

## SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 236.00

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

TERRENCE J. McCABE  
MARC S. WEISBERG  
EDWARD D. CONWAY  
MARGARET GAIRO  
LISA L. WALLACE  
LAURA JLG. O'SULLIVAN  
JANET Z. CHARLTON  
GAYL C. SPIVAK  
JASON E. BROOKS  
ANDREW L. MARKOWITZ  
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RICHARD O'BRIEN  
LAURA T. CURRY  
ANTOINETTE N. MOORE  
KEVIN T. McQUILL  
ALEXANDRA T. GARCIA  
MICHAEL T. ROZEA  
JONATHAN ELEFANT  
LAURA L. LATTI  
ABBY K. MOYNHAN  
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STEEBA G. ENGROSSE  
JOSE O. HASBUN  
JONATHAN POLLACK  
MAKENNA E. PORCH  
RICHARD J. SZOR, JR.  
HEATHER M. WEINERT  
LUCAS M. ANDERSON  
DANIEL FANASELLI  
WILLIAM D. JENNINGS

Notwithstanding anything to the contrary

October 16, 2012

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08106  
(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) 490-3561  
FAX (301) 490-1568  
Also servicing the District of Columbia

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

SUITE 100  
10 BUXTON FARMS ROAD  
STAMFORD, CT 06905  
(203) 992-8300  
FAX: (855) 425-1979

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19804  
(302) 408-5520  
FAX 855-125-1980

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

Re: Cenlar, vs. Antoinette Bolles  
Columbia County, Court of Common Pleas, No. 2011-CV-1692-MF  
Action in Mortgage Foreclosure  
Premises: 440 Main Street, Benton, Pennsylvania 17814  
Date of Sheriff's Sale: October 3, 2012


Dear Sheriff:

Enclosed please find check in the amount of \$2,336.21 which represents the amount necessary to complete settlement, an Assignment of Bid, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Government National Mortgage Association, PO Box 2920, Washington, DC 20013** 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

e 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 2080

City  
Philadelphia

State  
PA

Zip Code  
19109

### B. TRANSFER DATA

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

Mailing Address  
Columbia County Courthouse, 35 West Main Street

City  
Bloomsburg

State  
PA

Zip Code  
17815

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Government National Mortgage Association

Mailing Address  
PO Box 2920

City  
Washington

State  
DC

Zip Code  
20013

### D. REAL ESTATE LOCATION

Street Address  
440 Main Street

City, Township, Borough  
Borough of Benton

County  
Columbia

School District  
Benton Area School District

Tax Parcel Number  
02-01-113

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

1. Actual Cash Consideration  
\$3,286.21

2. Other consideration  
+ 0.00

3. Total Consideration  
= \$3,286.21

4. County Assessed Value  
\$21,420.00

5. Common Level Ratio Factor  
x 3.60

6. Fair Market Value  
= \$77,112.00

### 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 October 3, 2012 to Government National Mortgage Association

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

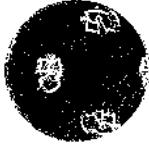
Date

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

72356

**McCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109  
(215) 750-1010



3-50/310



NO.

PAY: Two Thousand Three Hundred Thirty Six \*\*\*\*\* 21/100

AMOUNT

DATE  
Dec/10/2012 \$2,336.21

ESCROW TRUST  
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County

ORDER

OF

Balance Due Sheriff 392-0100

*Marc S. Weisberg*

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

⑈072356⑈ ⑆031000503⑆ 2000012430022⑈

HEAT SENSITIVE RED IMAGE CHANGES WITH HEAT

PAPER CONTAINS TONER ADHESION PROPERTIES

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
REAL ESTATE MORTGAGE NETWORK INC	vs.	ANTOINETTE BOLLES

## Attorney for the Plaintiff:

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

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

Writ of Execution No. : 2011CV1692

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 440 MAIN STREET, BENTON, PA 17814

## 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	\$66.00
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	\$255.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$180.00

Total Sheriff Costs \$2,122.98

## Municipal Costs

Sewer	\$1,108.23
-------	------------

Total Municipal Costs \$1,108.23

## Distribution Costs

Recording Fees	\$55.00
----------------	---------

Total Distribution Costs \$55.00

Grand Total: \$3,286.21

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)

# SHERIFF'S SALE COST SHEET

Real Estate Sale Return VS. Antoinette Dyles  
 NO. 15-12 ED NO. 1692-11 JD DATE/TIME OF SALE Apr 11 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>65.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>46.00</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>8.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>552.00</u>

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

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>911.55</u>	
WATER 20	\$	
TOTAL *****		\$ <u>911.55</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 3089.53

Real Estate Mortgage Network Inc  
 Plaintiff  
 v.  
 Antoinette Bolles  
 Defendant

COLUMBIA COUNTY  
 COURT OF COMMON PLEAS

No. 2011-CV-1692-MF

ORDER

AND NOW, this 8<sup>th</sup> day of August, 2012, upon consideration of Plaintiff's Motion to Adjourn the Sheriff's Sale currently scheduled in the above-captioned matter for August 8, 2012, it is hereby ORDERED that the Sheriff's Sale of the property known as 440 Main Street, Benton, PA 17814 is adjourned to the October 3, 2012 Sheriff's Sale. It is FURTHER ORDERED that no additional advertising of said Sale is necessary and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 is required.

BY THE COURT:

Hilary E. Norton  
 J.

CLERK OF COURTS OFFICE  
 COUNTY OF COLUMBIA, PA

12-08-2012 09:49:49

RECEIVED  
 CLERK OF COURTS OFFICE  
 COUNTY OF COLUMBIA, PA

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

*Real Estate Mortgage Network Inc*  
 Plaintiff

v.

Antoinette Bolles  
 Defendant

COLUMBIA COUNTY  
 COURT OF COMMON PLEAS

No. 2011-CV-1692-MF

CLERK OF COURTS OFFICE  
 COLUMBIA COUNTY, PA

2012 AUG -8 A 9 16

FILED  
NOTHONOTARY**MOTION TO ADJOURN SHERIFF'S SALE**

*Real Estate Mortgage Network Inc*  
 Plaintiff, ~~Comor,~~ by and through its attorneys, McCabe Weisberg and Conway, P.C., moves this

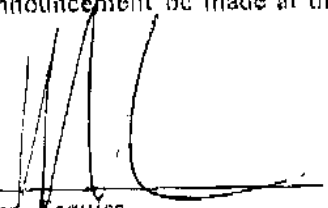
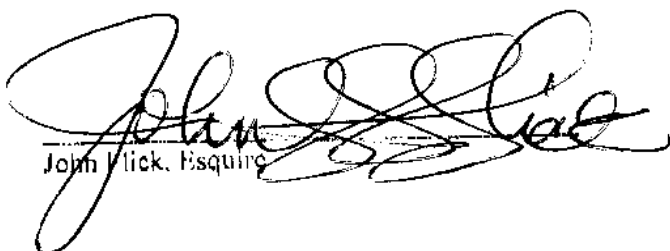
Honorable Court for an Order adjourning the Sheriff's Sale scheduled for and avers as follows:

1. Plaintiff filed a Writ of Execution, as well as the Affidavit required by Pa.R.C.P. 3129, in order to list the property known as 440 Main Street, Benton, PA 17814 for Sheriff's Sale originally scheduled for April 11, 2012.
2. Plaintiff has postponed the Sheriff's Sale to the fullest extent permitted without requesting leave from the Court, and is now requesting that this Honorable Court allow the sale currently scheduled for August 8, 2012 to be postponed further until October 3, 2012 as Plaintiff is resolving title issues.
3. Plaintiff has complied with all the pertinent statutory and procedural rules of court governing the listing of real property for Sheriff's Sale.
4. Neither the parties hereto nor the parties previously set forth in the Affidavit Pursuant to Rule 3129 will be prejudiced by the adjournment of the Sheriff's Sale.

WHEREFORE, Plaintiff prays that this Honorable Court grant an Order adjourning the Sheriff's Sale of the property known as 440 Main Street, Benton, PA 17814 to the October 3, 2012 Sheriff's Sale with no



additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except for an announcement be made at the sale currently scheduled for August 8, 2012.

  
\_\_\_\_\_  
Marisa Cohen, Esquire  
Attorney for Plaintiff  
\_\_\_\_\_  
John Wick, 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  
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 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 2050  
 Philadelphia, Pennsylvania 19109  
 (215) 790-1010

*Real Estate Mortgage Network Inc*  
 Plaintiff

v.

Antoinette Bolles  
 Defendant

COLUMBIA COUNTY  
 COURT OF COMMON PLEAS

No. 2011-CV-1692-MF

RECEIVED: 8-8-12  
 NOT FILED OF RECORD:

### MEMORANDUM OF LAW

Plaintiff requested that the Sheriff's Sale originally scheduled for April 11, 2012 in this matter be continued for the legally allowable time without requesting the postponement from the Court.

Plaintiff at this time requests that the Sheriff's Sale set for August 8, 2012 be adjourned to October 3, 2012 as Plaintiff is resolving title issues.

Pursuant to Pa.R.C.P. 3129.3, the Court has the discretion to adjourn a Sheriff's Sale and dispense the requirement of new notice.

WHEREFORE, Plaintiff prays that a special order of court be granted and the Sheriff's Sale of the property known as 440 Main Street, Benton, PA 17814 be adjourned to the October 3, 2012 Sheriff's Sale with no additional advertising of said Sale and no new notice to the parties previously set forth in the Affidavit Pursuant to Pa.R.C.P. 3129 being required, except that an announcement be made at the sale currently scheduled for August 8, 2012.

*Marisa Cohen*  
 Marisa Cohen, Esquire  
 Attorney for Plaintiff

*John F. Vick*  
 John F. Vick, Esquire

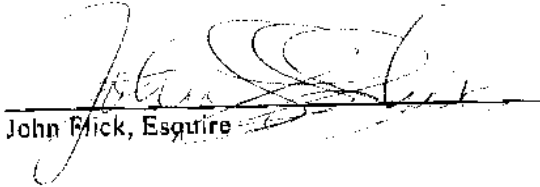
**VERIFICATION**

The undersigned hereby certifies that she is the attorney for the Plaintiff in the within action and that she is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff's representative, who is out of jurisdiction and not available to sign this verification at this time, are true and correct to the best of her knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 P.A.C.S. §4904 relating to unsworn falsification to authorities.

McCabe, Weisberg and Conway, P.C.

BY: 

Marisa Cohen, Esquire  
Attorney for Plaintiff

  
John Mick, Esquire

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
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**BRIAN T. LAMANNA, ESQUIRE - ID # 310321**

**Attorneys for Plaintiff**

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

*Real Estate Mortgage Network Inc.*  
~~Plaintiff~~  
Plaintiff

v.

Antoinette Bolles  
Defendant

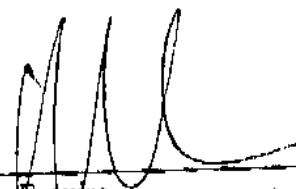
COLUMBIA COUNTY  
COURT OF COMMON PLEAS

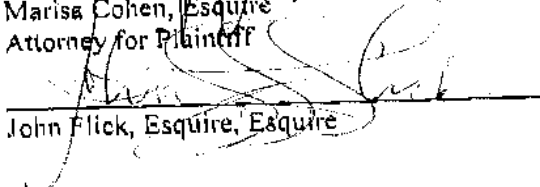
No. 2011-CV-1692-MF

**CERTIFICATION OF SERVICE**

The undersigned attorney for Plaintiff, hereby certifies that I served a true and correct copy of the foregoing Motion To Postpone Sheriff's Sale, by United States Mail, first class, postage prepaid, on the 6th day of August, 2012, upon the following:

Antoinette Bolles  
112 Arden Road  
Benton, PA, 171814

  
Marisa Cohen, Esquire  
Attorney for Plaintiff

  
John Flick, Esquire, Esquire

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

REAL ESTATE MORTGAGE NETWORK INC vs.

## Defendant

ANTOINETTE BOLLES

### Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, August 8, 2012

Writ of Execution No. : 2011CV1692

Advance Sheriff Costs: \$2,000.00

Location of the real estate: 440 MAIN STREET, BENTON, PA 17814

## 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	\$66.00
Posting Handbill	\$15.00
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Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
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Service	\$255.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$180.00

**Total Sheriff Costs \$2,122.98**

## Municipal Costs

Sewer	\$1,108.23
-------	------------

**Total Municipal Costs \$1,108.23**

## Distribution Costs

Recording Fees	\$55.00
----------------	---------

**Total Distribution Costs \$55.00**

**Grand Total: \$3,286.21**

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)

get County Data Sheriff's Telegram, etc.

BENTON MUNICIPAL WATER  
AND SEWER AUTHORITY  
P.O. BOX 516  
BENTON, PA 17814

(570) 925-6101

TO: Columbia County Sheriff  
FAX #: 570-389-5625  
FROM: Kay Yankovich  
Benton Municipal Water & Sewer Authority  
DATE: August 6, 2012

Re: Court of Common Pleas  
Columbia County

Owners: William Bolles

Property: 440 Main Street, Benton, PA 17814  
Residential Dwelling

**Amount due Benton Municipal Water & Sewer Authority through August 8,  
2012 = \$1108.23**

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

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

June 4, 2012

TERENCE J. McCABE  
 MARC E. WEISBERG  
 EDWARD D. CONWAY  
 MARGARET GATRO  
 LISA L. WALLACE  
 LAURA H.G. O'SULLIVAN  
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 HEATHER M. WEINERT  
 LUCAS M. ANDERSON  
 WILLIAM D. JENNINGS

See www.mccabeweb.org for listing.

SUITE 303  
 216 HADDON AVENUE  
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 FAX (856) 831-7020

SUITE 409  
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 Also servicing the District of Columbia

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 (203) 991-4200  
 FAX (203) 421-1979

SUITE 130  
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 WILMINGTON, DELAWARE 19803  
 (302) 409-3520  
 FAX (302) 422-1930

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

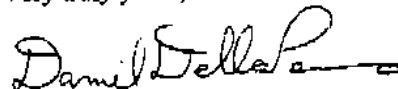
Re: Cenlar, vs. Antoinette Bolles  
 Columbia County; C.C.P.; No. 2011-CV-1692-MF  
 Premises: 440 Main Street, Benton, Pennsylvania 17814

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the June 6, 2012 Sheriff's Sale. I am requesting at this time that you postpone this matter to the August 8, 2012 Sheriff's Sale.

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

Very truly yours,



Daniel DellaPenna, Legal Assistant

/pa

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

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 DATE

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

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

April 6, 2012

TERENCE J. MCCABE  
 MARC S. WEISBERG  
 EDWARD D. CONWAY  
 MARGARET CAIRO  
 LISA L. WALLACE  
 DEBORAH M. CURRAN  
 LAURA M.G. O'SULLIVAN  
 JANEY P. CHARLTON  
 GAYLE C. BRIVAK  
 JASON E. BROOKS  
 ANDREW L. MARKOWITZ  
 KENNETH R. BRIVAK  
 CATHERINE E. WELKER  
 SAMANTHA A. CLAYFORD  
 ROSEANNE ARENA  
 DIANA C. THEOLOGOU  
 MARISA J. COHEN  
 MARK DOLAS  
 JOHANN T. LAMBERTO'NEILL  
 MELISSA A. SPOSATO  
 BRIAN T. LAMANNIA  
 CORUNN M. DEBENT  
 PHILLIP MAHONY  
 MATTHEW E. RUGGELL  
 EMM M. BRADY  
 MICHAEL LEHMAN  
 RICHARD O'BRIEN  
 LAURA T. CURRY  
 ANTOINETTE M. MOORE  
 BENJAMIN P. SMITH  
 KEVIN T. MACQUAIL  
 ALEXANDRA T. GARCIA  
 JONATHAN BLEFANT  
 LAURA L. LATTI  
 ABBY L. MOTHMAN  
 CHRISTINE L. GRAHAM  
 SHERA D. ENGELBERG  
 PETER DINGMOSE  
 JOSE O. HASSUN  
 JONATHAN POLLACK  
 MAXENNA S. PORCH  
 RICHARD J. SUZOK, JR.  
 HEATHER M. WEINERT  
 LUCAS M. ANDERSON  
 THEODORE I. MORALLE  
 WILLIAM D. JENNINGS

See www.mccabeweb.com for the full list of attorneys.

SUITE 300  
 516 MADISON AVENUE  
 WESTPORT, NY 08591  
 (908) 818-7800  
 FAX (908) 818-7820

SUITE 400  
 148 HICKORY STREET  
 NEW ROCHELLE, NY 10606  
 (914) 436-8900  
 GENERAL FAX (914) 436-8901

SUITE 900  
 312 MARSHALL AVENUE  
 LAUREL, MD 20707  
 (202) 490-5561  
 FAX (202) 490-1566  
 Also serving the District of Columbia

SUITE 301  
 401 UNIVERSITY DRIVE  
 FAIRFAX, VA 22031  
 (561) 430-0775

SUITE 100  
 26 BUXTON FARMS ROAD  
 STAMFORD, CT 06305  
 (203) 972-8200  
 FAX (203) 426-1779

SUITE 101  
 ORLAWARE CORPORATE CENTER I  
 ONE EIGHTEN PARKWAY  
 WILMINGTON, DELAWARE 19802  
 (302) 400-5250  
 FAX 302-425-1910

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

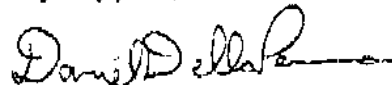
Re: Centar, vs. Antoinette Bolles  
 Columbia County; C.C.P.; No. 2011-CV-1692-MF  
 Premises: 440 Main Street, Benton, Pennsylvania 17814

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the April 11, 2012 Sheriff's Sale. I am requesting at this time that you postpone this matter to the June 6, 2012 Sheriff's Sale.

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

Very truly yours,



Daniel DellaPenna, Legal Assistant

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

SIGNATURE

DATE



# Facsimile

## **Benton Borough Office**

P.O. Box 520

Benton, Pa 17814

Phone: 570-925-6101

Fax: 570-925-6541

Email: [bentonborough@catvexpress.net](mailto:bentonborough@catvexpress.net)

**TO: Columbia County Sheriff**

**Fax # 570-389-5625**

**From: Kay Yankovich  
Benton Borough Secretary**

**Date: 4/5/12**

**Number of pages, including cover: 1**

**Re: Court of Common Pleas  
Columbia County  
Number 2011-CV-1692-MF**

**Owners: Antoinette Bolles  
Mortgagor and Record Owner**

**Property: 440 Main Street, Benton, PA 17814  
Residential Dwelling**

**Amount due Benton Municipal Water & Sewer Authority**

**through 4/11/12 \$911.55**

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



REAL ESTATE MORTGAGE NETWORK INC  
vs.  
ANTOINETTE BOLLES

Case Number  
2011CV1692

## SHERIFF'S RETURN OF SERVICE

03/06/2012 10:25 AM - DEPUTY EARL MORDAN, 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 440 MAIN STREET, BENTON, PA 17814.

  
EARL MORDAN, DEPUTY

SO ANSWERS,

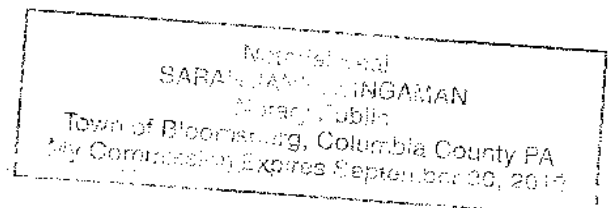
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

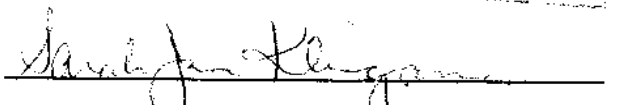
March 06, 2012

NOTARY

Affirmed and subscribed to before me this

6TH day of MARCH, 2012





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

REAL ESTATE MORTGAGE NETWORK INC  
vs.  
ANTOINETTE BOLLES

Case Number  
2011CV1692

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	02/01/2012
Notes:	SHERIFF'S SALE BILL		

### Serve To:

Name:	(POSTING)
Primary Address:	440 MAIN STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	440 Main Street
Relation:	front door
Date:	03/06/12
Time:	10:25
Deputy:	IT/7
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. \_\_\_\_\_

2011CV1692

440 MAIN STREET, BENTON, PA 17814

EXP: 02/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



REAL ESTATE MORTGAGE NETWORK INC  
vs.  
ANTOINETTE BOLLES

Case Number  
2011CV1692

## SHERIFF'S RETURN OF SERVICE

02/01/2012 11:25 AM - CHIEF DEPUTY JAMES D. ARTER, 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: ANTOINETTE BOLLES AT 112 ARDEN ROAD, BENTON, PA 17814.

  
JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

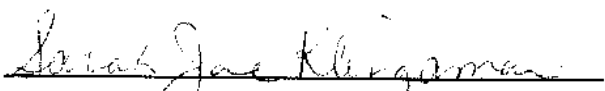
February 01, 2012

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

NOTARY

Affirmed and subscribed to before me this

1ST day of FEBRUARY 2012



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

TERRENCE J. McCABE  
MARC S. WEISBERG  
EDWARD D. CONWAY  
MARGARET GAIRO  
LISA L. WALLACE  
DEBORAH K. CURRAN  
LAURA H.G. O'SULLIVAN  
GAYL C. SPIVAK  
JANET Z. CHARLTON  
ANDREW J. MARKOWITZ  
HEIDI R. SPIVAK  
CATHIERINE E. WELKER  
SAMANTHA A. CLIFFORD  
ROXANNE ARINA  
DIANA C. THEOLOGOU  
JO-ANN T. LAMBERT-O'NEILL  
MARISA J. COHEN  
MARK GOLAU  
MELISSA A. SPORATO  
HILARY LAMANKA  
BENJAMIN F. SMITH  
ANTOINETTE N. MOORE  
ABBY K. MOYNIHAN  
JASON E. BROOKS  
EJIN M. BRADY  
CHRISTINE L. GRAHAM  
CORRIN DEMENT  
ALEXANDRA T. GARCIA  
RICHARD J. SUZOK, JR.  
KEVIN T. McQUAIL  
LAURA L. LATTI  
TIFATIJER M. WERNERT  
MAKENNA L. PORCII  
SHEERA G. ENGRISSEI  
ANNE PEIGITTEL  
JONATHAN ELEFANT  
LUCAS M. ANDERSON  
THEODORE J. MORALLE

Not every name may appear for signing.

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

February 16, 2012

SUITE 303  
216 HADDON AVENUE  
WESTMONTE, NJ 08018  
(856) 858-7080  
FAX (856) 858-7020  
  
SUITE 499  
145 HUGENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8909  
GENERAL FAX (914) 636-8961

SUITE 800  
312 MARSHALL AVENUE  
1 AUREL, MD 20757  
(301) 490-2361  
FAX (301) 490-1368  
Also servicing the District of Columbia

SUITE 202  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 656-0779

SUITE 100  
30 BLANTON FARMS ROAD  
STAMFORD, CT 06905  
(203) 992-8200

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19803  
(302) 409-3520  
FAX 855-425-1980

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

Re: Real Estate Mortgage Network, Inc. vs. Antoinette Bolles  
Columbia County, No. 2011-CV-1692-MF  
Premises: 440 Main Street, Benton, Pennsylvania 17814

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 April 11, 2012.

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

Sincerely,

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

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

**McCABE, WEISBERG & CONWAY, P.C.**  
TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
MARISA J. COHEN, ESQUIRE - ID # 87830  
KEVIN T. McQUAIL, ESQUIRE - ID # 307169  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Attorney for Plaintiff

Real Estate Mortgage Network, Inc.  
Plaintiff

v.

Antoinette Bolles  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

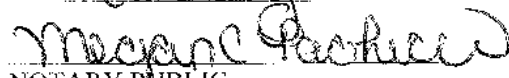
Number 2011-CV-1692-MF

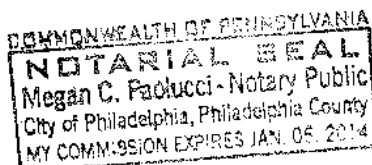
**AFFIDAVIT OF SERVICE**  
**OF**  
**AMENDED AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 16th day of February, 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 17th DAY  
OF February, 2012

  
NOTARY PUBLIC



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

By: 

TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
MARISA J. COHEN, ESQUIRE - ID # 87830  
KEVIN T. McQUAIL, ESQUIRE - ID # 307169  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480

**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**  
**MARISA J. COHEN, ESQUIRE - ID # 87830**  
**KEVIN T. McQUAIL, ESQUIRE - ID # 307169**  
**CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480**  
**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

**Attorney for Plaintiff**

Real Estate Mortgage Network, Inc.  
Plaintiff

v.

Antoinette Bolles  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011-CV-1692-MF

**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 440 Main Street, Benton, Pennsylvania 17814, 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 Owner or Reputed Owner

Name	Address
Antoinette Bolles	440 Main Street Benton, Pennsylvania 17814

2. Name and address of Defendant in the judgment:

Name	Address
Antoinette Bolles	112 Arden Road Benton, Pennsylvania 171814

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
The Benton Municipal Water and Sewer Authority	County of Columbia 3rd Street Benton, Pennsylvania 17814

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	440 Main Street Benton, Pennsylvania 17814

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 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--	--

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

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

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

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

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

Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 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


\_\_\_\_\_

\_\_\_\_\_

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.

February 16, 2012  
DATE

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

By:   
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
MARISA J. COHEN, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, 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**

Real Estate Mortgage Network, Inc.

Plaintiff

v.

Antoinette Bolles

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1692-MF

DATE: February 16, 2012

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

OWNERS: Antoinette Bolles

PROPERTY: 440 Main Street, Benton, Pennsylvania 17814

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **April 11, 2012 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.

Affix Stamp Here

Check type of mail or service:

- ☐ Certified
- ☐ Registered
- ☐ COD
- ☐ Return Receipt for Merchandise
- ☐ Delivery Confirmation
- ☐ Signature Confirmation
- ☐ Insured
- ☐ Signature Confirmation

Name and Address of Sender  
 McCabe, Weisberg and Conway, P.C.  
 123 S. Broad St., Suite 2080  
 Philadelphia, PA 19109  
 ATTN: M. Paolucci-59741

Line	Article Number	Package
1	Real Estate Mortgage Network, Inc. et al v. Bolles-59741	The Benton Municipal Water and Sewer Authority County of Columbia 3rd Street Benton, Pennsylvania 17814
2		Tenants/Occupants 440 Main Street Benton, Pennsylvania 17814
3		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
4		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107
5		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
6		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
7		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
8		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales





STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1692

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, APRIL 11, 2012  
AT 9:00 O'CLOCK A.M.**

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

All that certain message and lot of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on Second Street; thence by said street south twenty-eight degrees west fifty-one and eighth-tenth feet to a post; thence along land formerly of A.A. Butt north sixty-two degrees west thirteen and three tenth rods to a post; thence along Warner Alley north twenty-eight degrees east fifty-one and eighth-tenth feet to a post; thence along land of Wm. B. Fritz south sixty-two degrees east thirteen and three tenth rods to the place of beginning. Containing forty-one and seventy-six hundredth square rods, be the same more or less.

BEING KNOWN AS: 440 MAIN STREET, BENTON, PENNSYLVANIA, 17814  
TAX I.D.#:02-01-113

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH DEAN A. KELCHNER, EXECUTOR OF THE ESTATE OF HELEN KINGSBURY by deed dated February 10, 1988 and recorded February 10, 1988 in the office of the Recorder in and for Columbia County in Deed Book 403, Page 992, granted and conveyed to Antoinette Bolles and William F. Bolles.

On May 30, 2011, William F. Bolles departed this life leaving title vested solely to Antoinette Bolles by operation of law.

PROPERTY ADDRESS: 440 MAIN STREET, BENTON, PA 17814  
UPI / TAX PARCEL NUMBER: 02-01-113

Seized and taken into execution to be sold as the property of ANTOINETTE BOLLES in suit of REAL ESTATE MORTGAGE NETWORK INC.

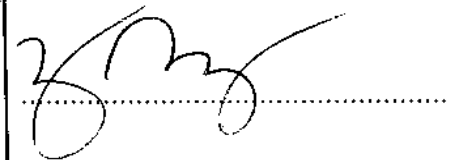
**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is 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.

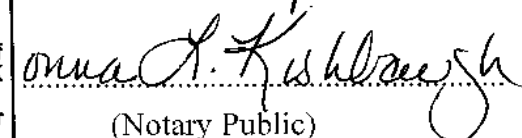
Attorney for the Plaintiff:  
MCCABE, WEISBERG &  
CONWAY PC  
PHILADELPHIA, PA  
215-790-1010

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

aw deposes and says that Press Enterprise is al office and place of business at 3185 mbia and State of Pennsylvania, and was been published daily, continuously in said attached notice March 21, 28 and April 4, 2012 he officers or publisher or designated agent of legal advertisement was published; that l in the subject matter of said notice and foregoing statement as to time, place, and



th day of April 2012

  
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Member, Pennsylvania Association of Notaries

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

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

REAL ESTATE TAX CERTIFICATION

Date: 02/02/2012

Fee: \$5.00

Cert. NO: 11307

BOLLES WILLIAM F & ANTOINETTE  
P O BOX 381  
BENTON PA 17814

District: BENTON BORO  
Deed: 0403 -0992  
Location: 440 MAIN ST  
Parcel Id:02 -01 -113-00,000

Assessment: 21,420  
Balances as of 02/02/2012

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

By: Columbia County Sheriff's Per: \_\_\_\_\_

H. Ne

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

REAL ESTATE MORTGAGE NETWORK INC  
vs.  
ANTOINETTE BOLLES

Case Number  
2011CV1692

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/01/2012

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Lindsey Fish

Relation: Clerk

Date: 02/01/12

Time:

Deputy: #7

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

2011CV1692

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 02/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

REAL ESTATE MORTGAGE NETWORK INC  
vs.  
ANTOINETTE BOLLES

Case Number  
2011CV1692

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/01/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	440 MAIN STREET BENTON, PA 17814
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	POSTED		
<b>Relation:</b>			
<b>Date:</b>	2-1-12	<b>Time:</b>	1045
<b>Deputy:</b>	2	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCABE, WEISBERG & CONWAY PC	<b>Phone:</b> 215-790-1010
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2011CV1692

440 MAIN STREET, BENTON, PA 17814

EXP: 02/01/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

REAL ESTATE MORTGAGE NETWORK INC  
vs.  
ANTOINETTE BOLLES

Case Number  
2011CV1692

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/01/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHT  
POSSIBLY AT 112 ARDEN ROAD, BENTON

### Serve To:

Name: ANTOINETTE BOLLES

Primary Address: 440 MAIN STREET  
BENTON, PA 17814

Phone: DOB:

Alternate Address: 112 ARDEN ROAD  
BENTON

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ANTOINETTE BOLLES

Relation: DEF

Date: 2-1-12

Time: 1125

Deputy: 2

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.

BOLLES, ANTOINETTE

2011CV1692

440 MAIN STREET, BENTON, PA 17814

EXP: 02/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

REAL ESTATE MORTGAGE NETWORK INC  
vs.  
ANTOINETTE BOLLES

Case Number  
2011CV1692

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/01/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BENTON MUNICIPAL WATER & SEWER
<b>Primary Address:</b>	3RD STREET BENTON, PA 17814
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	150 COLLEY STREET BENTON, PA 17814
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Katy YANKOVICH		
<b>Relation:</b>	BORO SECRETARY		
<b>Date:</b>	2-1-12	<b>Time:</b>	1:55
<b>Deputy:</b>	Z	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCABE, WEISBERG & CONWAY PC	<b>Phone:</b> 215-790-1010
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BENTON MUNICIPAL

2011CV1692

3RD STREET, BENTON, PA 17814

EXP: 02/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

REAL ESTATE MORTGAGE NETWORK INC  
vs.  
ANTOINETTE BOLLES

Case Number  
2011CV1692

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/01/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Carolyn S. Remley
<b>Primary Address:</b>	PO Box 270 Benton, PA 17814
<b>Phone:</b>	570-925-2432
<b>DOB:</b>	
<b>Alternate Address:</b>	347 Hurley <del>St</del> ST. Benton
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Carolyn Remley		
<b>Relation:</b>	A/C		
<b>Date:</b>	2-1-12	<b>Time:</b>	1150
<b>Deputy:</b>	Z	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCABE, WEISBERG & CONWAY PC	<b>Phone:</b> 215-790-1010
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

REMLEY, CAROLYN S.

2011CV1692

PO BOX 270, BENTON, PA 17814

EXP: 02/01/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

REAL ESTATE MORTGAGE NETWORK INC  
vs.  
ANTOINETTE BOLLES

Case Number  
2011CV1692

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/01/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Heather Hyatt
<b>Relation:</b>	Clerk
<b>Date:</b>	02/01/12
<b>Time:</b>	12:50
<b>Deputy:</b>	#7
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MCCABE, WEISBERG & CONWAY PC	<b>Phone:</b> 215-790-1010
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX

2011CV1692

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/01/2012

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

Real Estate Mortgage Network, Inc.

Plaintiff

v.

Antoinette Bolles

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2011-CV-1692-MF

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

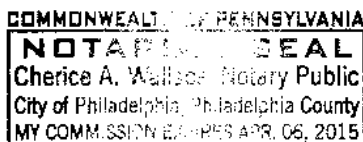
The undersigned, being duly sworn according to law, deposes and says that the Defendant, Antoinette Bolles, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and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

Antoinette Bolles  
112 Arden Hill Road  
Benton, Pennsylvania 17814

SWORN AND SUBSCRIBED  
BEFORE ME THIS 30 DAY  
OF January, 2012

Cherice A. Wallace  
NOTARY PUBLIC

Marc S. Weisberg  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
Attorneys for Plaintiff



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**  
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**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

Real Estate Mortgage Network, Inc.

Plaintiff

v.

Antoinette Bolles

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1692-MF

**AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA:

SS.

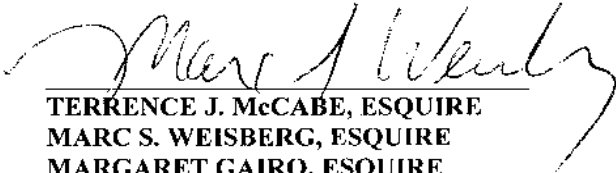
COUNTY OF PHILADELPHIA:

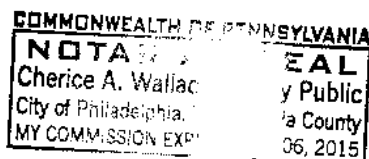
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby  
depose and say that the last-known mailing address of the Defendant is:

Antoinette Bolles  
112 Arden Hill Road  
Benton, Pennsylvania 17814

SWORN AND SUBSCRIBED  
BEFORE ME THIS 30 DAY  
OF January, 2012

Cherice A. Wallace  
NOTARY PUBLIC

  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
**CHRISTINE L. GRAHAM, ESQUIRE**  
**HEIDI R. SPIVAK, ESQUIRE**  
**KEVIN T. McQUAIL, ESQUIRE**  
Attorneys for Plaintiff



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

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

TERRENCE J. McCABE \*\*\*  
 MARC S. WEISBERG \*\*  
 EDWARD D. CONWAY \*\*  
 MARGARET GAIRO \*\*  
 LISA L. WALLACE \*\*  
 DEBORAH K. CURRAN \*\*  
 LAURA M.G. O'SULLIVAN \*\*  
 GAVI C. SPYVAK \*\*  
 ANDREW L. MARKOWITZ \*\*  
 HEIDI R. SPIVAK \*  
 SCOTT T. TAGGART \*  
 MARISA I. COHEN \*  
 JASON BROOKS †  
 ERIN M. BRADY \*\*  
 KEVIN T. McQUAIL \*  
 ALEXANDRA T. GARCIA \*  
 CORRIN DEMENT \*\*  
 ABBY K. MOYNIHAN \*\*  
 CATHERINE WELKER \*\*  
 ANTOINETTE N. MOORE \*\*  
 CHRISTINE GRAHAM \*  
 MELISSA A. SPOSATO \*  
 HEATHER WEINERT \*  
 RICHARD J. SZOR, JR. \*  
 MAKENNA E. PORCH \*  
 LAURA LATTA \*\*  
 BRIAN T. LAMANNA \*  
 DIANA THEOLOGOU \*\*  
 SHEERA G. ENGRISSEI \*\*  
 SAMANTHA A. CLIFFORD \*\*  
 JO-ANN T. LAMBERT-O'NEILL \*  
 ANNE PEIGHTEL \*  
 MARK GOLAB †  
 JONATHAN ELEFANT \*\*  
 See www.mwc-law.com for licensing.

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

SUITE 499  
 145 HUGUENOT STREET  
 NEW ROCHELLE, NY 10801  
 (914) 636-8900  
 GENERAL FAX (914) 636-8901  
 MEDIATION ONLY FAX (914) 819-5565

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

SUITE 201  
 4021 UNIVERSITY DRIVE  
 FAIRFAX, VA 22030  
 (846) 656-0379

SUITE 100  
 30 BUXTON FARMS ROAD  
 STAMFORD, CT 06905  
 (203) 992-8200

**FACSIMILE COVER LETTER**

DATE: 1/30/12

TO: Sheriff Chamberlain / Columbia County Sheriff's

RE: Antoinette Bolles / Case # CV 1692 nr D. Bolles

FAX NO: (570) 389-5625

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 3

**MESSAGE:**

*Please see the attached affidavit of  
 Non-Military Service*

Very truly yours,

*Cherie A. Wallace*  
 (215) 790-5983

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

Real Estate Mortgage Network, Inc.

Plaintiff

v.

Antoinette Bolles

Defendant

COLUMBIA COUNTY  
 COURT OF COMMON PLEAS

Number 2011-CV-1692-MF

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

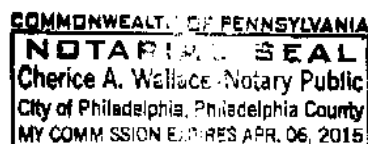
COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Antoinette Bolles, is 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 Defendant, Antoinette Bolles, is over eighteen (18) years of age, and reside as follows:

Antoinette Bolles  
 112 Arden Hill Road  
 Benton, Pennsylvania 17814

SWORN AND SUBSCRIBED  
 BEFORE ME THIS 30 DAY  
 OF January, 2012

Cherice A. Wallace  
 NOTARY PUBLIC



Marc S. Weisberg  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
**CHRISTINE L. GRAHAM, ESQUIRE**  
**HEIDI R. SPIVAK, ESQUIRE**  
**KEVIN T. McQUAIL, ESQUIRE**  
 Attorneys for Plaintiff



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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**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

Real Estate Mortgage Network, Inc.

Plaintiff

v.

Antoinette Bolles

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1692-MF

**AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA:

SS.

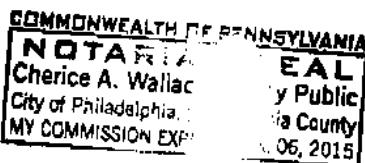
COUNTY OF PHILADELPHIA:

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby  
 depose and say that the last-known mailing address of the Defendant is:

Antoinette Bolles  
 112 Arden Hill Road  
 Benton, Pennsylvania 17814

SWORN AND SUBSCRIBED  
 BEFORE ME THIS 30 DAY  
 OF January, 2012

NOTARY PUBLIC



*Marc S. Weisberg*  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
**CHRISTINE L. GRAHAM, ESQUIRE**  
**HEIDI R. SPIVAK, ESQUIRE**  
**KEVIN T. McQUAIL, ESQUIRE**  
 Attorneys for Plaintiff

Document Receipt

---

Trans # 12945 Carrier / service: POST 2PM 1/30/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000012429

Doc Ref #: 15ED2012

Document Receipt

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Trans # 12944 Carrier / service: POST 2PM 1/30/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000012412

DEPARTMENT 281230

Doc Ref #: 15ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 12943 Carrier / service: POST 2PM 1/30/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000012405

Doc Ref #: 15ED2012

Document Receipt

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Trans # 12942 Carrier / service: POST 2PM 1/30/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000012399

Doc Ref #: 15ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 12941 Carrier / service: POST 2PM 1/30/2012

Ship to: 12941

UNITED STATES OF AMERICA

ATTY GENERAL OF US  
950 PENNSYLVANIA AVE NW

Tracking #: 9171924291001000012382

Doc Ref #: 15ED2012

WASHINGTON DC 20530

Document Receipt

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Trans # 12940 Carrier / service: POST 2PM 1/30/2012

Ship to: 12940

UNITED STATES OF AMERICA

228 WALNUT STREET

Tracking #: 9171924291001000012375

Doc Ref #: 15ED2012

HARRISBURG PA 17108

Document Receipt

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Trans # 12938 Carrier / service: POST 2PM 1/30/2012

Ship to: 12938

UNITED STATES OF AMERICA

C/O ATTY FOR MIDDLE DISTRICT  
235 NORTH WASHINGTON AVE.

Tracking #: 9171924291001000012368

Doc Ref #: 15ED2012

SCRANTON PA 18503



Document Receipt

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Trans # 12936 Carrier / service: POST 2PM 1/30/2012

Ship to: 12936

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000012351

Doc Ref #: 15ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 12935 Carrier / service: POST 2PM 1/30/2012

Ship to: 12935

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000012344

Doc Ref #: 15ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 12934 Carrier / service: POST 2PM 1/30/2012

Ship to: 12934

COMMONWEALTH OF PA

110 NORTH 8TH STREET

Tracking #: 9171924291001000012337

Doc Ref #: 15ED2012

PHILADELPHIA PA 19107

Document Receipt

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Trans # 12933 Carrier / service: POST 2PM 1/30/2012

Ship to: 12933

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000012320

Doc Ref #: 15ED2012

HARRISBURG PA 17105

# REAL ESTATE OUTLINE

ED # 15-12

DATE RECEIVED 1-30-12  
DOCKET AND INDEX 1-30-12

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WAIVER OF WATCHMAN ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$~~1,250.00~~ OR 2000.00 ☒ CK# 64171

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

SALE DATE Apr 11, 12 TIME 0900  
POSTING DATE Mar 6  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Mar 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK Apr 4, 12

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1692

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, APRIL 11, 2012**  
**AT 9:00 O'CLOCK A.M.**

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

All that certain message and lot of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to wit:

beginning at a post on Second Street; thence by said street south twenty-eight degrees west fifty one and eighth-tenth feet to a post; thence along land formerly of A.A. Butt north sixty-two degrees west thirteen and three tenth rods to a post; thence along Warner Alley north twenty-eight degrees east fifty-one and eight tenth feet to a post; thence along land of Wm. B. Fritz south sixty-two degrees east thirteen and three tenth rods to the place of beginning. Containing forty-one and seventy-six hundredth square rods, be the same more or less.

BEING KNOWN AS: 440 MAIN STREET, BENTON, PENNSYLVANIA, 17814

TAX I.D.#: 02-01-113

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH DEAN A. KELCHNER, EXECUTOR OF THE ESTATE OF HELEN KINGSBURY by deed dated February 10, 1988 and recorded February 10, 1988 in the office of the Recorder in and for Columbia County in Deed Book 403, Page 992, granted and conveyed to Antoinette Bolles and William F. Bolles.

On may 30, 2011, William F. Bolles departed this life leaving title vested solely to Antoinette Bolles by operation of law.

PROPERTY ADDRESS: 440 MAIN STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-113

Seized and taken into execution to be sold as the property of ANTOINETTE BOLLES in suit of REAL ESTATE MORTGAGE NETWORK INC.

**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

Real Estate Mortgage Network, Inc.

Plaintiff

v.

Antoinette Bolles

Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 15 Term 2012 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2011-CV-1692-MF 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: 440 Main Street, Benton, Pennsylvania 17814

Amount Due \$91,933.74

Interest from 01/24/12 to \$ \_\_\_\_\_

DATE OF SALE \_\_\_\_\_  
plus \$15.11 per diem thereafter

(Costs to be added)

Total \$ \_\_\_\_\_

Dated: 01-30-2012  
(SEAL)

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

By: Barbara N. Silvestri  
Deputy  
Chief

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

15 Term 2012 E.D.

No. Term A.D.

No. 2011-CV-1692-MF Term J.D.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA

Real Estate Mortgage Network, Inc.

v.

Antoinette Bolles

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCabe, Weisberg and Conway, P.C.

---

TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
Attorneys for Plaintiff



## LEGAL DESCRIPTION

All that certain messuage and lot of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a post on Second Street; thence by said street south twenty-eight degrees west fifty one and eight-tenth feet to a post; thence along land formerly of A.A. Butt north sixty-two degrees west thirteen and three tenth rods to a post; thence along Warner Alley north twenty-eight degrees east fifty-one and eight tenth feet to a post; thence along land of Wm. B. Fritz south sixty-two degrees east thirteen and three tenth rods to the place of beginning. Containing forty-one and seventy-six hundredth square rods, be the same more or less.

BEING KNOWN AS: 440 MAIN STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-113

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH DEAN R. KELCHNER, EXECUTOR OF THE ESTATE OF HELEN KINGSBURY by deed dated February 10, 1988 and recorded February 10, 1988 in the office of the Recorder in and for Columbia County in Deed Book 403, Page 992, granted and conveyed to Antoinette Bolles and William F. Bolles.

On May 30, 2011, William F. Bolles departed this life leaving title vested solely to Antoinette Bolles by operation of law.

REAL DEBT: \$91,933.74

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ANTOINETTE BOLLES

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**

Real Estate Mortgage Network, Inc.

Plaintiff

v.

Antoinette Bolles

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2011-CV-1692-MF

2012-ED-15

**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: 440 Main Street, Benton, Pennsylvania 17814, 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 Owner or Reputed Owner

Name

Address

Antoinette Bolles

440 Main Street  
Benton, Pennsylvania 17814

2. Name and address of Defendant in the judgment:

Name

Address

Antoinette Bolles

112 Arden Road  
Benton, Pennsylvania 171814

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
2 The Benton Municipal Water and Sewer Authority	County of Columbia 3rd Street Benton, Pennsylvania 17814

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
3 Tenants/Occupants	440 Main Street Benton, Pennsylvania 17814
4 Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
5 Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
6 Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
7 Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815

5

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

9

and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

10

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

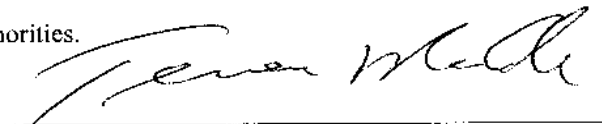
Address

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.

January 24, 2012

DATE



TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
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Attorneys for Plaintiff

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McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
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**BRIAN T. LaMANNA, ESQUIRE - ID # 310321**

Attorneys for Plaintiff

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

Real Estate Mortgage Network, Inc.

Plaintiff

v.

Antoinette Bolles

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1692-MF

2012-ED-15

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:

**440 Main Street, Benton, Pennsylvania 17814**  
(more fully described as attached)

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

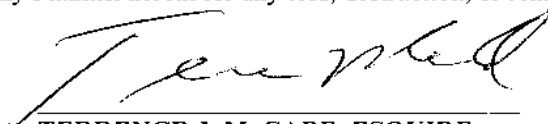
Antoinette Bolles  
112 Arden Road  
Benton, Pennsylvania 17814

**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.

January 24, 2012

DATE



**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
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**CHRISTINE L. GRAHAM, ESQUIRE**  
**BRIAN T. LAMANNA, ESQUIRE**  
Attorneys for Plaintiff

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

Attorneys for Plaintiff

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

Real Estate Mortgage Network, Inc.

Plaintiff

v.

Antoinette Bolles

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1692-MF

2012-ED-15

TO: Sheriff of Columbia County  
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Bloomsburg, Pennsylvania 17815

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**440 Main Street, Benton, Pennsylvania 17814**

(more fully described as attached)

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

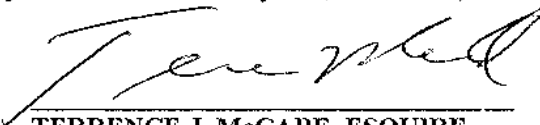
Antoinette Bolles  
112 Arden Road  
Benton, Pennsylvania 171814

**WAIVER OF WATCHMAN**

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January 24, 2012

DATE

  
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MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
KEVIN T. McQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
Attorneys for Plaintiff

TERRENCE J. McCABE  
MARC S. WEISBERG  
EDWARD D. CONWAY  
MARGARET GAIRO  
LISA L. WALLACE  
DEBORAH K. CURRAN  
LAURA H.G. O'SULLIVAN  
GAYL C. SPIVAK  
JANET Z. CHARLTON  
ANDREW L. MARKOWITZ  
HEIDI K. SHIVAK  
CATHERINE E. WELKER  
SAMANTHA A. CLIFFORD  
KIMBERLY ARENA  
DIANA C. THEOLOGOU  
JO-ANN T. LAMBERT-O'NEILL  
MARISA J. COHEN  
MARK GOLAB  
MELISSA A. SPÓSATO  
IRGAN T. LAMMANA  
BENJAMIN P. SMITH  
ANTOINETTE N. MOORE  
ABBY K. MOYNIHAN  
JASON E. BROOKS  
ERIN M. BRADY  
CHRISTINE L. GRAHAM  
CORRIN DEMENT  
ALEXANDRA T. GARCIA  
RICHARD J. SUZOR, JR.  
KEVIN T. McQUAIL  
LAURA L. LATTI  
HEATHER M. WEINERT  
MAKENNA E. PORCIT  
SHERRA G. ENGRISSE  
ANNE FREIGHT  
JONATHAN ELEPHANT  
LUCAS M. ANDERSON  
THEODORE I. MORALLE

See www.mccabeweisberg.com for licensing

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

January 24, 2012

SUITE 305  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020  
  
SUITE 399  
145 HUGENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
GENERAL FAX (914) 636-8901

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-3161  
FAX (301) 490-1568  
Also servicing the District of Columbia

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

SUITE 100  
30 DUXTON FARMS ROAD  
STAMFORD, CT 06905  
(203) 992-8200

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DELAWARE 19801  
(302) 409-3520  
FAX 855-425-1980

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

Re: Real Estate Mortgage Network, Inc. vs. Antoinette Bolles  
Columbia County, Number 2011-CV-1692-MF  
Premises: 440 Main Street, Benton, Pennsylvania 17814

Dear Sir or Madam:


Enclosed please find 2 copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendant as follows:

Antoinette Bolles  
112 Arden Road  
Benton, Pennsylvania 17814

Please be advised that our office will serve the above referenced defendants by regular and certified mail. Please post the 440 Main Street, Benton, Pennsylvania 17814.

Please deputize the Columbia County Sheriff to serve the above referenced defendant, service form. Our stamped self-addressed envelope and check for \$2,000.00 payable to the Sheriff of Columbia County are enclosed.

Very truly yours,

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

/

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**  
**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**

Real Estate Mortgage Network, Inc.

v.

Antoinette Bolles

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2011-CV-1692-MF **2012-EP-15**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Antoinette Bolles  
112 Arden Road  
Benton, Pennsylvania 171814

Your house (real estate) at **440 Main Street, Benton, Pennsylvania 17814** 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 \$91,933.74 obtained by Real Estate Mortgage Network, Inc. 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 Real Estate Mortgage Network, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

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

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

## LEGAL DESCRIPTION

All that certain messuage and lot of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a post on Second Street; thence by said street south twenty-eight degrees west fifty one and eight-tenth feet to a post; thence along land formerly of A.A. Butt north sixty-two degrees west thirteen and three tenth rods to a post; thence along Warner Alley north twenty-eight degrees east fifty-one and eight tenth feet to a post; thence along land of Wm. B. Fritz south sixty-two degrees east thirteen and three tenth rods to the place of beginning. Containing forty-one and seventy-six hundredth square rods, be the same more or less.

BEING KNOWN AS: 440 MAIN STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-113

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH DEAN R. KELCHNER, EXECUTOR OF THE ESTATE OF HELEN KINGSBURY by deed dated February 10, 1988 and recorded February 10, 1988 in the office of the Recorder in and for Columbia County in Deed Book 403, Page 992, granted and conveyed to Antoinette Bolles and William F. Bolles.

On May 30, 2011, William F. Bolles departed this life leaving title vested solely to Antoinette Bolles by operation of law.

REAL DEBT: \$91,933.74

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
ANTOINETTE BOLLES

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

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DOCUMENT INCLUDES VISIBLE FIBER, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL Hologram

64171

**McCABE, WEISBERG & CONWAY, P.C.**

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



3-50/310

NO.

PAY Two Thousand \*\*\*\*\* 00/100

AMOUNT

DATE

Jan/27/2012 \$2,000.00

ESCROW TRUST  
VOID AFTER 90 DAYS

*Marc A. Weisberg*

TO THE Sheriff of Columbia County

ORDER

OF

Listing Property for Sheriff Sale 392-0100 Bolles

HEAT SENSITIVE RED INK MARKS WITH HEAT

10064171 10000503 2000012430022