

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
M & T BANK

vs.

Defendant
REX A SHULTZ
JENNIFER L SHARP

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, February 6, 2013

Writ of Execution No. : 2012CV1118

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 15 MAGGIE SPRING LANE, BLOOMSBURG, PA 17815

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	\$72.00
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	\$270.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Surcharge	\$190.00
Tax Claim Search	\$5.00

Total Sheriff Costs **\$2,129.48**

Distribution Costs

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

Grand Total: **\$2,184.48**

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)

©2009 Columbia County Sheriff, Telecash, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Bank vs Ker Shultz/Jennifer Sharp

NO. 148-12 ED NO. 1118-12 JD

DATE/TIME OF SALE: Feb. 6, 13 0900

BID PRICE (INCLUDES COST) \$ 2184.78

POUNDAGE - 2% OF BID \$ 43.69

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2228.17

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Shultz

TOTAL DUE: \$ 2228.17

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 878.17

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

TERRENCE J. McCABE
MARC S. WEISBERG
EDWARD D. CONWAY
MARGARET GAIRO
LAURA H. G. O'SULLIVAN
JISA L. WALLACE
JANET Z. CHARLTON
GAYL C. SPIVAK
JASON E. BROOKS
ANDREW L. MARKOWITZ
MICHAEL T. CANTRELL
JOSEPH F. RIGA
HEIDI R. SPIVAK
CAROL ROGERS COBB
COLIN AARON
DIANA C. THEOLOGOU
MARISA J. COHEN
MARK GOLAR
JO-ANN T. LAMBERT-O'NEILL
MELISSA A. SPOSATO
BRIAN T. LAMANN
ANNE E. SWARTZ
LEDEANNA D. ADAMS
MATTHEW E. RUSSELL
NATALIE GIRALDO
ERIN M. BRADY
DIANE BRADSHAW
CHARLES A. HIGGS
LAURA T. CURRY
ANTOINETTE N. MOORE
KEVIN T. McQUAIL
ALEXANDRA T. GARCIA
STACYANN BULLEN
MICHAEL T. ROZGA
JONATHAN ELEFANT
LAURA L. LATTA
AUBRY K. MOYNIHAN
CHRISTINE L. GRAHAM
SHERRA G. ENGRISSE
NANCY TOSSON
JOSEPH O. HASBUN
JONATHAN POLLACK
RICHARD J. SUZOR, JR.
LUCAS M. ANDERSON
JEFF WINSTON
DANIEL PANASIELLE
WILLIAM D. JENNINGS
MEGAN R. STERBACK
JOSEPH H. FOLEY
KYLE J. MOULDING
JOHN T. PICCINNINI
JON GASTOR
JOSEPH C. COLEMAN

See www.mccabewc.com for listing.

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

February 22, 2013

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

SUITE 210
145 HUGENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
GENERAL FAX (914) 636-8901

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1468
Also servicing the District of Columbia

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0579

SUITE 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX: (855) 425-1979

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19801
(302) 409-3320
FAX 855-425-1980

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

Re: M&T Bank vs. Rex A. Shultz, Jr., Jennifer L. Sharp and Jennifer L. Sharp
Columbia County, Court of Common Pleas, No. 2012-CV-1118
Action in Mortgage Foreclosure
Premises: 15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: February 6, 2013

Dear Sheriff:

Enclosed please find check in the amount of \$878.17 which represents the amount necessary to complete settlement, and two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **M&T Bank, 1100 Wehrle Drive, Williamsville, NY 14221** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,



Daniel DellaPenna
Legal Assistant

/ddp
Enclosures



pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO Box 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

3 Tax Paid

Book Number

Page Number

Date Recorded

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

A. CORRESPONDENT - All inquires may be directed to the following person:

Name
McCabe, Weisberg and Conway, P.C.

Telephone Number
215-790-1010

Mailing Address
123 S. Broad Street, Suite 1400

City
Philadelphia

State Zip Code
PA 19109

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of Columbia

Mailing Address
Columbia County Courthouse, 35 West Main Street

City
Bloomsburg

State Zip Code
PA 17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) M&T Bank

Mailing Address
1100 Wehrle Drive

City
Williamsville

State Zip Code
NY 14221

D. REAL ESTATE LOCATION

Street Address
15 Maggie Springs Lane

County
Columbia

School District
Bloomsburg Area School District

City, Township, Borough
Hemlock Township

Tax Parcel Number
18-07-011-15.000

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

1. Actual Cash Consideration
\$878.17

2. Other consideration
+ 0.00

3. Total Consideration
= \$878.17

4. County Assessed Value
\$38,275.00

5. Common Level Ratio Factor
x 3.60

6. Fair Market Value
= \$137,790.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed
100

1b. Percentage of Grantor's Interest in Real Estate
100%

1c. Percentage of Grantor's Interest Conveyed
100%

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 amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgage to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger, or division. (Attach copy of article.)
- ☐ Other (Please explain exemption claimed.) Property was sold at Sheriff sale on February 6, 2013 to M&T Bank as holder of a mortgage in default, and, thus, tax exempt.

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

Date

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

183467

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

3-50/310

WELLS
FARGO

NO.

PAY Eight Hundred Seventy Eight ***** 17/100

DATE

Feb/22/2013 \$878.17

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

TO THE
ORDER
OF
Sheriff of Columbia County

Thomas H. Weisberg

Balance Due Sheriff 287-0866

⑈183467⑈ ⑆031000503⑆ 2000012430048⑈

SHERIFF'S SALE COST SHEET

VS.
NO. 148-12 ED NO. 1118-12 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>548.50</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	\$	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 2184.48

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

REAL ESTATE TAX CERTIFICATION

Date: 12/19/2012

Fee: \$5.00

Cert. NO: 13405

SEULTZ REX A JR
SHARP JENNIFER L
15 MAGGIE SPRING LANE
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20021 -0365
Location: 15 MAGGIE SPRINGS LN
Parcel Id:18 -07 -011-15,000

Assessment: 38,275
Balances as of 12/19/2012

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

154

- DOES NOT INCLUDE 2012 TAX CERTIFICATION.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
REX A SHULTZ (et al.)

Case Number
2012CV1118

SHERIFF'S RETURN OF SERVICE

01/04/2013 03:05 PM - DEPUTY RAYMOND TONKINSON, 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 15 MAGGIE SPRING LANE, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

January 04, 2013

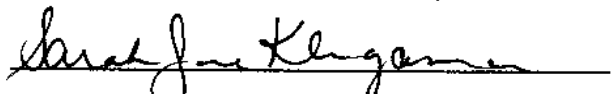
NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
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Case Number
2012CV1118

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	11/23/2012
Notes:	SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	15 MAGGIE SPRING LANE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	<i>Posted</i>
Relation:	
Date:	01-03-13
Time:	1505
Deputy:	8
Mileage:	

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC	Phone: 215-790-1010
-------------------------------------------	----------------------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2012CV1118

15 MAGGIE SPRING LANE, BLOOMSBURG, PA 17815 EXP: 11/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

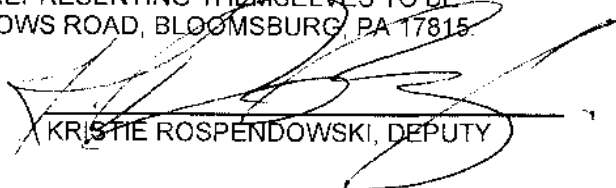


M & T BANK
vs.
REX A SHULTZ (et al.)

Case Number
2012CV1118

SHERIFF'S RETURN OF SERVICE

11/09/2012 09:21 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JENNIFER L SHARP AT 6850 LOWS ROAD, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

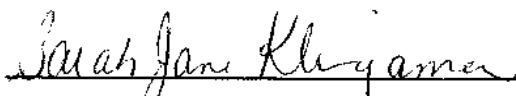
December 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of DECEMBER, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
REX A SHULTZ (et al.)

Case Number
2012CV1118

SHERIFF'S RETURN OF SERVICE

11/02/2012 03:50 PM - DEPUTY CHARLES CARROLL, 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: REX A SHULTZ AT 15 MAGGIE SPRING LANE, BLOOMSBURG, PA 17815.


CHARLES CARROLL, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 05, 2012

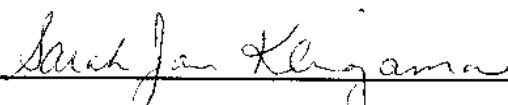
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

5TH day of NOVEMBER, 2012



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 1400
123 SOUTH BROAD STREET
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(215) 790-1010
FAX (215) 790-1274

December 05, 2012

SUITE 303
216 HADDON AVENUE
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(856) 858-7080
FAX (856) 858-7020

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DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
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ME. ISSA A. SPASATO
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ANN E. SWARTZ
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LUCAS M. ANDERSON
JEFF WINSTON
DANIEL PANASSELLE
WILLIAM D. JENNINGS
MEGAN R. STERBUCK
JOSEPH J. FOLEY

A COMMUNICATION FROM MCCABE, WEISBERG & CONWAY, P.C.

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


Re: M&T Bank vs. Rex A. Shultz, Jr. and Jennifer L. Sharp
Columbia County, No. 2012-CV-1118
Premises: 15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on February 6, 2013.

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

Sincerely,


Veronica Madrigal, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/vm

cc: Office of the Sheriff/Real Estate Division

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

Attorney for Plaintiff

M&T Bank

Plaintiff

v.

Rex A. Shultz, Jr. and Jennifer L. Sharp
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2012-CV-1118

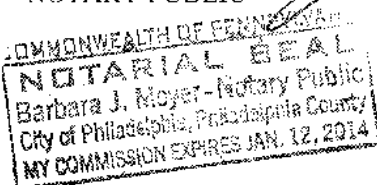
AFFIDAVIT OF SERVICE
OF
AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 4th day of December, 2012, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129 which is attached hereto.

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

SWORN AND SUBSCRIBED
BEFORE ME THIS 7 DAY
OF Dec, 2012

NOTARY PUBLIC



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

By: Mozt Gairo

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

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

Attorney for Plaintiff

M&T Bank

Plaintiff

v.

Rex A. Shultz, Jr. and Jennifer L. Sharp
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012-CV-1118

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

Jennifer L. Sharp

15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Rex A. Shultz, Jr.

15 Maggie Spring Lane
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

Rex A. Shultz, Jr.

15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp

15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp

P. O. Box 380
Bloomsburg, Pennsylvania 17815

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

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

Plaintiff herein

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

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

Plaintiff herein

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

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

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

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

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

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

Tenants/Occupants	15 Maggie Springs Lane Bloomsburg, Pennsylvania 17815
-------------------	----------------------------------------------------------

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

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

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

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

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

PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
------------------------------------------------------------------	-------------------------------------------

Commonwealth of Pennsylvania
Department of Revenue Bureau of
Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

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

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

U.S. Dept. of Justice, Rm. 5111
Main Justice Bldg., 950 Pennsylvania Ave. N.W.
Washington, DC 20530

United States of America c/o
Atty General of the United States
U.S. Dept. of Justice

950 Pennsylvania Ave. N.W., Rm. 4400
Washington, DC 20530

8. Name and address of Attorney of record:

Name

Address

none

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

December 4, 2012

DATE

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

By: Margaret Gairo

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

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

M&T Bank

Plaintiff

v.

Rex A. Shultz, Jr., Jennifer L. Sharp and Jennifer L.
Sharp

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-1118

DATE: December 4, 2012

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Rex A. Shultz, Jr., Jennifer L. Sharp and Jennifer L. Sharp

PROPERTY: 15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$206,236.93

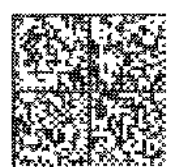
The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **February 6, 2013 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

Name and Address of Sender
 McCabe, Weisberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: Veronica Madrigal

Check type of mail or service:
☐ Registered
☐ COD
☐ Delivery Confirmation
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Insured

Line	Article Number	Postage										
1	M&T Bank Plaintiff v. Rex A. Shultz, Jr., Jennifer L. Sharp and Jennifer L. Sharp Defendants	Tenants/Occupants 15 Maggie Springs Lane Bloomsburg, Pennsylvania 17815										
2		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard										
3		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th Street Suite #204 Philadelphia, PA 19107										
4		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128										
5		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486										
6		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230										
7		PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948										



U.S. POSTAGE® PITNEY BOWES
 ZIP 19109 \$016.10⁰⁰
 02 1W 0001377494 DEC 04 2012

[illegible]

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

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08098
(856) 858-7080
FAX (856) 858-7020

SUITE 710
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
GENERAL FAX (914) 636-8901

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3561
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0579

SUITE 100
301 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX (855) 425-1979

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-1520
FAX 855-425-1980

TERRENCE J. MCCABE
MARC S. WEISBERG
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE
LAURA H. O'SULLIVAN
JANET Z. CHARLTON
GAYLE C. SHIVAK
JASON P. BROOKS
ANDREW L. MARKOWITZ
MICHAEL J. DANIELL
CHRISTOPHER A.
CAROL ANN KESTLER
CATHY ANN KESTLER
REBECCA SHANK
JANALYN THOMPSON
MARINA J. COHEN
MARK GOLAB
JO-ANN T. LANHERI-ONEILL
MELISSA A. SPASATO
BRIAN T. LAMANA
CORRIN M. DEMENT
ANN E. SWARTZ
PHILLIP MAHONY
MATTHEW E. RUSSELL
FRIM M. BRADY
RICHARD O'BRIEN
LAURA T. CURRY
ANTOINETTE N. MOORE
KEVIN T. MCQUAIL
ALEXANDRA T. GARCIA
MICHAEL T. ROZLA
JONATHAN ELEFTANT
LAURA L. LATTI
ADRY K. MOYNIHAN
CHRISTINE L. GRAHAM
SHEERA G. ENGRISSE
ROSE O. HASLUP
RONALD ANTHONY LACK
NIKOLINA L. PORCH
ER. ARDY N. ZHURB
DELLA PAUL WELSH
TOMAS M. ANTONIO
JAMES J. FANNIN
VILLYAM J. BENNETT

November 28, 2012

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

Re: M&T Bank vs. Rex A. Shultz, Jr., Jennifer L. Sharp
Columbia County, Number 2012-CV-1118
Premises: 15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find one copy of the Affidavit of Service relative to the above-captioned matter.
Thank you for your cooperation in this matter.

Very truly yours,

Nolan Scrowatka, Legal Assistant
McCabe Weisberg and Conway

TJM/ns
Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
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HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorneys for Plaintiff

M&T Bank

Plaintiff

v.

Rex A. Shultz, Jr., Jennifer L. Sharp

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012-CV-1118

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
SS :
COUNTY OF PHILADELPHIA :

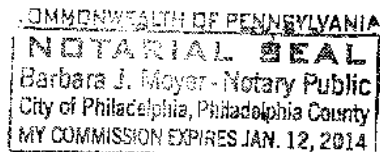
The undersigned, hereby certifies that he is the attorney for the Plaintiff for the within matter, being duly sworn according to law, deposes and says that a true and correct copy of the Notice of Sheriff's Sale was served upon the Defendant, Jennifer L. Sharp, by regular mail, certificate of mailing, and certified mail, return receipt requested, dated November 8, 2012 and addressed to P.O. Box 380, Bloomsburg, Pennsylvania

17815. The regular mail was never returned, and the certified mail was delivered on November 13, 2012 and signed for by an agent to the defendant, Chris McCarthy. A true and correct copy of the certificate of mailing, certified receipt number 7012 2210 0001 1863 7894 and signed green card are attached hereto, made part hereof, and marked as Exhibit "A"

SWORN AND SUBSCRIBED
BEFORE ME THIS 4 DAY

OF Dec, 2012.


NOTARY PUBLIC



By: 

Terrence J. McCabe, Esquire
Marc S. Weisberg, Esquire
Edward D. Conway, Esquire
Margaret Gairo, Esquire
Andrew L. Markowitz, Esquire
Heidi P. Spivak, Esquire
Marisa J. Cohen, Esquire
Kevin T. McQuail, Esquire
Christine L. Graham, Esquire
Brian T. LaManna, Esquire
Attorneys for Plaintiff

EXHIBIT A

[illegible]

[illegible]

Figure 1 is a line graph showing the relationship between the number of children in the household (X-axis, 0 to 10) and the probability of a child being in the household (Y-axis, 0.0 to 1.0). The graph shows a decreasing trend, with the probability starting at 1.0 for 0 children and approaching 0.0 as the number of children increases. The data points are connected by a line, and a shaded area represents the confidence interval.

Electricity (1st 100 kWh/monthly frequency)	2.95	Postmark Here
Postmarked Delivery Fee (minimum \$4.00)	2.35	
Total Postage & Fees	\$5.75	

Donna L. Sharp
Sheet 401, No. 1
PO Box 16, 13 Magna Springs Lane,
City State, Zip
Blondsbury, PA 17715
See Reverse for Instructions

7012 2210 0001 1863 7887

Figure 1 is a line graph titled "Percentage of total population in the labor force by age group, 1960-1990". The vertical axis (Y-axis) is labeled "Percentage of total population in the labor force" and ranges from 0 to 100 in increments of 10. The horizontal axis (X-axis) is labeled "Year" and ranges from 1960 to 1990 in increments of 10. There are six data series representing different age groups: 15-24, 25-34, 35-44, 45-54, 55-64, and 65+. The 15-24 age group starts at approximately 25% in 1960 and declines steadily to about 15% in 1990. The 25-34 age group starts at approximately 15% in 1960 and rises slightly to about 20% in 1990. The 35-44 age group starts at approximately 10% in 1960 and rises slightly to about 15% in 1990. The 45-54 age group starts at approximately 5% in 1960 and rises slightly to about 10% in 1990. The 55-64 age group starts at approximately 2% in 1960 and rises slightly to about 5% in 1990. The 65+ age group starts at approximately 1% in 1960 and rises slightly to about 2% in 1990.

[illegible]

Domestic Mail Only, No Insurance Coverage Provided

For delivery information visit our website at www.usps.com

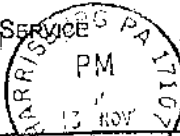
011101A1000

Postage	Certified Fee	Return Receipt Fee (Endorsement Required)	Restricted Delivery Fee (Endorsement Required)	Total Postage & Fees
\$ 415	0.95	0.35		\$ 5.75

Sent to Jennifer L. Sharp

Postmark
011101A1000

UNITED STATES POSTAL SERVICE

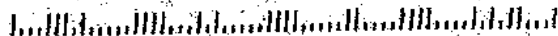


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19109
Attn: Nolan Serowatka

NS
66544



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

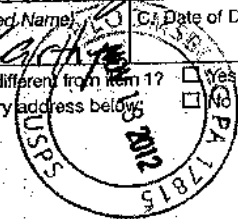
Jennifer L. Sharp
P.O. Box 380
Bloomsburg, PA 17815

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
Chris McEachern

B. Received by (Printed Name) *Chris McEachern* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below



3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7012 2210 0001 1863 7894

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION**

NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

REX A. SHULTZ JR
15 MAGGIE SPRINGS LN
BLOOMSBURG, PA 17815

Obligee:

JENNIFER S. SHULTZ

IV-D Case #: 237112923
(or non-IV-D docket #)

SSN: 197-66-7668 **Date of Birth:** 11/15/79

This lien results, by operation of law, from a support order, entered on JANUARY 20, 2012 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 011449.

As of NOVEMBER 29, 2012, the obligor owes unpaid support in the amount of \$1,437.61. This judgment may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:
15 MAGGIE SRINGS LN., BLOOMSBURG, PA 17815

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Gail Keller, Director
Authorized Agent

11/29/12
Date

Gail Keller 570-387-8670
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

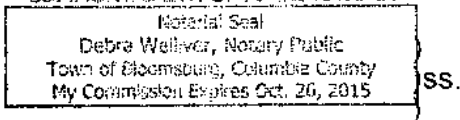
Print name, e-mail address, phone and fax number

I certify that Gail Keller appeared before me and is known to me as the individual who signed the above.

COMMONWEALTH OF PENNSYLVANIA

State of

County of



Notary Public

Date

Debra Welliver

11-29-12

Commonwealth of Pennsylvania

County of Columbia

My appointment expires 10-26-15

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 05/31/2014 (Please note, this expiration date is for the OMB form and not the lien itself.)

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

CIVIL ACTION LAW

M&T Bank

v.

Rex A. Shultz, Jr., Jennifer L. Sharp

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-1118

2012-ED-148

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Rex A. Shultz, Jr.
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
P. O. Box 380
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Feb. 6 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$206,236.93 obtained by M&T Bank against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to M&T Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY

AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

LEGAL DESCRIPTION

BEING KNOWN AS: 15 MAGGIE SPRINGS LANE, BLOOMSBURG, PENNSYLVANIA 17815

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

BEGINNING at an existing iron pin on the Southern edge of Township Route No. 358, said iron pin being the Northwest corner of lands herein described; THENCE by the Southern edge of Township Route No. 358 North 65 degrees 51 minutes 35 seconds East 115.67 feet to a point; THENCE by the same North 62 degrees 57 minutes 50 seconds East 65.11 feet to a point; THENCE by the same North 57 degrees 16 minutes 10 seconds East 12.01 feet to a point; THENCE by other lands of Atley N. and Deborah K. Starr South 58 degrees 40 minutes 43 seconds East 202.14 feet to a set iron pin; THENCE by lands of Robert F. Leighow Jr., Linda R. Leighow and Jay H. Leighow, South 12 degrees 02 minutes 53 seconds East 58.47 feet to a set iron pin; THENCE by the same South 32 degrees 34 minutes 07 seconds West 51.44 feet to an existing iron bar; THENCE by lands of Wilbur W. and Georgie M. Brown South 80 degrees 15 minutes 43 seconds West 194.84 feet to an existing iron pin; THENCE by the same North 41 degrees 48 minutes 47 seconds West 208.20 feet to the place of BEGINNING.

CONTAINING 1.189 acres of land.

BEING SUBJECT TO a 50 foot wide right-of-way at the Northeast corner of the above described lands as shown on Plot Plan prepared by Matthew W. Laldacker, PLS, dated June 12, 1996.

TAX I.D. #: 18-07-011-15.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH by deed dated August 22, 2002 and recorded August 30, 2002 in the office of the Recorder in and for Columbia County in Deed Book Instrument # 200210365, granted and conveyed to Rex A. Shultz, Jr., Jennifer L. Sharp and Jennifer L. Sharp.

REAL DEBT: \$206,236.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
REX A. SHULTZ, JR., JENNIFER L. SHARP AND JENNIFER L. SHARP

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

Sheriff's Copy of Affidavit(s)

Attention Sheriff of the County of Columbia

From: Libby Washkau

Date: 11 / 29 / 2012

Re: Copy of Affidavit(s)

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516 284-5858 or
EWashkau@aoss.us

Thank you in advance for your cooperation.

Truly yours,

Libby Washkau

COURT OF COMMON PLEAS COLUMBIA COUNTY

CASE NO.: 2012-CV-1118

AFFIDAVIT OF SERVICE

M and T Bank

vs.

Rex A. Shultz, Jr. and
Jennifer L. Sharp

Commonwealth of Pennsylvania
County of Dauphin ss.

COPY

I, **Nathan Morgan**, a competent adult, being duly sworn according to law, depose and say that at **8:00 PM** on **11/19/2012**, I served **Rex A. Shultz, Jr. at 15 Maggie Springs Lane, Bloomsburg, PA 17815** in the manner described below:

- ☒ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s).
Relationship is _____
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ an officer of said Defendant's company.
- ☐ Other:

a true and correct copy of **Notice of Sheriff's Sale of Real Proeprty** issued in the above captioned matter.

Description:

Sex: Male - Age: 35 - Skin: White - Hair: Brown - Height: 5' 10" - Weight: 165

Sworn to and subscribed before me on this
19th day of November, 2012.

Kathryn S. Fogle
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathryn S. Fogle, Notary Public
Lower Paxton Twp, Dauphin County
My commission expires August 13, 2016

X Nathan Morgan
Nathan Morgan
AOSS
1 Huntington Quadrangle, Suite 2804
Melville, NY 11747
(516) 284-5850

Atty File#: 39056 - Our File# 22986

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
REX A SHULTZ (et al.)

Case Number
2012CV1118

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/23/2012

Zone:

Warrant:

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

Serve To:

Name: JENNIFER L SHARP

Primary Address: 8 COUNTRY MANOR DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 15 MAGGIE SPRING LANE
BLOOMSBURG, PA 17815

Phone: 6350 2003 Bloomsburg

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JENNIFER SHARP

Relation: SELF

Date: 11.9.12

Time: 9.21

Deputy: 5

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	10/29/12	10/31/12	11/1/12	11/6/12		
Time:	1035	0915	1455	1545		
Mileage:						
Deputy:	S-9	S-9-S-11	S-9-S-11	S-9-S-11		

Service Attempt Notes:

1. NA-LC
2. NA-LC
3. LIVES AT PRIMARY ADDRESS NA-LC
4. LEFT ANOTHER CARD
- 5.
- 6.

SHARP, JENNIFER L

2012CV1118

8 COUNTRY MANOR DRIVE, BLOOMSBURG, PA 17815 EXP: 11/23/2012

TERENCE J. MCCABE
MARCO S. WEISBERG
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE
LAURA H.G. O'SULLIVAN
JANET Z. CHARLTON
GAYL C. SPIVAK
JASON E. BROOKS
ANDREW L. MARKOWITZ
MICHAEL T. CANTRELL
JOSEPH P. RIGA
CAROL ROGERS COBB
CATHERINE E. WELKPER
HEIDI R. SPIVAK
DIANA C. THEODOGOU
MARISA J. COHEN
MARK GOLAR
JO-ANN T. LAMBERT-O'NEILL
MELISSA A. SPOSATO
BRIAN T. LAMANN
CORRIN M. DEMENT
ANNE L. SWARTZ
PHILIP MAHONY
MATTHEW F. RUSSELL
FRAN M. GRADY
RICHARD O'BRIEN
LAURET CHERRY
ANTOINETTE N. MOORE
KEVIN J. MCULAH
ALEXANDRA L. GARCIA
MICHAEL T. ROZFA
DONATHAN EL. EAST
LAURA L. LATTI
ABBY K. MOYNIHAN
CHRISTINE L. GRATIAM
SHILRA G. ENGRISSE
JOSE O. HASBUN
JONATHAN POLLACK
MAKENNA E. PORCH
RICHARD J. SUZOR, JR.
HEATHER M. WEINERT
LUCAS M. ANDERSON
DANIEL FANASELLE
WILLIAM D. JENNINGS

See www.mccabeweisbergconway.com for licensing.

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

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

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

SUITE 211
145 HUGENOT STREET
NEW ROCHELLE, NY 10801
(914) 676-8900
GENERAL FAX (914) 676-8901

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379

SUITE 100
70 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8290
FAX: (855) 425-1979

SUITE 131
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-3520
FAX 855-425-1980

Jennifer L. Sharp
P. O. Box 380
Bloomsburg, Pennsylvania 17815

Re: M&T Bank vs. Rex A. Shultz, Jr., Jennifer L. Sharp
Columbia County; No. 2012-CV-1118
Premises: 15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815

Dear Jennifer L. Sharp:

Enclosed is a Notice of Sheriff's Sale relative to the above-captioned matter.

Very truly yours,

McCabe, Weisberg and Conway, P.C.

/s/

Enclosure

SENT VIA REGULAR MAIL AND
CERTIFIED MAIL NUMBER 7012 2210 0001 1863 7894
RETURN RECEIPT REQUESTED

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

M&T Bank

v.

Rex A. Shultz, Jr., Jennifer L. Sharp

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-1118

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Rex A. Shultz, Jr.
 15 Maggie Springs Lane
 Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
P. O. Box 380
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on **February 6, 2013 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$206,236.93 obtained by M&T Bank against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to M&T Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY

AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
REX A SHULTZ (et al.)

Case Number
2012CV1118

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/23/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	REX A SHULTZ
Primary Address:	15 MAGGIE SPRING LANE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	15 MAGGIE SPRINGS LANE BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	REX A SHULTZ
Relation:	DEFENDANT
Date:	11/2/12
Time:	1550
Deputy:	S-9-S-11
Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC
Phone:	215-790-1010

Service Attempts:

Date:	10/29/12	10/31/12	11/1/12			
Time:	10:35	09:15	1430			
Mileage:						
Deputy:	S-9	S-9-S-11	S-9-S-11			

Service Attempt Notes:

1. NA - LC
2. NA - LC
3. NOW ANSWER - CARD ON DOOR
- 4.
- 5.
- 6.

SHULTZ, REX A

2012CV1118

15 MAGGIE SPRING LANE, BLOOMSBURG, PA 17815 EXP: 11/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
REX A SHULTZ (et al.)

Case Number
2012CV1118

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/23/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Denise D. Ottaviani		
Primary Address:	116 Frosty Valley Road Bloomsburg, PA 17815		
Phone:	570-784-9310	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	DENISE D. OTTAVIANI		
Relation:	DEF		
Date:	10/29/12	Time:	1015
Deputy:	S-9	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OTTAVIANI, DENISE D.

2012CV1118

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 11/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
REX A SHULTZ (et al.)

Case Number
2012CV1118

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/23/2012
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 · Adult In Charge · Posted · Other		
Adult In Charge:	HEATHER HYATT		
Relation:	TAX OFFICE CLERK		
Date:	10/29/12	Time:	0815
Deputy:	SG	Mileage:	

Attorney / Originator:

Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	215-790-1010
-------	------------------------------	--------	--------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1118

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

M & T BANK
vs.
REX A SHULTZ (et al.)

Case Number
2012CV1118

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/23/2012

Warrant:

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
Bloombsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: CLERK

Date: 10/29/12

Time: 0820

Deputy: SG

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV1118

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 11/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



M & T BANK
vs.
REX A SHULTZ (et al.)

Case Number
2012CV1118

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 11/23/2012 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERA
Primary Address: 82 BUCKHORN ROAD
BLOOMSBURG, PA 17815
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: *Ford*
Relation:
Date: 10-26-12 Time: 1130
Deputy: *PC* Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

HEMLOCK MUNICIPAL SEW

2012CV1118

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

EXP: 11/23/2012

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

CIVIL ACTION LAW

M&T Bank

v.

Rex A. Shultz, Jr., Jennifer L. Sharp

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-1118

2012-ED-148

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Rex A. Shultz, Jr.
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
P. O. Box 380
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on Feb. 6 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$206,236.93 obtained by M&T Bank against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to M&T Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

LEGAL DESCRIPTION

BEING KNOWN AS: 15 MAGGIE SPRINGS LANE, BLOOMSBURG, PENNSYLVANIA 17815

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

BEGINNING at an existing iron pin on the Southern edge of Township Route No. 358, said iron pin being the Northwest corner of lands herein described; THENCE by the Southern edge of Township Route No. 358 North 65 degrees 51 minutes 35 seconds East 115.67 feet to a point; THENCE by the same North 62 degrees 57 minutes 50 seconds East 65.11 feet to a point; THENCE by the same North 57 degrees 16 minutes 10 seconds East 12.01 feet to a point; THENCE by other lands of Atley N. and Deborah K. Starr South 58 degrees 40 minutes 43 seconds East 202.14 feet to a set iron pin; THENCE by lands of Robert P. Leighow Jr., Linda R. Leighow and Jay H. Leighow, South 12 degrees 02 minutes 53 seconds East 58.47 feet to a set iron pin; THENCE by the same South 32 degrees 34 minutes 07 seconds West 51.44 feet to an existing iron bar; THENCE by lands of Wilbur W. and Georgie M. Brown South 80 degrees 15 minutes 43 seconds West 194.84 feet to an existing iron pin; THENCE by the same North 41 degrees 48 minutes 47 seconds West 208.20 feet to the place of BEGINNING.

CONTAINING 1.189 acres of land.

BEING SUBJECT TO a 50 foot wide right-of-way at the Northeast corner of the above described lands as shown on Plot Plan prepared by Matthew W. Laldacker, PLS, dated June 12, 1996.

TAX I.D. #: 18-07-011-15.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH by deed dated August 22, 2002 and recorded August 30, 2002 in the office of the Recorder in and for Columbia County in Deed Book Instrument # 200210365, granted and conveyed to Rex A. Shultz, Jr., Jennifer L. Sharp and Jennifer L. Sharp.

REAL DEBT: \$206,236.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
REX A. SHULTZ, JR., JENNIFER L. SHARP AND JENNIFER L. SHARP

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

Document Receipt

Trans # 40480 Carrier / service: POST 2PM 10/26/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000018131

Doc Ref #: 148ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 40479 Carrier / service: POST 2PM 10/26/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000018124

DEPARTMENT 281230

Doc Ref #: 148ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 40478 Carrier / service: POST 2PM 10/26/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000018117

Doc Ref #: 148ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 40477 Carrier / service: POST 2PM 10/26/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000018100

Doc Ref #: 148ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 40476 Carrier / service: POST 2PM 10/26/2012

Ship to: 40476

UNITED STATES OF AMERICA

ATTY GEN OF US

950 PENNSYLVANIA AVE NW

WASHINGTON DC 20530

Tracking #: 9171924291001000018094

Doc Ref #: 148ED2012

Document Receipt

Trans #	40475	Carrier / service:	POST	2PM	10/26/2012
---------	-------	--------------------	------	-----	------------

Ship to: 40475

UNITED STATES OF AMERICA

228 WALNUT STREET

Tracking #: 9171924291001000018087

Doc Ref #: 148ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 40474 Carrier / service: POST 2PM 10/26/2012

Ship to: 40474

UNITED STATES OF AMERICA

C/O ATTY FOR MIDDLE DISTRICT
235 NORTH WASHINGTON AVE

Tracking #: 9171924291001000018070

Doc Ref #: 148ED2012

SCRANTON PA 18503

Document Receipt

Trans # 40473 Carrier / service: POST 2PM 10/26/2012

Ship to: 40473

PA DEPT OF REVENUE

PO BOX 280948

Tracking #: 9171924291001000018063

Doc Ref #: 148ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 40472 Carrier / service: POST 2PM 10/26/2012

Ship to: 40472

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000018056

Doc Ref #: 148ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 40471 Carrier / service: POST 2PM 10/26/2012

Ship to: 40471

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000018049

Doc Ref #: 148ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 40470 Carrier / service: POST 2PM 10/26/2012

Ship to: 40470

COMMONWEALTH OF PA

110 NORTH 8TH STREET

SUITE 204

Tracking #: 9171924291001000018032

Doc Ref #: 148ED2012

PHILADELPHIA PA 19107

Document Receipt

Trans # 40469 Carrier / service: POST 2PM 10/26/2012

Ship to: 40469

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000018025

Doc Ref #: 148ED2012

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 148-12

DATE RECEIVED 10-25-12
DOCKET AND INDEX 10-26-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>71274</u>

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

SALE DATE	<u>Feb. 6, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 3, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan. 16</u>	
	2 ND WEEK <u>23</u>	
	3 RD WEEK <u>30, 13</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1118

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, FEBRUARY 06, 2013
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.

BEING KNOWN AS: 15 MAGGIE SPRINGS LANE, BLOOMSBURG, PENNSYLVANIA 17815

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

BEGINNING at an existing iron pin on the Southern edge of Township Route No. 358, said iron pin being the Northwest corner of lands herein described; THENCE by the Southern edge of Township Route No. 358 North 65 degrees 51 minutes 35 seconds East 115.67 feet to a point; THENCE by the same North 62 degrees 57 minutes 50 seconds East 65.11 feet to a point; THENCE by the same North 57 degrees 16 minutes 10 seconds East 12.01 feet to a point; THENCE by other lands of Atley N. and Deborah K. Starr South 58 degrees 40 minutes 43 seconds East 202.14 feet to a set iron pin; THENCE by lands of Robert P. Leighow Jr., Linda R. Leighow and Jay H. Leighow, South 12 degrees 02 minutes 53 seconds East 58.47 feet to a set iron pin; THENCE by the same South 32 degrees 34 minutes 07 seconds West 51.44 feet to an existing iron bar; THENCE by lands of Wilbur W. and George M. Brown South 80 degrees 15 minutes 43 seconds West 194.84 feet to an existing iron pin; THENCE by the same North 41 degrees 48 minutes 47 seconds West 208.20 feet to the place of beginning.

CONTAINING 1.189 acres of land.

BEING SUBJECT TO a 50 foot wide right-of-way at the Northeast corner of the above described lands as shown on Plot Plan prepared by Matthew W. Laidacker, PLS, dated June 12, 1996.

TAX I.D.#: 18-07-011-15

THE IMPROVEMENTS THERON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH by deed dated August 22, 2002 and recorded August 30, 2002 in the office of the Recorder in and for Columbia County in Deed Book Instrument #200210365, granted and conveyed to Rex A. Shultz, Jr., Jennifer L. Sharp and Jennifer L. Sharp.

PROPERTY ADDRESS: 15 MAGGIE SPRING LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-07-011-15

Seized and taken into execution to be sold as the property of REX A SHULTZ, JENNIFER L SHARP in suit of M & T BANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

M&T Bank

Plaintiff

v.

Rex A. Shultz, Jr., Jennifer L. Sharp and

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 148 Term 2012 E.D.

No. _____ Term _____ A.D.

No. 2012-CV-1118 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 15 Maggie Springs Lane, Bloomsburg, Pennsylvania
17815

Amount Due \$206,236.93

Interest from 09/26/12 to \$ _____

DATE OF SALE _____
plus \$33.81 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 10-25-12
(SEAL)

Tamara B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

My Com. Ex. 1st Monday in 2016

By: Kelly F. Brewer Deputy

O. Term A.D.

No. 2012-CV-1118 Term J.D.

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

M&T Bank

v.

Rex A. Shultz, Jr., Jennifer L. Sharp

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCabe, Weisberg and Conway, P.C.

**TERRENCE J. McCABE 16496
MARC S. WEISBERG 17616
EDWARD D. CONWAY 34687
MARGARET GAIRO 34419
ANDREW L. MARKOWITZ 28009
JOSEPH F. RIGA 57716
HEIDI R. SPIVAK 74770
MARISA J. COHEN 87830
BRIAN T. LaMANNA 310321
ANN E. SWARTZ 201926
KEVIN T. McQUAIL 307169
CHRISTINE L. GRAHAM 309480
Attorneys for Plaintiff**

LEGAL DESCRIPTION

BEING KNOWN AS: 15 MAGGIE SPRINGS LANE, BLOOMSBURG, PENNSYLVANIA 17815

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

BEGINNING at an existing iron pin on the Southern edge of Township Route No. 358, said iron pin being the Northwest corner of lands herein described; THENCE by the Southern edge of Township Route No. 358 North 65 degrees 51 minutes 35 seconds East 115.67 feet to a point; THENCE by the same North 62 degrees 57 minutes 50 seconds East 65.11 feet to a point; THENCE by the same North 57 degrees 16 minutes 10 seconds East 12.01 feet to a point; THENCE by other lands of Atley N. and Deborah K. Starr South 58 degrees 40 minutes 43 seconds East 202.14 feet to a set iron pin; THENCE by lands of Robert P. Leighow Jr., Linda R. Leighow and Jay H. Leighow, South 12 degrees 02 minutes 53 seconds East 58.47 feet to a set iron pin; THENCE by the same South 32 degrees 34 minutes 07 seconds West 51.44 feet to an existing iron bar; THENCE by lands of Wilbur W. and Georgie M. Brown South 80 degrees 15 minutes 43 seconds West 194.84 feet to an existing iron pin; THENCE by the same North 41 degrees 48 minutes 47 seconds West 208.20 feet to the place of BEGINNING.

CONTAINING 1.189 acres of land.

BEING SUBJECT TO a 50 foot wide right-of-way at the Northeast corner of the above described lands as shown on Plot Plan prepared by Matthew W. Laldacker, PLS, dated June 12, 1996.

TAX I.D. #: 18-07-011-15.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH by deed dated August 22, 2002 and recorded August 30, 2002 in the office of the Recorder in and for Columbia County in Deed Book Instrument # 200210365, granted and conveyed to Rex A. Shultz, Jr., Jennifer L. Sharp and Jennifer L. Sharp.

REAL DEBT: \$206,236.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
REX A. SHULTZ, JR., JENNIFER L. SHARP AND JENNIFER L. SHARP

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

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorneys for Plaintiff

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

M&T Bank

Plaintiff

v.

Rex A. Shultz, Jr., Jennifer L. Sharp

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2012-CV-1118

2012-ED-148

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

Jennifer L. Sharp

15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Rex A. Shultz, Jr.

15 Maggie Spring Lane
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

Rex A. Shultz, Jr.

15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp

15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

P. O. Box 380
Bloomsburg, Pennsylvania 17815

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

	Name	Address
	Plaintiff herein	
4.	Name and address of the last recorded holder of every mortgage of record:	
	Name	Address
	Plaintiff herein	
5.	Name and address of every other person who has any record lien on the property:	
	Name	Address
	NONE	
6.	Name and address of every other person who has any record interest in the property which may be affected by the sale:	
	Name	Address
	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
	Tenants/Occupants	15 Maggie Springs Lane Bloomsburg, Pennsylvania 17815
	Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
	Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
	Department of Public Welfare TPI Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
	PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
	PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
	United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

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

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

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

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

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

8. Name and address of Attorney of record:

Name

Address


NONE

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge
or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.

Section 4904 relating to unsworn falsification to authorities.

October 22, 2012

DATE


TERRENCE J. McCABE 16496

MARC S. WEISBERG 17616

EDWARD D. CONWAY 34687

MARGARET GAIRO 34419

ANDREW L. MARKOWITZ 28009

JOSEPH F. RIGA 57716

HEIDI R. SPIVAK 74770

MARISA J. COHEN 87830

BRIAN T. LaMANNA 310321

ANN E. SWARTZ 201926

KEVIN T. McQUAIL 307169

CHRISTINE L. GRAHAM 309480

Attorneys for Plaintiff

LEGAL DESCRIPTION

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REAL DEBT: \$206,236.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
REX A. SHULTZ, JR., JENNIFER L. SHARP AND JENNIFER L. SHARP

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

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCabe, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
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BRIAN T. LaMANNA, ESQUIRE - ID # 310321

Attorney for Plaintiff

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

M&T Bank

Plaintiff

v.

Rex A. Shultz, Jr., Jennifer L. Sharp
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2012-CV-1118

2012 - FD - 148

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

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

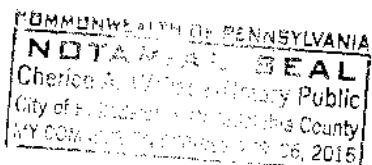
Rex A. Shultz, Jr.
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
P. O. Box 380
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 23 DAY
OF October, 2012

Cherise A. Wallace
NOTARY PUBLIC



TERRENCE J. McCABE 16496
MARC S. WEISBERG 17616
EDWARD D. CONWAY 34687
MARGARET GAIR 34419
ANDREW L. MARKOWITZ 28009
JOSEPH F. RIGA 57716
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MARISA J. COHEN 87830
BRIAN T. LaMANNA 310321
ANN E. SWARTZ 201926
KEVIN T. McQUAIL 307169
CHRISTINE L. GRAHAM 309480
Attorneys for Plaintiff



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: SHULTZ JR.

First Name: REX

Middle Name: A

Active Duty Status As Of: Oct-22-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the Individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

TERRENCE J. McCABE
MARC S. WEISBERG
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE
LAURA H.G. O'SULLIVAN
JANET Z. CHARLTON
GAYL C. SPIVAK
JASON E. BROOKS
ANDREW L. MARKOWITZ
MICHAEL T. CANTRELL
JOSEPH F. RIGA
CAROL ROGERS COUB
CATHERINE E. WILKER
HEIDI R. SPIVAK
DIANA C. THEOLOGOU
MARISA J. COHEN
MARK GOLAB
JO-ANN T. LAMBERT-O'NEILL
MELISSA A. SPÓSATO
BRIAN T. LEMANNA
CORRIN M. DEMENT
ANN E. SWARTZ
PHILLIP MAHONY
MATTHEW E. RUSSELL
ERIN M. BRADY
RICHARD O'BRIEN
LAURA T. CURRY
ANTOINETTE N. MOORE
KEVIN T. McDEIL
ALEXANDRA T. GARCIA
MICHAEL T. ROZLA
JONATHAN ELEFANT
LAURA I. LAITA
ALBY K. MOYNIHAN
CHRISTINE L. GRAHAM
SHEERA G. ENGRISSE
JOSE O. HASHUN
JONATHAN POLLACK
MAKENNA E. PORCH
RICHARD J. SZOR, JR.
HEATHER M. WEINKURT
LUCAS M. ANDERSON
DANIEL FANASZCZAK
WILLIAM D. JENNINGS

See www.mccabewallace.com for listing

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

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

October 22, 2012

SUITE 101
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 210
145 HUGENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
GENERAL FAX (914) 636-8901

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20797
(301) 490-1361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379

SUITE 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX: (855) 425-1978

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RICHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 105-4430
FAX 855-425-1986

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

Re: M&T Bank vs. Rex A. Shultz, Jr., Jennifer L. Sharp
Columbia County, Number 2012-CV-1118
Premises: 15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:


Please be advised that our office will serve the above referenced defendants by regular and certified mail.. Our firm will serve the Notice of Sales through a process-server and do not need your office to serve on our behalf. **Please post handbill at 15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815.**

Rex A. Shultz, Jr.
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
P. O. Box 380
Bloomsburg, Pennsylvania 17815

Our stamped self-addressed envelope and check for \$1,500.00 payable to the Sheriff of Westmoreland County are enclosed.

Very truly yours,


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

/cw

McCABE, WEISBERG AND CONWAY, P.C.

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

Attorney for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

HEIDI R. SPIVAK, ESQUIRE - ID # 74770

MARISA J. COHEN, ESQUIRE - ID # 87830

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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480

BRIAN T. LaMANNA, ESQUIRE - ID # 310321

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

M&T Bank

Plaintiff

v.

Rex A. Shultz, Jr., Jennifer L. Sharp
Sharp

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-1118

2012-ED-148

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

SIR OR MADAM:

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

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

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

Rex A. Shultz, Jr.
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
P. O. Box 380
Bloomsburg, Pennsylvania 17815

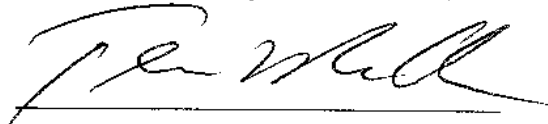
Jennifer L. Sharp
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

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

October 22, 2012

DATE



Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

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

Attorney for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

HEIDI R. SPIVAK, ESQUIRE - ID # 74770

MARISA J. COHEN, ESQUIRE - ID # 87830

KEVIN T. McQUAIL, ESQUIRE - ID # 307169

CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480

BRIAN T. LaMANNA, ESQUIRE - ID # 310321

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

M&T Bank

Plaintiff

v.

Rex A. Shultz, Jr., Jennifer L. Sharp
Sharp

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-1118

2012-ED-148

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

SIR OR MADAM:

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

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

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

Rex A. Shultz, Jr.
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
P. O. Box 380
Bloomsburg, Pennsylvania 17815

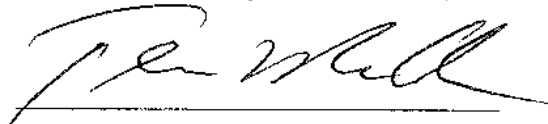
Jennifer L. Sharp
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October 22, 2012

DATE



Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

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

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

CIVIL ACTION LAW

M&T Bank

v.

Rex A. Shultz, Jr., Jennifer L. Sharp

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2012-CV-1118 **2012-ED-148**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Rex A. Shultz, Jr.
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
15 Maggie Springs Lane
Bloomsburg, Pennsylvania 17815

Jennifer L. Sharp
P. O. Box 380
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **15 Maggie Springs Lane, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$206,236.93 obtained by M&T Bank against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to M&T Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY

AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

LEGAL DESCRIPTION

BEING KNOWN AS: 15 MAGGIE SPRINGS LANE, BLOOMSBURG, PENNSYLVANIA 17815

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

BEGINNING at an existing iron pin on the Southern edge of Township Route No. 358, said iron pin being the Northwest corner of lands herein described; THENCE by the Southern edge of Township Route No. 358 North 65 degrees 51 minutes 35 seconds East 115.67 feet to a point; THENCE by the same North 62 degrees 57 minutes 50 seconds East 65.11 feet to a point; THENCE by the same North 57 degrees 16 minutes 10 seconds East 12.01 feet to a point; THENCE by other lands of Atley N. and Deborah K. Starr South 58 degrees 40 minutes 43 seconds East 202.14 feet to a set iron pin; THENCE by lands of Robert P. Leighow Jr., Linda R. Leighow and Jay H. Leighow, South 12 degrees 02 minutes 53 seconds East 58.47 feet to a set iron pin; THENCE by the same South 32 degrees 34 minutes 07 seconds West 51.44 feet to an existing iron bar; THENCE by lands of Wilbur W. and Georgie M. Brown South 80 degrees 15 minutes 43 seconds West 194.84 feet to an existing iron pin; THENCE by the same North 41 degrees 48 minutes 47 seconds West 208.20 feet to the place of BEGINNING.

CONTAINING 1.189 acres of land.

BEING SUBJECT TO a 50 foot wide right-of-way at the Northeast corner of the above described lands as shown on Plot Plan prepared by Matthew W. Laidacker, PLS, dated June 12, 1996.

TAX I.D. #: 18-07-011-15.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH by deed dated August 22, 2002 and recorded August 30, 2002 in the office of the Recorder in and for Columbia County in Deed Book Instrument # 200210365, granted and conveyed to Rex A. Shultz, Jr., Jennifer L. Sharp and Jennifer L. Sharp.

REAL DEBT: \$206,236.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
REX A. SHULTZ, JR., JENNIFER L. SHARP AND JENNIFER L. SHARP

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

LEGAL DESCRIPTION

BEING KNOWN AS: 15 MAGGIE SPRINGS LANE, BLOOMSBURG, PENNSYLVANIA 17815

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BEGINNING at an existing iron pin on the Southern edge of Township Route No. 358, said iron pin being the Northwest corner of lands herein described; THENCE by the Southern edge of Township Route No. 358 North 65 degrees 31 minutes 35 seconds East 115.67 feet to a point; THENCE by the same North 62 degrees 57 minutes 50 seconds East 65.11 feet to a point; THENCE by the same North 57 degrees 16 minutes 10 seconds East 12.01 feet to a point; THENCE by other lands of Atley N. and Deborah K. Starr South 58 degrees 40 minutes 43 seconds East 202.14 feet to a set iron pin; THENCE by lands of Robert P. Leighow Jr., Linda R. Leighow and Jay H. Leighow, South 12 degrees 02 minutes 53 seconds East 58.47 feet to a set iron pin; THENCE by the same South 32 degrees 34 minutes 07 seconds West 51.44 feet to an existing iron bar; THENCE by lands of Wilbur W. and Georgie M. Brown South 80 degrees 15 minutes 43 seconds West 194.84 feet to an existing iron pin; THENCE by the same North 41 degrees 48 minutes 47 seconds West 208.20 feet to the place of BEGINNING.

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123 South Broad Street, Suite 2080
Philadelphia, PA 19109

PAPER CONTAINS TONER ADHESION PROPERTIES

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

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



3-50/310



71274

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

DATE

Oct/23/2012 \$1,350.00

AMOUNT

ESCROW TRUST
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County

ORDER

OF

Mark A. Weisberg

Listing Property for Sheriff Sale 287-0866 Shultz

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

⑈071274⑈ ⑆031000503⑆ 200001243002⑈

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT