

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u> | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-------------|---------------------------------|-------------|--------------|------------------------------|-------------------|
| 10/05/2012 | Advance Fee | Advance Fee | 1234077 | \$0.00 | \$1,350.00 |
| 10/05/2012 | Advertising Sale (Newspaper) | | | \$15.00 | \$0.00 |
| 10/05/2012 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
| 10/05/2012 | Crying Sale | | | \$10.00 | \$0.00 |
| 10/05/2012 | Docketing | | | \$15.00 | \$0.00 |
| 10/05/2012 | Levy | | | \$15.00 | \$0.00 |
| 10/05/2012 | Mailing Costs | | | \$54.00 | \$0.00 |
| 10/05/2012 | Posting Handbill | | | \$15.00 | \$0.00 |
| 10/05/2012 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 10/05/2012 | Web Posting | | | \$100.00 | \$0.00 |
| 11/01/2012 | Service | | | \$210.00 | \$0.00 |
| 11/01/2012 | Service Mileage | | | \$16.00 | \$0.00 |
| 11/01/2012 | Copies | | | \$7.00 | \$0.00 |
| 11/01/2012 | Notary Fee | | | \$10.00 | \$0.00 |
| 11/01/2012 | Tax Claim Search | | | \$5.00 | \$0.00 |
| 11/01/2012 | Surcharge | | | \$150.00 | \$0.00 |
| 11/01/2012 | Refund | | 5854 | \$660.50 | \$0.00 |
| | | | | \$1,350.00 | \$1,350.00 |
| | | | | TOTAL BALANCE: \$0.00 | |

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>54.00</u> | |
| ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | \$ <u>16.00</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$ <u>25.00</u> | |
| TRANSFER TAX FORM | \$ <u>25.00</u> | |
| DISTRIBUTION FORM | \$ <u>25.00</u> | |
| COPIES | \$ <u>7.00</u> | |
| NOTARY | \$ <u>10.00</u> | |
| TOTAL ***** | | \$ <u>389.50</u> |

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

| | | |
|-----------------------|----------|----------------|
| PROTHONOTARY (NOTARY) | \$10.00 | |
| RECORDER OF DEEDS | \$ _____ | |
| TOTAL ***** | | \$ <u>0.00</u> |

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

| | | |
|-------------|----------|----------------|
| SEWER 20 | \$ _____ | |
| WATER 20 | \$ _____ | |
| TOTAL ***** | | \$ <u>0.00</u> |

| | | |
|----------------------|------------------|----------------|
| SURCHARGE FEE (DSTE) | \$ <u>150.00</u> | |
| MISC. _____ | \$ _____ | |
| _____ | \$ _____ | |
| TOTAL ***** | | \$ <u>0.00</u> |

TOTAL COSTS (OPENING BID) \$ 689.50

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

**Representing Lenders in
Pennsylvania and New Jersey**

Foreclosure Manager

November 1, 2012

**Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815**

Attn: Real Estate Department

Fax Number: 570-389-5625

**Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v.
MARK R. WOODRUFF
28 COMMUNITY POND DRIVE CATAWISSA, PA 17820
No.: 2012-CV-422-MF**

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for December 12, 2012 due to the following: Bankruptcy.

**MARK R. WOODRUFF and CHARISSA C. WOODRUFF filed a Chapter 07,
Bankruptcy Number 5:12-06026, on October 13, 2012.**

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

**Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan & Schmieg, LLP**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION : COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
vs. : NO.: 2012-CV-422-MF
: 2012-ED-139
MARK R. WOODRUFF :
Defendant(s) : COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MARK R. WOODRUFF
113 S. 4TH STREET
CATAWISSA, PA 17820

****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 1939 OLD READING ROAD, CATAWISSA, PA 17820-8084 is scheduled to be sold at the Sheriff's Sale on December 12 at 9 AM in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$52,023.43 obtained by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (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.)

30.12.001.34 - 28 Community Pond Dr.
- 200208429
- M. WOODRUFF
MA: 1939 OLD READING RD.

NO DT

**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**

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Pennsylvania State Game Lands No. 58, said point also being the Northeast corner of Lot No. 26, the Northwest corner of this lot and distance 580.37 feet on a course of North 87 degrees 31 minutes 35 seconds East from the Southwest corner of Pennsylvania State Game Lands No. 58 aforesaid;

THENCE along the Southerly line of said Pennsylvania State Game Lands North 87 degrees 31 minutes 33 seconds East 733.58 feet to the Northwest corner of Lot No. 30;

THENCE along the Westerly line of said Lot No. 30 South 2 degrees 28 minutes 25 seconds East 543.49 feet to a corner in the centerline of a private access road designated as Roaring Creek Forest Road, said point also being in the Northerly line of Lot No. 33;

THENCE along the center line of said Roaring Creek Road and along the Northerly Line of Lot Nos. 33, 31 and 29, the following courses and distances:

South 77 degrees 00 minutes 00 seconds West 220.72 feet;

South 82 degrees 50 minutes 40 seconds West 397.62 feet; and

South 76 degrees 14 minutes 00 seconds West 122.66 feet to the Southeast corner of Lot No. 26;

THENCE leaving said private access road and along the Easterly line of said Lot No. 26 North 2 degrees 28 minutes 25 seconds West 640.29 feet to the Southerly line of Pennsylvania Game Lands, the place of BEGINNING.

CONTAINING 10.002 acres and being Lot No. 28 as shown on draft of Orangeville Surveying Consultants dated April 14, 1978.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

UNDER AND SUBJECT, however, to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc., for its subdivision in Roaring Creek Township, Columbia County, Pennsylvania as set forth in statement thereof dated November 28, 1977 and recorded in Columbia County Miscellaneous Book 57 at Page 732 and Amendment to Building Restrictions dated October 28, 1978 and recorded in Columbia County Miscellaneous Book 61 at Page 188.

TITLE TO SAID PREMISES VESTED IN Mark R. Woodruff, single, by Deed from Brad E. Feese, single, dated 07/15/2002, recorded 07/17/2002 in Instrument Number 200208429.

Premises being: **1939 OLD READING ROAD, CATAWISSA, PA 17820-8084**

Tax Parcel # 30-12-001-34,000

1939 Old Reading Rd.

30-03-014-00

MARKS, Carol Ann

261008212

MA: 1536 MTHORPE Ave

POTTSVILLE, PA 17901

As far back as 1972

NOT owned by

Woodruff

28 Community Pond Dr.

30-12-001-34

Woodruff, Mark

200208429

MA: 1939 Old Reading Rd.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

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Premises being: 1939 OLD READING ROAD, CATAWISSA, PA 17820-8084

Tax Parcel # 30-12-001-34,000

28 Compound Parcel De. Catg.

LEGAL DESCRIPTION

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This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

REAL ESTATE OUTLINE

ED # 194-18

DATE RECEIVED 10-1-18
DOCKET AND INDEX 10-1-18

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 1234057

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

SALE DATE Dec 12, 18 TIME 9:00
POSTING DATE Dec 7, 18
ADV. DATES FOR NEWSPAPER
1ST WEEK Dec 8, 18
2ND WEEK Dec 9, 18
3RD WEEK Dec 10, 18

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

MARK R. WOODRUFF

NO.: 2012-CV-422-MF

2012-ED-139

COLUMBIA COUNTY

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: 1939 OLD READING ROAD, CATAWISSA, PA 17820-8084
(See Legal Description attached)

Amount Due

\$52,023.43

Interest from 09/20/2012 to Date of Sale

\$_____ and costs.

@ \$8.55 per diem

Dated

Oct 5, 2012
(SEAL)

PHS # 281522

Jami B. Kline
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Proth. & Supp. of Civ. Courts
My Comm. Exp. 1st Month in 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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff

v.

MARK R. WOODRUFF
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-422-MF**
:
: **2012-ED-139**
:
: **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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff

v.

MARK R. WOODRUFF
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-422-MF**
:
: **2012-ED-139**
: **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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

MARK R. WOODRUFF

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-422-MF**
: **2012-ED-139**

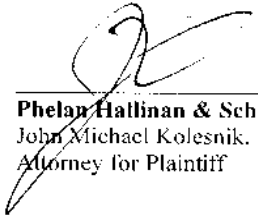
VERIFICATION OF NON-MILITARY SERVICE

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 MARK R. WOODRUFF is over 18 years of age and the defendant's last known address is 113 S. 4TH STREET, CATAWISSA, PA 17820.

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

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

Plaintiff

v.

MARK R. WOODRUFF

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-422-MF**
: **2012-ED-139**
: **COLUMBIA COUNTY**
:
: **PHS # 281522**
:

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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 **1939 OLD READING ROAD, CATAWISSA, PA 17820-8084**.

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

MARK R. WOODRUFF **113 S. 4TH STREET**
CATAWISSA, PA 17820
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)

ROARING CREEK FOREST PRESERVE

**MAIN & EAST STS
CAMBRA, PA 18611**

ROARING CREEK FOREST PRESERVE

**P.O. BOX 1
CAMBRA, PA 18611**

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

**1939 OLD READING ROAD
CATAWISSA, PA 17820-8084**

**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: 10/3/12

By: _____

Phelan Hallinan & Schmieg, LLP

John Michael Kolesnik, Esq., Id. No.308877

Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION : COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
vs. : NO.: 2012-CV-422-MF
:
MARK R. WOODRUFF : 2012 - E.D - 139
:
Defendant(s) : COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MARK R. WOODRUFF
113 S. 4TH STREET
CATAWISSA, PA 17820

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Pennsylvania State Game Lands No. 58, said point also being the Northeast corner of Lot No. 26, the Northwest corner of this lot and distance 580.37 feet on a course of North 87 degrees 31 minutes 35 seconds East from the Southwest corner of Pennsylvania State Game Lands No. 58 aforesaid;

THENCE along the Southerly line of said Pennsylvania State Game Lands North 87 degrees 31 minutes 33 seconds East 733.58 feet to the Northwest corner of Lot No. 30;

THENCE along the Westerly line of said Lot No. 30 South 2 degrees 28 minutes 25 seconds East 543.49 feet to a corner in the centerline of a private access road designated as Roaring Creek Forest Road, said point also being in the Northerly line of Lot No. 33;

THENCE along the center line of said Roaring Creek Road and along the Northerly Line of Lot Nos. 33, 31 and 29, the following courses and distances:

South 77 degrees 00 minutes 00 seconds West 220.72 feet;

South 82 degrees 50 minutes 40 seconds West 397.62 feet; and

South 76 degrees 14 minutes 00 seconds West 122.66 feet to the Southeast corner of

Lot No. 26;

THENCE leaving said private access road and along the Easterly line of said Lot No. 26 North 2 degrees 28 minutes 25 seconds West 640.29 feet to the Southerly line of Pennsylvania Game Lands, the place of BEGINNING.

CONTAINING 10.002 acres and being Lot No. 28 as shown on draft of Orangeville Surveying Consultants dated April 14, 1978.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

UNDER AND SUBJECT, however, to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc., for its subdivision in Roaring Creek Township, Columbia County, Pennsylvania as set forth in statement thereof dated November 28, 1977 and recorded in Columbia County Miscellaneous Book 57 at Page 732 and Amendment to Building Restrictions dated October 28, 1978 and recorded in Columbia County Miscellaneous Book 61 at Page 188.

TITLE TO SAID PREMISES VESTED IN Mark R. Woodruff, single, by Deed from Brad E. Feese, single, dated 07/15/2002, recorded 07/17/2002 in Instrument Number 200208429.

Premises being: 1939 OLD READING ROAD, CATAWISSA, PA 17820-8084

Tax Parcel # 30-12-001-34,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-422-MF

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

MARK R. WOODRUFF

**owner(s) of property situate in the TOWNSHIP OF ROARING CREEK, Columbia
County, Pennsylvania, being
(Municipality)**

1939 OLD READING ROAD, CATAWISSA, PA 17820-8084

Parcel No. 30-12-001-34,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,023.43

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-422-MF 2012-ED-139

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

MARK R. WOODRUFF

owner(s) of property situate in the TOWNSHIP OF ROARING CREEK, Columbia
County, Pennsylvania, being
(Municipality)

1939 OLD READING ROAD, CATAWISSA, PA 17820-8084

Parcel No. 30-12-001-34,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

JUDGMENT AMOUNT: \$52,023.43

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SHERIFF'S RETURN OF SERVICE

10/05/2012 06:36 PM - DEPUTY RAYMOND TONKINSON, 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 CHARISSA WOODRUFF, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARK R WOODRUFF AT 113 SOUTH 4TH STREET, CATAWISSA, PA 17820.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

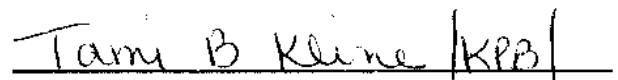
October 08, 2012

NOTARY

Affirmed and subscribed to before me this

8TH day of OCTOBER, 2012

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


Tami B. Kline /KPB/

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

© CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 11/05/2012 |
| 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: | Deb Miller |
| Relation: | clerk |
| Date: | 10/09/12 |
| Time: | 09:20 |
| 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. _____

COLUMBIA COUNTY TAX C

2012CV422

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/05/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 11/05/2012 |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | |
|---------------------------|--|
| Name: | Domestic Relations Office of Columbia Cot |
| 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: | 10/09/12 |
| Time: | 09:25 |
| 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 2012CV422 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 11/05/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/05/2012

Warrant:

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

Serve To:

Name: Deanna Beaver

Primary Address: 389 Millgrove Road
Catawissa, PA 17820

Phone: 570-799-5674

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Deanna Beaver

Relation:

Def

Date:

10-5-12

Time:

1938

Deputy:

8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:

10-05-12

Time:

1902

Mileage:

Deputy:

8

Service Attempt Notes:

1. No One Home L/c

2.

3.

4.

5.

6.

BEAVER, DEANNA

2012CV422

389 MILLGROVE ROAD, CATAWISSA, PA 17820

EXP: 11/05/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 11/05/2012 |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | |
|---------------------------|--|
| Name: | OCCUPANT |
| Primary Address: | 1939 OLD READING ROAD CATAWISSA, PA 17820 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | |
|-------------------------|--|
| Served: | Personally <u>Adult In Charge</u> · Rosted · Other |
| Adult In Charge: | Charissa Woodruff |
| Relation: | Wife |
| Date: | 10-05-12 |
| Time: | 1836 |
| Deputy: | 8 |
| Mileage: | |

Attorney / Originator:

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

Service Attempts:

| | | | | | |
|-----------------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

1. House At 1939 Old Reading Rd w/ One Living in
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2012CV422

1939 OLD READING ROAD, CATAWISSA, PA 17820

EXP: 11/05/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/05/2012

Warrant:

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

Serve To:

Name: MARK R WOODRUFF

Primary Address: 113 SOUTH 4TH STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 1939 OLD READING ROAD
CATAWISSA, PA 17820

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Chrissy Woodruff

Relation: wife

Date: 10-05-12

Time: 1836

Deputy: 8

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.

WOODRUFF, MARK R

2012CV422

113 SOUTH 4TH STREET, CATAWISSA, PA 17820

EXP: 11/05/2012

Document Receipt

Trans # 38461 Carrier / service: POST 2PM 10/5/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000017653

Doc Ref #: 139ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 38460 Carrier / service: POST 2PM 10/5/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000017646

DEPARTMENT 281230

Doc Ref #: 139ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 38459 Carrier / service: POST 2PM 10/5/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000017639

Doc Ref #: 139ED2012

Document Receipt

Trans # 38458 Carrier / service: POST 2PM 10/5/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000017622

Doc Ref #: 139ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 38457 Carrier / service: POST 2PM 10/5/2012

Ship to: 38457

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT
PO BOX 11754

Tracking #: 9171924291001000017615

Doc Ref #: 139ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 38456 Carrier / service: POST 2PM 10/5/2012

Ship to: 38456

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000017608

Doc Ref #: 139ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 38455 Carrier / service: POST 2PM 10/5/2012

Ship to: 38455

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000017592

Doc Ref #: 139ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 38454 Carrier / service: POST 2PM 10/5/2012

Ship to: 38454

ROARING CREEK FOREST PRESERVE

PO BOX 1

Tracking #: 9171924291001000017585

Doc Ref #: 139ED2012

CAMBRA PA 18611

Document Receipt

Trans # 38453 Carrier / service: POST 2PM 10/5/2012

Ship to: 38453

ROARING CREEK FOREST PERSERVE

MAIN & EAST STS

Tracking #: 9171924291001000017578

Doc Ref #: 139ED2012

CAMBRA PA 18611

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Posting - Sale Bill | Zone: | |
| Manner: | < Not Specified > | Expires: | 11/05/2012 |
| Notes: | SHERIFF'S SALE BILL | | |
| | | | |

Serve To:

| | |
|---------------------------|--|
| Name: | (POSTING) |
| Primary Address: | 1939 OLD READING ROAD CATAWISSA, PA 17820 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | |
|-------------------------|---|
| Served: | Personally · Adult In Charge · Posted · Other |
| Adult In Charge: | |
| Relation: | |
| Date: | |
| Deputy: | |
| Time: | |
| 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)

2012CV422

1939 OLD READING ROAD, CATAWISSA, PA 17820

EXP: 11/05/2012

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV422

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 lot or parcel of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Pennsylvania State Game Lands No. 58, said point also being the Northeast corner of Lot No. 26, the Northwest corner of this lot and distance 580.37 feet on a course of North 87 degrees 31 minutes 35 seconds East from the Southwest corner of Pennsylvania State Game Lands No. 58 aforesaid; THENCE along the Southerly line of said Pennsylvania State Game Lands North 87 degrees 31 minutes 33 seconds East 733.58 feet to the Northwest corner of Lot No. 30; THENCE along the Westerly line of said Lot No. 30 South 2 degrees 28 minutes 25 seconds East 543.49 feet to a corner in the centerline of a private access road designated as Roaring Creek Forest Road, said point also being in the Northerly line of Lot No. 33; THENCE along the center line of said Roaring Creek Road and along the Northerly Line of Lot Nos. 33, 31 and 29, the following courses and distances:

South 77 degrees 00 minutes 00 seconds West 220.72 feet;

South 82 degrees 50 minutes 40 seconds West 397.62 feet; and

South 76 degrees 14 minutes 00 seconds West 122.66 feet to the Southeast corner of Lot No. 26;

THENCE leaving said private access road and along the Easterly line of said Lot No. 26 North 2 degrees 28 minutes 25 seconds West 640.29 feet to the Southerly line of Pennsylvania Game Lands, the place of BEGINNING.

CONTAINING 10.002 acres and being Lot No. 28 as shown on draft of Orangeville Surveying Consultants dated April 14, 1978. This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

UNDER AND SUBJECT, however, to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc., for its subdivision in Roaring Creek Township, Columbia County, Pennsylvania as set forth in statement thereof dated November 28, 1977 and recorded in Columbia County Miscellaneous Book 57 at Page 732 and Amendment to Building Restrictions dated October 28, 1978 and recorded in Columbia County Miscellaneous Book 61 at Page 188.

TITLE TO SAID PREMISES VESTED IN Mark R. Woodruff, single, by Deed from Brad E. Feese, single, dated 07/15/2002, recorded 07/17/2002 in Instrument Number 200208429.

Premises being: 1939 OLD READING ROAD, CATAWISSA, PA 17820-8084

Tax Parcel # 30-12-001-34,000

PROPERTY ADDRESS: 1939 OLD READING ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-12-001-34

Seized and taken into execution to be sold as the property of MARK R WOODRUFF in suit of NATIONAL ASSOCIATION.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Pennsylvania State Game Lands No. 58, said point also being the Northeast corner of Lot No. 26, the Northwest corner of this lot and distance 580.37 feet on a course of North 87 degrees 31 minutes 35 seconds East from the Southwest corner of Pennsylvania State Game Lands No. 58 aforesaid;

THENCE along the Southerly line of said Pennsylvania State Game Lands North 87 degrees 31 minutes 33 seconds East 733.58 feet to the Northwest corner of Lot No. 30;

THENCE along the Westerly line of said Lot No. 30 South 2 degrees 28 minutes 25 seconds East 543.49 feet to a corner in the centerline of a private access road designated as Roaring Creek Forest Road, said point also being in the Northerly line of Lot No. 33;

THENCE along the center line of said Roaring Creek Road and along the Northerly Line of Lot Nos. 33, 31 and 29, the following courses and distances:

South 77 degrees 00 minutes 00 seconds West 220.72 feet;

South 82 degrees 50 minutes 40 seconds West 397.62 feet; and

South 76 degrees 14 minutes 00 seconds West 122.66 feet to the Southeast corner of
Lot No. 26;

THENCE leaving said private access road and along the Easterly line of said Lot No. 26 North 2 degrees 28 minutes 25 seconds West 640.29 feet to the Southerly line of Pennsylvania Game Lands, the place of BEGINNING.

CONTAINING 10.002 acres and being Lot No. 28 as shown on draft of Orangeville Surveying Consultants dated April 14, 1978.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

UNDER AND SUBJECT, however, to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc., for its subdivision in Roaring Creek Township, Columbia County, Pennsylvania as set forth in statement thereof dated November 28, 1977 and recorded in Columbia County Miscellaneous Book 57 at Page 732 and Amendment to Building Restrictions dated October 28, 1978 and recorded in Columbia County Miscellaneous Book 61 at Page 188.

TITLE TO SAID PREMISES VESTED IN Mark R. Woodruff, single, by Deed from Brad E. Feese, single, dated 07/15/2002, recorded 07/17/2002 in Instrument Number 200208429.

Premises being: 1939 OLD READING ROAD, CATAWISSA, PA 17820-8084

Tax Parcel # 30-12-001-34,000

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Premises being: 1939 OLD READING ROAD, CATAWISSA, PA 17820-8084

Tax Parcel # 30-12-001-34,000

SHERIFF'S RETURN

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff

vs.

MARK R. WOODRUFF

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-422-MF

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
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

No.: 2012-CV-422-MF

Defendant
MARK R. WOODRUFF

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)
1939 OLD READING ROAD, CATAWISSA, PA 17820-8084

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

Telephone Number

(215)563-7000

Date

10/3/12

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 | SO ANSWERS Signature of Dep. Sheriff | Date |
| of _____ 20____ | Signature of Sheriff | Date |
| | 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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION | No.: 2012-CV-422-ME |
| Defendant MARK R. WOODRUFF | 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
MARK R. WOODRUFF

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
113 S. 4TH STREET, CATAWISSA, PA 17820

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 <u>XX</u> 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 <u>10/3/12</u> |
|---|-----------------------------------|------------------------|

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, & Schmieg LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001234077

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
9/27/2012

AMOUNT
*****\$1,350.00

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

DDA (281522) 1939 OLD READING ROAD (2012-CV-422-MF)

AUTHORIZED SIGNATURE



⑈001234077⑈ ⑆036001808⑆ 361508666⑈