

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Paul Nat. Mort. Assoc. vs Andrew & Nicole Hoke

NO. 168-12 ED NO. 1813-2010 JD

DATE/TIME OF SALE: Feb 6, 2010

BID PRICE (INCLUDES COST) \$ 2617.37

POUNDAGE - 2% OF BID \$ 52.35

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2669.72

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 2669.72

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1319.72

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

vs.

Defendant
ANDREW HOKE
NICOLE HOKE

Attorney for the Plaintiff:

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

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

Writ of Execution No. : 2010CV1813

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 209 EAST FRONT STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$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	\$24.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Surcharge	\$190.00
Tax Claim Search	\$5.00

Total Sheriff Costs **\$2,143.48**

Municipal Costs

Sewer	\$418.89
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Total Municipal Costs **\$418.89**

Distribution Costs

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

Grand Total: **\$2,617.37**

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)

by Countywide Sheriff, Inc. and



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

KINYON LANIER
Legal Assistant,

March 15, 2013

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

Re: ANDREW J. HOKE
NICOLE HOKE
209 EAST FRONT STREET, BERWICK, PA 18603-4809
2010-CV-1813

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,


KINYON LANIER
On behalf of Phelan Hallinan, LLP

cc: FEDERAL NATIONAL MORTGAGE ASSOCIATION

PHS # 248800

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Paid
Book Number
Page Number
Date Recorded

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

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

Name Telephone Number

Phelan Hallinan, LLP

Area Code 215-563-7000

Street Address

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza

City

Philadelphia

State

PA

Zip Code

19103

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Timothy Chamberlain

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address

PO Box 380, W. Main Street

Street Address

PO Box 650043

City

Bloomsburg

State

PA

Zip Code

17815

City

Dallas

State

TX

Zip Code

75265

D. REAL ESTATE LOCATION

Street Address

209 EAST FRONT STREET, BERWICK, PA 18603-4809

City, Township, Borough

BOROUGH OF BERWICK

County

COLUMBIA

School District

BERWICK

Tax Parcel Number

04A-06-055-00,000

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

1. Actual Cash Consideration

\$2,617.37 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,617.37

4. County Assessed Value

\$20,858.00

5. Common Level Ratio Factor

x 3.60

6. Fair Market Value

= \$75,088.80

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

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

100%

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

100%

Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

(Name of Decedent)

Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default.

(Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)

☒ *Other (Please explain exemption claimed, if other than listed above.)

Transfer to FEDERAL NATIONAL MORTGAGE ASSOCIATION is Exempt Pursuant to Sec. #91 (b)(1)(v) of the Pennsylvania Realty Transfer Tax Regulations. This is a Government Agency.

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

Signature of Correspondent or Responsible Party

KINYON LANIER

Date

3/19/13

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

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

TD Bank, NA
3-180/360

001287981

PAY ONE THOUSAND THREE HUNDRED NINETEEN AND 72 / 100 Dollars

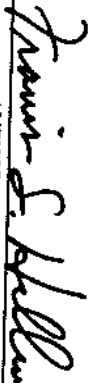
DATE
3/15/2013

AMOUNT
*****\$1,319.72

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

KXL [248800] 209 EAST FRONT STREET (2010-CV-1813)

AUTHORIZED SIGNATURE



⑈001287981⑈ ⑆036001808⑆ 361508666⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV1813

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.

ALL that certain piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on Front Street in the Borough of Berwick at the corner of Lot No. 48;

THENCE in a Northerly direction along same a distance of ninety (90) feet nine (9) inches to a point;

THENCE in an Easterly direction a distance of forty nine (49) feet six (6) inches to the corner of Lot No. 56;

THENCE by said Lot No. 56 in a Southerly direction ninety (90) feet nine (9) inches to a point on Front Street;

THENCE along line of said Front Street in a Westerly direction a distance of forty-nine (49) feet six (6) inches to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Andrew J. Hoke and Nicole Hoke, h/w, by Deed from Robert B. Cole and Evelyn C. Cole, h/w, dated 01/25/2007, recorded 03/13/2007 in Instrument Number 200702559.

Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603-4809

Tax Parcel # 04A-06-055-00,000

PROPERTY ADDRESS: 209 EAST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-06-055

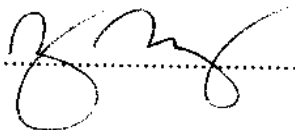
Seized and taken into execution to be sold as the property of ANDREW HOKE, NICOLE HOKE in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION..

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


Attorney for the Plaintiff:
PHELAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA
215-563-7000

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

rw deposes and says that Press Enterprise is
d office and place of business at 3185
mbia and State of Pennsylvania, and was
been published daily, continuously in said
attached notice January 16, 23, 30, 2013
designated agent of the owner or publisher of
ublished; that neither the affiant nor Press
l notice and advertisement and that all of the
ace, and character of publication are true.



24 day of January 2013



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015
OFFICE OF THE PENNSYLVANIA ASSOCIATION OF NOTARIES

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

SHERIFF'S SALE COST SHEET

Fed. Nat. Mort. Assoc. vs. Airtran + Nicole Hare
 NO. 168-12 ED NO. 1813-10 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>24.00</u>
- POSTING HANDBILL	\$15.00
- CRYING/ADJOURN SALE	\$10.00
- SHERIFF'S DEED	\$35.00
- TRANSFER TAX FORM	\$25.00
- DISTRIBUTION FORM	\$25.00
- COPIES	\$ <u>9.00</u>
- NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>562.50</u>	

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

- SEWER 20	\$ <u>418.89</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>418.89</u>	

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

TOTAL COSTS (OPENING BID) \$ 2617.37

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

Date: 12/19/2012

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 13409

HOKE ANDREW J & NICOLE
209 EAST FRONT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20070 -2559
Location: 209 E FRONT ST PART L
Parcel Id:04A-06 -055-00,000

Assessment: 20,858

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: _____

186

- DOES NOT INCLUDE 2012 TAX CERTIFICATION.

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

MARYANN POUPARD
Legal Assistant, 1203

Representing Lenders in
Pennsylvania and New Jersey

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

No.: 2010-CV-1813
No.: 2012-ED-168

Re: **FEDERAL NATIONAL MORTGAGE ASSOCIATION VS. ANDREW J. HOKE, and NICOLE HOKE**
No.: 2010-CV-1813, No.: 2012-ED-168

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

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

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

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

****Property is listed for the 02/06/2013 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan, LLP

By:

MARYANN POUPARD, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
Plaintiff,

v.

ANDREW J. HOKE
NICOLE HOKE
Defendant(s)

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION

No.: 2010-CV-1813
No.: 2012-ED-168

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

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

Meredith Wooters

Meredith Wooters, Esq., Id. No.307207
Attorney for Plaintiff

Date: 1/25/13

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

Name and Address of Sender
 Rachel Hoffman, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103

AZK/DDA-02/06/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 209 EAST FRONT STREET BERWICK, PA 18603-4909	\$0.44
2	****	CAPITAL ONE BANK (USA), N.A. C/O RICKY EVANS 15600 CAPITAL ONE DRIVE RICHMOND, VA 23238	\$0.44
3	****	CAPITAL ONE BANK (USA), N.A. 15600 CAPITAL ONE DRIVE RICHMOND, VA 23238	\$0.44
4	****	CAPITAL ONE BANK (USA), N.A. C/O JAMES C. WARMBRODT, ESQUIRE WELTMAN, WEINBERG & REIS CO., L.P.A. 436 SEVENTH AVENUE, SUITE 1400 PITTSBURGH, PA 15219	\$0.44
5	****	CAPITAL ONE BANK (USA), N.A. C/O WILLIAM T. HOLCZAN, ESQUIRE WELTMAN, WEINBERG & REIS CO., L.P.A. 1400 KOPPERS BUILDING, 436 SEVENTH AVENUE PITTSBURGH, PA 15219	\$0.44
6	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280001 HARRISBURG, PA 17120	\$0.44
7	****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 3426 WILLOW OAK BUILDING HARRISBURG, PA 17105	\$0.44
8	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.44
9	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.44
10	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.44
11	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 225 WALNUT STREET, SUITE 220 PO BOX 11754 Harrisburg, PA 17108-4754	\$0.44
RE: ANDREW J. HOKR (COLUMBIA) PHS # 248900/1021			

Page 1 of 1

With Terms

\$4.84

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic registered mail insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 to registered mail sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

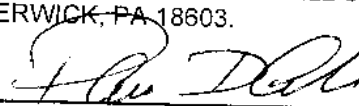
ANDREW HOKE (et al.)

Case Number

2010CV1813

SHERIFF'S RETURN OF SERVICE

01/04/2013 02:25 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 209 EAST FRONT STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

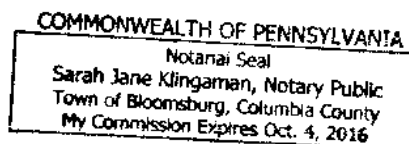

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 04, 2013

NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2013





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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

Plaintiff

vs.

ANDREW J. HOKE
NICOLE HOKE

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2010-CV-1813

No.: 2012-ED-168

ORDER

AND NOW, this 4th day of January, 2012 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$77,615.25
Interest Through February 6, 2013	\$20,988.01
Late Charges	\$111.16
Legal fees	\$1,300.00
Cost of Suit and Title	\$585.00
Property Inspections	\$417.00
Escrow Deficit	\$8,834.18
Suspense/Misc. Credits	(\$499.84)
TOTAL	\$109,350.76

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

[Signature]
J.

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

1710 10 10 10 10 10

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ANDREW HOKE (et al.)

Case Number
2010CV1813

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 01/03/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 209 EAST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: POSTED

Relation:

Date: 01-03-13

Time: 1425

Deputy: DANGELO

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2010CV1813

209 EAST FRONT STREET, BERWICK, PA 18603

EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ANDREW HOKE (et al.)

Case Number
2010CV1813

SHERIFF'S RETURN OF SERVICE

12/06/2012 08:35 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE NICOLE HOKE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANDREW HOKE AT 209 EAST FRONT STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 10, 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

10TH day of DECEMBER, 2012

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ANDREW HOKE (et al.)

Case Number
2010CV1813

SHERIFF'S RETURN OF SERVICE

12/06/2012 08:35 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NICOLE HOKE AT 209 EAST FRONT STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 10, 2012

Affirmed and subscribed to before me this

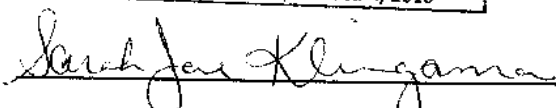
NOTARY

10TH 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



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



December 27, 2012

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

VS.

ANDREW J. HOKE
NICOLE HOKE

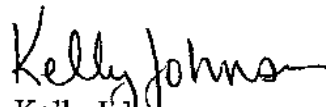
NO: 2010-CV-1813
2012-ED-168

Dear Timothy:

The amount due on the sewer account #106252 for the property located at 209 E Front Street Berwick through March 31, 2013 is \$418.89.

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

Sincerely,


Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ANDREW HOKE (et al.)

Case Number
2010CV1813

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/03/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	NICOLE HOKE
Primary Address:	209 EAST FRONT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	NICOLE HOKE
Relation:	
Date:	12-06-12
Time:	0835
Deputy:	DANGELO
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	12-04-12	12-05-12				
Time:	0920	1130				
Mileage:						
Deputy:	DANGELO	DANGELO				

Service Attempt Notes:

1. No Ans L/C
2. No Ans L/C
- 3.
- 4.
- 5.
- 6.

HOKE, NICOLE

2010CV1813

209 EAST FRONT STREET, BERWICK, PA 18603

EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ANDREW HOKE (et al.)

Case Number
2010CV1813

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/03/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	ANDREW HOKE
Primary Address:	209 EAST FRONT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	NICOLE HOKE		
Relation:	WIFE		
Date:	12-04-12	Time:	0835
Deputy:	DANCELO	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	12-04-12					
Time:	0920					
Mileage:						
Deputy:	DANCELO					

Service Attempt Notes:

1. NO ANSWER - L/C
- 2.
- 3.
- 4.
- 5.
- 6.

HOKE, ANDREW

2010CV1813

209 EAST FRONT STREET, BERWICK, PA 18603

EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ANDREW HOKE (et al.)

Case Number
2010CV1813

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/03/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>
Adult In Charge:	DOT. FRONK
Relation:	CLERK
Date:	12/04/12
Time:	1310
Deputy:	59
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2010CV1813

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ANDREW HOKE (et al.)

Case Number
2010CV1813

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2013

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: STEPHANIE YUTKO

Relation: TAX OFF. CLERK

Date: 12/04/12 Time: 1305

Deputy: 59 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2010CV1813

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/03/2013

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

OR: COLUMBIA County

DESCRIPTION	ASSESSMENT	MILLS
GENERAL	20,858	7.146
SINKING		1.345
FIRE		1.25
LIGHT		1.75
BORO RE		11.1

The discount & penalty
have been calculated
for your convenience

DATE
03/01/2012

BILL NO.
4108

SS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
146.07	149.05	163.96
27.49	28.05	30.86
25.55	26.07	27.37
35.77	36.50	38.33
226.89	231.52	243.10

PAY THIS AMOUNT

461.77
April 30
If paid on or before

471.19
June 30
If paid on or before

503.62
June 30
If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HOKE ANDREW J & NICOLE
209 EAST FRONT STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-06 -055-00,000
209 E FRONT ST
.1045 Acres Land 2,500
Buildings 18,358
Total Assessment 20,858

Seterus Inc

This tax returned to
courthouse on:
January 1, 2013

WPE 5076
FILE COPY
4-30-12

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

Connie Gingher

BERWICK AREA SCHOOL DISTRICT		2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 001827				TAXPAYER COPY	
BERWICK BOROUGH		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: CONNIE GINGHER 1615 LINCOLN AVE BERWICK, PA 18603		REAL ESTATE	20858	45.0000	748.29	763.56	839.92
HOURS MON. TUE. THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442		ASSESSED VALUE	20858	45.0000	748.29	763.56	839.92
		GAMING REVENUE	-8890	1.75 05	IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1
		TAXABLE ASSESSMENT	16968				

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A06 05500000		4002
209 E FRONT ST	2500.00	SCHOOL PENALTY 10%
20070-2559	18358.00	DELINQUENT TAX TO COURTHOUSE DEC. 15
0.11 ACRES		

NO PERSONAL CHECKS AFTER DEC. 1, 2012

Connie Gingher

Jim,
tax paid in full for 2012

Connie

WPE 2796
8-31

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ANDREW HOKE (et al.)

Case Number
2010CV1813

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/03/2013

Warrant:

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

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

POSTED

Relation:

Date:

12/04/12

Time:

0845

Deputy:

DANIELLO

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2010CV1813

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 01/03/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
ANDREW HOKE (et al.)

Case Number
2010CV1813

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/03/2013
Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	KEILI BREER
Relation:	CLERK
Date:	12/04/12
Time:	0830
Deputy:	DANGELO
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2010CV1813

1108 FREAS AVE, BERWICK, PA 18603

EXP: 01/03/2013

Document Receipt

Trans # 44228 Carrier / service: POST 2PM 12/3/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000018759

Doc Ref #: 168ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 44227 Carrier / service: POST 2PM 12/3/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000018742

Doc Ref #: 168ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans #	44226	Carrier / service:	POST	2PM	12/3/2012
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Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000018735

Doc Ref #: 168ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans #	44225	Carrier / service:	POST	2PM	12/3/2012
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Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000018728

DEPARTMENT 281230

Doc Ref #: 168ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 44223 Carrier / service: POST 2PM 12/3/2012

Ship to: 44223

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000018711

Doc Ref #: 168ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 44222 Carrier / service: POST 2PM 12/3/2012

Ship to: 44222

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000018704

Doc Ref #: 168ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 44221 Carrier / service: POST 2PM 12/3/2012

Ship to: 44221

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000018698

Doc Ref #: 168ED2012

HARRISBURG PA 17105

Document Receipt

Trans #	44220	Carrier / service:	POST	2PM	12/3/2012
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Ship to: 44220

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000018681

Doc Ref #: 168ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 44219 Carrier / service: POST 2PM 12/3/2012

Ship to: 44219

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000018674

Doc Ref #: 168ED2012

HARRISBURG PA 17128

Document Receipt

Trans #	44218	Carrier / service:	POST	2PM	12/3/2012
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Ship to: 44218

CAPITAL ONE BANK USA NA

C/O WILLIAM MOLCZAN, ESQ.

436 SEVENTH AVE

Tracking #: 9171924291001000018667

Doc Ref #: 168ED2012

PITTSBURGH PA 15219

Document Receipt

Trans #	44217	Carrier / service:	POST	2PM	12/3/2012
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Ship to: 44217

CAPITAL ONE BANK USA NA

C/O JAMES WARMBRODT, ESQ.
436 SEVENTH AVE SUITE 1400

Tracking #: 9171924291001000018650

Doc Ref #: 168ED2012

PITTSBURGH PA 15219

Document Receipt

Trans #	44216	Carrier / service:	POST	2PM	12/3/2012
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Ship to: 44216

CAPITAL ONE BANK USA NA

C/O RICKY EVANS

15000 CAPITAL PINE DRIVE

Tracking #: 9171924291001000018643

Doc Ref #: 168ED2012

RICHMOND VA 23238

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV1813

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.

ALL that certain piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on Front Street in the Borough of Berwick at the corner of Lot No. 48;

THENCE in a Northerly direction along same a distance of ninety (90) feet nine (9) inches to a point;

THENCE in an Easterly direction a distance of forty nine (49) feet six (6) inches to the corner of Lot No. 56;

THENCE by said Lot No. 56 in a Southerly direction ninety (90) feet nine (9) inches to a point on Front Street;

THENCE along line of said Front Street in a Westerly direction a distance of forty-nine (49) feet six (6) inches to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Andrew J. Hoke and Nicole Hoke, h/w, by Deed from Robert B. Cole and Evelyn C. Cole, h/w, dated 01/25/2007, recorded 03/13/2007 in Instrument Number 200702559.

Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603-4809

Tax Parcel # 04A-06-055-00,000

PROPERTY ADDRESS: 209 EAST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-06-055

Seized and taken into execution to be sold as the property of ANDREW HOKE, NICOLE HOKE in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION.

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

Attorney for the Plaintiff:
PHELAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 168-12

DATE RECEIVED 12-3-12
DOCKET AND INDEX 12-3-12

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>125/521</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>	

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Plaintiff

v.

ANDREW J. HOKE
NICOLE HOKE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-1813**
: **2012-ED-163**
: **COLUMBIA COUNTY**
:
: **PHS # 248800**
:

AFFIDAVIT PURSUANT TO RULE 3129.1

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **209 EAST FRONT STREET, BERWICK, PA 18603-4809**.

1. Name and address of Owner(s) or reputed Owner(s):
Name

Address (if address cannot be reasonably ascertained,
please so indicate)

1 ANDREW J. HOKE

**209 EAST FRONT STREET
BERWICK, PA 18603-4809**

2 NICOLE HOKE

**209 EAST FRONT STREET
BERWICK, PA 18603-4809**

2. Name and address of Defendant(s) in the judgment:
Name

Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE.

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

Address (if address cannot be
reasonably ascertained, please indicate)

3 CAPITAL ONE BANK (USA), N.A.
C/O RICKY EVANS

**15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238**

CAPITAL ONE BANK (USA), N.A.

**15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238**

4 CAPITAL ONE BANK (USA), N.A.
C/O JAMES C. WARMBRODT, ESQUIRE

**WELTMAN, WEINBERG & REIS CO., L.P.A.
436 SEVENTH AVENUE, SUITE 1400
PITTSBURGH, PA 15219**

5 CAPITAL ONE BANK (USA), N.A.
C/O WILLIAM T. MOLCZAN, ESQUIRE

**WELTMAN, WEINBERG & REIS CO., L.P.A.
1400 KOPPERS BUILDING, 436 SEVENTH
AVENUE
PITTSBURGH, PA 15219**

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

Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____

TENANT/OCCUPANT

**209 EAST FRONT STREET
BERWICK, PA 18603-4809**

6 **COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION** **6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128**

7 **DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM** **P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

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

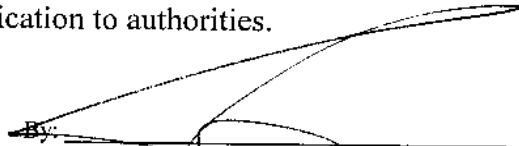
8 **COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE** **P.O. BOX 2675
HARRISBURG, PA 17105**

9 **INTERNAL REVENUE SERVICE ADVISORY** **1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

10 **U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING** **228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754**

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

Date: 11/3/12

By: 
Phelan Hallinan, LLP
Allison F. Wells, Esq., Id. No.309519
Attorney for Plaintiff

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

ANDREW J. HOKE
NICOLE HOKE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1813

2012-ED-168

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 209 EAST FRONT STREET, BERWICK, PA 18603-4809
(See Legal Description attached)

Amount Due

Interest from 05/25/2012 to Date of Sale

@ \$16.46 per diem

\$98,766.76

\$_____ and costs.

Thomas B. Kline,
Barbara D. Silvestri

(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated 12-3-12
(SEAL)

PHS # 248800

Prothonotary of the Courts
My Com. Ex. 1st Monday in 2016

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on Front Street in the Borough of Berwick at the corner of Lot No. 48;

THENCE in a Northerly direction along same a distance of ninety (90) feet nine (9) inches to a point;

THENCE in an Easterly direction a distance of forty nine (49) feet six (6) inches to the corner of Lot No. 56;

THENCE by said Lot No. 56 in a Southerly direction ninety (90) feet nine (9) inches to a point on Front Street;

THENCE along line of said Front Street in a Westerly direction a distance of forty-nine (49) feet six (6) inches to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Andrew J. Hoke and Nicole Hoke, h/w, by Deed from Robert B. Cole and Evelyn C. Cole, h/w, dated 01/25/2007, recorded 03/13/2007 in Instrument Number 200702559.

Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603-4809

Tax Parcel # 04A-06 -055-00,000

PHELAN HALLINAN, LLP
Allison F. Wells, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Plaintiff

v.

ANDREW J. HOKE
NICOLE HOKE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-1813**
:
: **2012-ED-168**
:
: **COLUMBIA COUNTY**
:

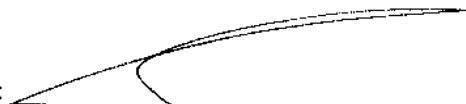
CERTIFICATION

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

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

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

By:


Phelan Hallinan, LLP
Allison F. Wells, Esq., Id. No.309519
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Wells, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

ANDREW J. HOKE
NICOLE HOKE

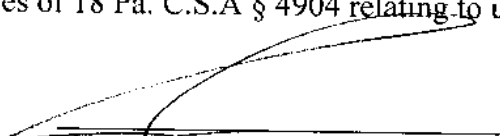
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2010-CV-1813
: 2012-ED-168

VERIFICATION OF NON-MILITARY SERVICE

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

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant ANDREW J. HOKE is over 18 years of age and the defendant's last known address is 209 EAST FRONT STREET, BERWICK, PA 18603-4809.
- (c) that defendant NICOLE HOKE is over 18 years of age and the defendant's last known address is 209 EAST FRONT STREET, BERWICK, PA 18603-4809.

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


Phelan Hallinan, LLP
Allison F. Wells, Esq., Id. No.309519
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Wells, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Plaintiff

v.

ANDREW J. HOKE
NICOLE HOKE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-1813**
: **2012-ED-168**
:
: **COLUMBIA COUNTY**
:

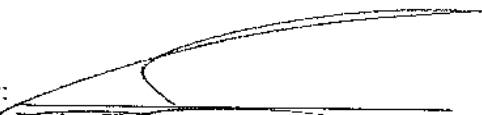
CERTIFICATION

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

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

By:


Phelan Hallinan, LLP
Allison F. Wells, Esq., Id. No.309519
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Wells, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

**ANDREW J. HOKE
NICOLE HOKE**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-1813**
:
: 2012-ED-168

VERIFICATION OF NON-MILITARY SERVICE

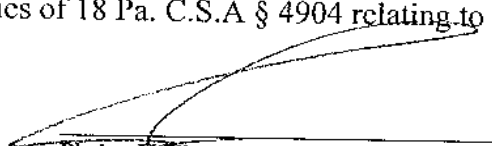
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant ANDREW J. HOKE is over 18 years of age and the defendant's last known address is 209 EAST FRONT STREET, BERWICK, PA 18603-4809.

(c) that defendant NICOLE HOKE is over 18 years of age and the defendant's last known address is 209 EAST FRONT STREET, BERWICK, PA 18603-4809.

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


Phelan Hallinan, LLP
Allison F. Wells, Esq., Id. No.309519
Attorney for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION

: COURT OF COMMON PLEAS

:

Plaintiff : CIVIL DIVISION

:

vs.

: NO.: 2010-CV-1813

:

ANDREW J. HOKE

: 2012-ED-168

NICOLE HOKE

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ANDREW J. HOKE
NICOLE HOKE
209 EAST FRONT STREET
BERWICK, PA 18603-4809

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

Your house (real estate) at **209 EAST FRONT STREET, BERWICK, PA 18603-4809** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$98,766.76** obtained by **FEDERAL NATIONAL MORTGAGE ASSOCIATION** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

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

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

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

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on Front Street in the Borough of Berwick at the corner of Lot No. 48;

THENCE in a Northerly direction along same a distance of ninety (90) feet nine (9) inches to a point;

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TITLE TO SAID PREMISES VESTED IN Andrew J. Hoke and Nicole Hoke, h/w, by Deed from Robert B. Cole and Evelyn C. Cole, h/w, dated 01/25/2007, recorded 03/13/2007 in Instrument Number 200702559.

Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603-4809

Tax Parcel # 04A-06 -055-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-1813

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

ANDREW J. HOKE

NICOLE HOKE

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

(Municipality)

209 EAST FRONT STREET, BERWICK, PA 18603-4809

Parcel No. 04A-06 -055-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$98,766.76

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-1813 2012-ED-168

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

ANDREW J. HOKE

NICOLE HOKE

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

(Municipality)

209 EAST FRONT STREET, BERWICK, PA 18603-4809

Parcel No. 04A-06 -055-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$98,766.76

Attorneys for Plaintiff

Phelan Hallinan, LLP

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Plaintiff

v.

ANDREW J. HOKE

NICOLE HOKE

Defendant(s)

:
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:

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1813

2012-ED-168

COLUMBIA COUNTY

PHS # 248800

AFFIDAVIT PURSUANT TO RULE 3129.1

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **209 EAST FRONT STREET, BERWICK, PA 18603-4809**.

1. Name and address of Owner(s) or reputed Owner(s):

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

ANDREW J. HOKE

**209 EAST FRONT STREET
BERWICK, PA 18603-4809**

NICOLE HOKE

**209 EAST FRONT STREET
BERWICK, PA 18603-4809**

2. Name and address of Defendant(s) in the judgment:

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

**CAPITAL ONE BANK (USA), N.A.
C/O RICKY EVANS**

**15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238**

CAPITAL ONE BANK (USA), N.A.

**15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238**

**CAPITAL ONE BANK (USA), N.A.
C/O JAMES C. WARMBRODT, ESQUIRE**

**WELTMAN, WEINBERG & REIS CO., L.P.A.
436 SEVENTH AVENUE, SUITE 1400
PITTSBURGH, PA 15219**

**CAPITAL ONE BANK (USA), N.A.
C/O WILLIAM T. MOLCZAN, ESQUIRE**

**WELTMAN, WEINBERG & REIS CO., L.P.A.
1400 KOPPERS BUILDING, 436 SEVENTH
AVENUE
PITTSBURGH, PA 15219**

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

5. Name and address of every other person who has any record lien on the property:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____

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

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

TENANT/OCCUPANT

**209 EAST FRONT STREET
BERWICK, PA 18603-4809**

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

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

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

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

INTERNAL REVENUE SERVICE ADVISORY

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

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

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

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

Date: 11/3/12

By: 

Phelan Hallinan, LLP
Allison F. Wells, Esq., Id. No. 309519
Attorney for Plaintiff

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Premises being: 209 EAST FRONT STREET, BERWICK, PA 18603-4809

Tax Parcel # 04A-06 -055-00,000

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date	
-----------------	--

FEDERAL NATIONAL MORTGAGE ASSOCIATION

No.: 2010-CV-1813

ANDREW J. HOKE
NICOLE HOKE

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

→
AT

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

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

209 EAST FRONT STREET, BERWICK, PA 18603-4809

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

Date _____

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date _____

Signature of Sheriff

Date _____

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION	Expiration date No.: 2010-CV-1813
Defendant ANDREW J. HOKE NICOLE HOKE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
NICOLE HOKE
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
209 EAST FRONT STREET, BERWICK, PA 18603-4809

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
--	-----------------------------------	--------------

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 30%;"> Date </td> </tr> <tr> <td> Signature of Sheriff </td> <td> Date </td> </tr> <tr> <td colspan="2"> Sheriff of </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of							

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

TD Bank, NA
3-180/360

001251521

AY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
11/29/2012

AMOUNT
****\$1,350.00

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

JXQ [248800] 209 EAST FRONT STREET (2010-CV-1813)


AUTHORIZED SIGNATURE

⑈001251521⑈ ⑆036001808⑆ 361508666⑈