NO: 13026

BOTSFORD KIM
1602 WALNUT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20041 -2487
Location: 1602 WALNUT ST L 73&7
Parcel Id:04A-11 -008-00,000

Assessment: 21,981
Balances as of 10/05/2012

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

COLUMBIA CO SHERIFF

TIM CHAMBERLAIN

By: _____

Per: _____

*** PLEASE NOTE:**

CERTIFICATION ONLY INCLUDES TAX YEARS 2011 AND PRIOR

2012 TAX AMOUNTS TURNED DELINQUENT WILL BE ASSESSES A \$15.00 FEE FOR JANUARY

Tax Notice 2012 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS

PHONE: 570-752-7442

COLUMBIA County			DATE 03/01/2012	BILL NO. 2687	
DESCRIPTION	ASSESSMENT	MILLS	DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	21,981	7.146	153.94	157.08	172.79
SINKING		1.345	28.97	29.56	32.52
FIRE		1.25	26.93	27.48	28.85
LIGHT		1.1	239.11	243.99	256.19
BORO RE					
The discount & penalty have been calculated for your convenience			486.65 April 30 If paid on or before	496.58 June 30 If paid on or before	530.74 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTED.

BOTSFORD KIM
 1602 WALNUT STREET
 BERWICK PA 18603

CNTY	TWP
Discount 2 %	1 %
Penalty 10 %	5 %
PARCEL: 04A-11 -008-00,000	
1602 WALNUT ST	
2273 Acres	Land 3,960
	Buildings 18,021
Total Assessment	

This tax returned to Courthouse on: January 1, 2013

W 2474
4.36

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Connie Gingher

BERWICK AREA SCHOOL DISTRICT		2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 000407				TAXPAYER COPY	
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE GINGHER 1615 LINCOLN AVE BERWICK, PA 18603 HOURS MON. TUE. THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY	
	REAL ESTATE	21981	45.0000	797.82	814.10	895.51	
	ASSESSED VALUE	21981	989.15	797.82	814.10	895.51	
	GAMING REVENUE	-3890	-175.05	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	
	TAXABLE ASSESSMENT	18091	814.10	Aug. 31	Oct. 31	Nov. 1	

M
 A BOTSFORD KIM
 I 1602 WALNUT STREET
 L BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A11 0C800000		4143
1602 WALNUT ST	3960.00	<i>Connie Gingher</i>
20041-2487	18021	
0.23 ACRES		
		SCHOOL PENALTY 10%
		DELINQUENT TAX TO
		COURTHOUSE DEC 31

NO PERSONAL CHECKS AFTER DEC. 1, 2012

Kim 2012 paid in full by BMAc mty



October 3, 2012

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

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005S3

VS.

KIM BOTSFORD

NO: 2012-CV-546

Dear Timothy:

The amount due on the sewer account #100091 for the property located at 1602 Walnut Street Berwick through December 31, 2012 is \$1043.95. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelly Johnson", is written over the typed name.

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

U.S BANK NATIONAL ASSOC
vs.
KIM BOTSFORD

Case Number
2012CV546

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	KIM BOTSFORD
Primary Address:	1602 WALNUT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	1506 CHESTNUT STREET BERWICK, PA 18603
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KIM BOTSFORD		
Relation:			
Date:	10/01/12	Time:	1240
Deputy:	DANCELO	Mileage:	

Attorney / Originator:

Name:	Phone:
PHELAN HALLINAN & SCHIMIEG LLP	215-563-7000

Service Attempts:

Date:	10/01/12					
Time:	0840					
Mileage:						
Deputy:	DANCELO					

Service Attempt Notes:

1. VACANT - CYK P.O.
- 2.
- 3.
- 4.
- 5.
- 6.

BOTSFORD, KIM

2012CV546

1602 WALNUT STREET, BERWICK, PA 18603

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S. BANK NATIONAL ASSOC
vs.
KIM BOTSFORD

Case Number
2012CV546

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	10/01/12	Time:	0845
Deputy:	DANIELLO	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV546

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

U.S BANK NATIONAL ASSOC
vs.
KIM BOTSFORD

Case Number
2012CV546

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012
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:	KELLI GREER		
Relation:	CLERK		
Date:	10/01/12	Time:	0835
Deputy:	DANIELLO	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2012CV546

1108 FREAS AVE, BERWICK, PA 18603

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S. BANK NATIONAL ASSOC
vs.
KIM BOTSFORD

Case Number
2012CV546

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012	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 · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Heather Hyatt	
Relation:	Clerk	
Date:	10/01/12	Time:
Deputy:	#2	Mileage:

Attorney / Originator:

Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000
-------	--------------------------------	--------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV546

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/26/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



U.S BANK NATIONAL ASSOC
vs.
KIM BOTSFORD

Case Number
2012CV546

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/26/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co.
Primary Address:	11 WEST MAIN STREET 2ND FLOOR 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:	clerk
Date:	10/01/12
Time:	10:20
Deputy:	#2
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV546 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/26/2012

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV546

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, DECEMBER 12, 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 lot of land situate in Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 74 on Walnut Street; THENCE southerly a distance of 58 feet more or less to a corner; THENCE easterly a distance of 150 feet to a fifteen foot alley; THENCE northerly a distance of 84 feet more or less to a corner of Lot No. 74; THENCE westerly a distance of 150 feet to the place of BEGINNING.
This description is intended to cover Lots Nos. 73 and 73.5 in Duval Dickson's third plot of lots as marked and shown in plot or plan.
TITLE TO SAID PREMISES VESTED IN Kim Botsford, single by Deed Keristopher S. Keefer and Wendy Keefer, h/w by date 10/28/2004 and recorded 11/02/2004 in Mortgage Instrument Np.200412487.
Premises being: 1602 WALNUT STREET, BERWICK, PA 18603-1439
Tax Parcel # 04A-11-008

PROPERTY ADDRESS: 1602 WALNUT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04a-11-008

Seized and taken into execution to be sold as the property of KIM BOTSFORD in suit of U.S BANK NATIONAL ASSOC.

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:
PHELAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Document Receipt

Trans # 37672 Carrier / service: POST 2PM 9/28/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000017066

Doc Ref #: 130ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 37671 Carrier / service: POST 2PM 9/28/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000017059

DEPARTMENT 281230

Doc Ref #: 130ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 37670 Carrier / service: POST 2PM 9/28/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000017042

Doc Ref #: 130ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 37669 Carrier / service: POST 2PM 9/28/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000017035

Doc Ref #: 130ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 37668 Carrier / service: POST 2PM 9/28/2012

Ship to: 37668

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000017028

Doc Ref #: 130ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 37667 Carrier / service: POST 2PM 9/28/2012

Ship to: 37667

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE RM 704

Tracking #: 9171924291001000017011

Doc Ref #: 130ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 37666 Carrier / service: POST 2PM 9/28/2012

Ship to: 37666

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000017004

Doc Ref #: 130ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 37665 Carrier / service: POST 2PM 9/28/2012

Ship to: 37665

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000016991

Doc Ref #: 130ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 37664 Carrier / service: POST 2PM 9/28/2012

Ship to: 37664

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000016984

Doc Ref #: 130ED2012

HARRISBURG PA 17128

REAL ESTATE OUTLINE

ED # 130-12

DATE RECEIVED 9-27-12
DOCKET AND INDEX 9-28-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>1225143</u>

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

SALE DATE	<u>Dec. 12, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Nov. 7, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Nov 27</u>	
	2 ND WEEK <u>28</u>	
	3 RD WEEK <u>Dec 5, 12</u>	

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
RASC 2005KS3

vs.

KIM BOTSFORD

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1602 WALNUT STREET, BERWICK, PA 18603-1439
(See Legal Description attached)

Amount Due
Interest from 08/22/2012 to Date of Sale
@ \$11.80 per diem

\$71,775.28
\$_____ and costs.

Dated 9-27-12
(SEAL)

PHS # 283018

Tam B Kline / KPB
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Prothonotary of the Court
My Comm. Exp. 1st February 2016

PHELAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC
2005KS3**

Plaintiff

v.

KIM BOTSFORD

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-546**
:
: **2012-ED-130**
:
: **COLUMBIA COUNTY**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 

Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC
2005KS3**

Plaintiff

v.

KIM BOTSFORD

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-546**
: **2012-ED-130**
:
: **COLUMBIA COUNTY**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 

Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
RASC 2005KS3**

vs.

KIM BOTSFORD

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-546**
: **2012-ED-130**

VERIFICATION OF NON-MILITARY SERVICE

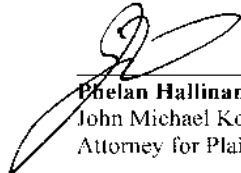
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant KIM BOTSFORD is over 18 years of age and resides at 1506 CHESTNUT ST, BERWICK, PA 18603-2218.

(c) that defendant KIM BOTSFORD is over 18 years of age and resides at 1602 WALNUT STREET, BERWICK, PA 18603-2218.

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


Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
RASC 2005KS3**

vs.

KIM BOTSFORD

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-546**
: **2012-ED-130**

VERIFICATION OF NON-MILITARY SERVICE

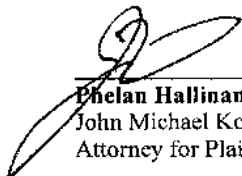
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant KIM BOTSFORD is over 18 years of age and resides at 1506 CHESTNUT ST, BERWICK, PA 18603-2218.

(c) that defendant KIM BOTSFORD is over 18 years of age and resides at 1602 WALNUT STREET, BERWICK, PA 18603-2218.

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


Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR RASC 2005KS3**

Plaintiff

v.

KIM BOTSFORD

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-546**
: **2012-ED-130**
: **COLUMBIA COUNTY**
:
: **PHS # 283018**
:

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1602 WALNUT STREET, BERWICK, PA 18603-1439**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably
ascertained, please so indicate)

**KIM BOTSFORD 1602 WALNUT STREET
BERWICK, PA 18603-1439**
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably
ascertained, please so indicate)
SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be
reasonably ascertained, please indicate)
None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)
None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)
None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be
reasonably ascertained, please indicate)
None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be
reasonably ascertained, please indicate)

TENANT/OCCUPANT

**1602 WALNUT STREET
BERWICK, PA 18603-1439**

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

INTERNAL REVENUE SERVICE ADVISORY

**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

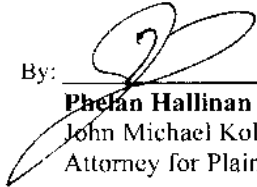
**U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING**

**228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754**

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

Date: 9/19/12

By: _____


Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR RASC 2005KS3**

Plaintiff

v.

KIM BOTSFORD

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-546

2012-ED-130

COLUMBIA COUNTY

PHS # 283018

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1602 WALNUT STREET, BERWICK, PA 18603-1439**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably
ascertained, please so indicate)

**KIM BOTSFORD 1602 WALNUT STREET
BERWICK, PA 18603-1439**
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)

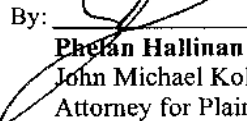
None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be
reasonably ascertained, please indicate)

TENANT/OCCUPANT	1602 WALNUT STREET BERWICK, PA 18603-1439
COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION	6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128
DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105
INTERNAL REVENUE SERVICE ADVISORY	1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222
U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING	228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754

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

Date: 9/19/12

By: 
Phelan Hallinan & Schmieg, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR	:	COURT OF COMMON PLEAS
RASC 2005KS3	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2012-CV-546</u>
vs.	:	<u>2012-ED-130</u>
KIM BOTSFORD	:	COLUMBIA COUNTY
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: KIM BOTSFORD
1602 WALNUT STREET
BERWICK, PA 18603-1439**

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

Your house (real estate) at **1602 WALNUT STREET, BERWICK, PA 18603-1439** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$71,775.28** obtained by **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-546

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3

vs.

KIM BOTSFORD

**owner(s) of property situate in BERWICK BOROUGH, Columbia County,
Pennsylvania, being**

(Municipality)

1602 WALNUT STREET, BERWICK, PA 18603-1439

Parcel No. 04A-11-008

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$71,775.28

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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

BEGINNING at the corner of Lot No. 74 on Walnut Street; THENCE southerly a distance of 58 feet more or less to a corner; THENCE easterly a distance of 150 feet to a fifteen foot alley; THENCE northerly a distance of 84 feet more or less to a corner of Lot No. 74; THENCE westerly a distance of 150 feet to the place of BEGINNING.

This description is intended to cover Lots Nos. 73 and 73.5 in Duval Dickson's third plot of lots as marked and shown in plot or plan.

TITLE TO SAID PREMISES VESTED IN Kim Botsford, single by Deed Keristopher S. Keefer and Wendy Keefer, h/w by date 10/28/2004 and recorded 11/02/2004 in Mortgage Instrument Np. 200412487.

Premises being: 1602 WALNUT STREET, BERWICK, PA 18603-1439

Tax Parcel # 04A-11-008

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-546 2012-ED-130

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3

vs.

KIM BOTSFORD

**owner(s) of property situate in BERWICK BOROUGH, Columbia County,
Pennsylvania, being**

(Municipality)

1602 WALNUT STREET, BERWICK, PA 18603-1439

Parcel No. 04A-11-008

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$71,775.28

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S RETURN

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC
2005KS3

Plaintiff

vs.

KIM BOTSFORD

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-546

2012-ED-130

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__ at _____ O'Clock _____ m., served the within upon _____ at _____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

_____, 20__, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date


Plaintiff
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3

No.: 2012-CV-546

2012-ED-130

Defendant
KIM BOTSFORD

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1602 WALNUT STREET
BERWICK, PA 18603-1439

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby depulize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

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

Telephone Number
(215)563-7000

Date
9/19/12

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

PLAINTIFF _____ Court Number _____

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____, 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of _____

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005KS3

No.: 2012-CV-546

Defendant
KIM BOTSFORD

2012-ED-130

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

KIM BOTSFORD

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

1602 WALNUT STREET

BERWICK, PA 18603-1439

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

9/19/12

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Phelan Hallinan, & Schmitz LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001225143

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
08/31/2012

AMOUNT
****\$1,350.00

TO THE
ORDER
OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

MAN [283018] 1602 WALNUT STREET (2012-CV-546)

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001225143⑈ ⑆036003808⑆ 361508666⑈