

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

PNC Bank, NA VS Alinda Lipari

NO. 170-12 ED NO. 841-12 JD

DATE/TIME OF SALE: Feb 6, 15 0900

BID PRICE (INCLUDES COST) \$ 28000.00 (3376.44)

POUNDAGE - 2% OF BID \$ 560.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4186.44

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): John S. Luck

TOTAL DUE: \$ 4186.44

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2686.44

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_

NO. 1-10-12 ED NO. 841-12 JD DATE/TIME OF SALE \_\_\_\_\_

— DOCKET/RETURN	\$15.00
— SERVICE PER DEF.	\$ <u>165.00</u>
— LEVY (PER PARCEL	\$15.00
— MAILING COSTS	\$ <u>36.00</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>5.50</u>
— NOTARY	\$ <u>10.00</u>

TOTAL \*\*\*\*\* \$ 413.00

— WEB POSTING	\$150.00
— PRESS ENTERPRISE INC.	\$ <u>1364.82</u>
— SOLICITOR'S SERVICES	\$75.00

TOTAL \*\*\*\*\* \$ 1589.82

— PROTHONOTARY (NOTARY)	\$10.00
— RECORDER OF DEEDS	\$ <u>55.00</u>

TOTAL \*\*\*\*\* \$ 65.00

## REAL ESTATE TAXES:

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

TOTAL \*\*\*\*\* \$ 5.00

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1183.62</u>
WATER 20	\$

TOTAL \*\*\*\*\* \$ 1183.62

— SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____

TOTAL \*\*\*\*\* \$ -0-

TOTAL COSTS (OPENING BID) \$ 3376.44

## **Lindsay Bower**

---

**From:** Dolores Harding  
**Sent:** Monday, February 25, 2013 12:28 PM  
**To:** Lindsay Bower  
**Subject:** 4th One - Put a note on this one  
**Attachments:** Lipari to FHMA.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please put a note to Sheriff on this one that he needs the Atty Cert before he records this one- I don't have search back yet but I will get to him as soon as available

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

February 6, 2013

Office of the Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bollmsburg PA 17815

RE: PNC Bank, National Association  
vs.  
Alaida Lipari  
Property: 1220 Orange Street, Berwick PA 18603  
Columbia County C.C.P. No.: 2012-CV-841  
2012-ED-170  
Sheriff's Sale Date: 02/06/2013

Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the **DEED** be recorded in the name of **Federal National Mortgage Association, 1900 Market Street, Suite 800, Philadelphia PA 19103.**

Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

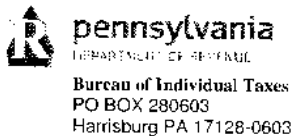
Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Taylor French  
Legal Assistant

Enclosure



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State 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 inquiries may be directed to the following person:

Name: UDREN LAW OFFICES, PC Telephone Number: 856-669-5700

Street Address: 111 WOODCREST RD., STE 200 City: CHERRY HILL State: NJ ZIP Code: 08003

### B. TRANSFER DATA

### Date of Acceptance of Document

Grantor(s)/Lessor(s) Sheriff of Columbia County			Grantee(s)/Lessee(s) Federal National Mortgage Association		
Street Address 35 West Main Street			Street Address 1900 Market Street, Suite 800		
City Bloomsburg	State PA	ZIP Code 17815	City Philadelphia	State PA	ZIP Code 19103

### C. REAL ESTATE LOCATION

Street Address: 1220 Orange Street City, Township, Borough: Borough of Berwick

County Columbia	School District Berwick Area	Tax Parcel Number 04D-08-139
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### D. VALUATION DATA

1. Actual Cash Consideration \$28,000.00	2. Other Consideration +0	3. Total Consideration =\$28,000.00
4. County Assessed Value \$19,998.00	5. Common Level Ratio Factor X 3.60	6. Fair Market Value \$71,992.80

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

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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### 2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

- ☐ Transfer to Industrial Development Agency. (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.)
- ☐ Transfers 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 or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)  
Transfer from the Sheriff to a government agency therefore tax exempt.

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

Signature of Correspondent or Responsible Party

Date

*Alex French*

02/10/13

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

43661

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

3-7568/2360

NUMBER  
43661



One Thousand Eight Hundred Seventy-Six and 44/100\*\*\*\*\*

DATE

February 06, 2013

AMOUNT

\*\*\*\*\*1,876.44

PAY

TO THE  
ORDER  
OF

Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

*Handwritten signature*



Security Features Included Data is not bank

⑈043661⑈ ⑈236075689⑈

9500077185⑈

43681

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

3-7568/2360

NUMBER  
43681



Eight Hundred Ten and 00/100\*\*\*\*\*

DATE

February 07, 2013

AMOUNT

\*\*\*\*\*810.00

PAY

TO THE  
ORDER  
OF

Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

*Handwritten signature*



Security Features Included Data is not bank

⑈043681⑈ ⑈236075689⑈

9500077185⑈

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

Lip

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

PNC BANK, NATIONAL ASSOCIATION

vs.

## Defendant

ALAIDA LIPARI

### Attorney for the Plaintiff:

UDREN LAW OFFICES, PC  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

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

Writ of Execution No. : 2012CV841

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 1220 ORANGE 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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
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	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Surcharge	\$120.00
Tax Claim Search	\$5.00

**Total Sheriff Costs \$2,137.82**

## Municipal Costs

Sewer	\$1,183.62
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**Total Municipal Costs \$1,183.62**

## Distribution Costs

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

**Grand Total: \$3,376.44**

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

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV975

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 lot or piece of land situate on the south side of Orange Street in D.A. Michael's Addition to West Berwick, Borough of Berwick in the County of Columbia and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner of Lot No. 247; thence by Orange Street South seventy-one degrees fifteen minutes East forty-eight feet (6) inches to the northwest corner of Lot No. 249; thence by the same lot line, South two degrees fifty minutes East one hundred sixty-four (164) feet to Sampson Alley; thence by Sampson Alley, North seventy-one degrees fifteen minutes west forty-eight (48) feet six (6) inch to the southeast corner of Lot No. 247 aforesaid; thence by the same lot line North two degrees fifty minutes West one hundred sixty-four (164) feet to Orange Street the place of beginning.

CONTAINING seventy-three hundred eighty (7,380) square feet of land.

BEING designated as Lot No. 248 as of record in Miscellaneous Book 7, at page 467, Columbia County Recorder's Office.

IT IS FURTHER COVENANTED AND AGREED by and between the parties hereto and all their successors in title no building or buildings shall be erected nearer than twenty-four (24) feet to the center line of Orange Street or Avenue in D.A. Michael's Addition.

BEING the same premises conveyed to Alaida Lipari by Deed of Angela L. Paul Buckley, n/k/a Angela L. Paul unmarried, dated July, 31, 2008 and recorded simultaneously with this mortgage.

BEING KNOWN AS: 1220 Orange Street, Berwick, PA 18603

PROPERTY ID NO.: 04D-08-139

TITLE TO SAID PREMISES IS VESTED IN Alaida Lipari BY DEED FROM Angela L. Paul Buckley n/k/a Angela L. Paul, unmarried DATED 07/31/2008 RECORDED 08/13/2008 IN DEED BOOK Instrument #200808291.

PROPERTY ADDRESS: 1220 ORANGE STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D-08-139

Seized and taken into execution to be sold as the property of ALAIDA LIPARI in suit of PNC BANK, NATIONAL ASSOCIATION.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder 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:  
POWERS, KIRN & JAVARDIAN LLC  
SOUTHAMPTON, PA

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

to law deposes and says that Press Enterprise is principal office and place of business at 3185

Columbia and State of Pennsylvania, and was

and has been published daily, continuously in said

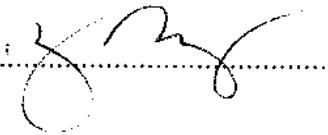
the attached notice January 16, 23, 30, 2013

or designated agent of the owner or publisher of

was published; that neither the affiant nor Press

of said notice and advertisement and that all of the

ne, place, and character of publication are true.



30th 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

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

Date: 12/19/2012

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 13407

LIPARI ALAIDA  
1220 ORANGE ST  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20080 -8291  
Location: 1220 ORANGE ST LOT 24  
Parcel Id:04D-08 -139-00,000

Assessment: 19,998  
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: \_\_\_\_\_

(H24)

- DOES NOT INCLUDE 2012 TAX CERTIFICATION.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
ALAIDA LIPARI

Case Number  
2012CV841

## SHERIFF'S RETURN OF SERVICE

01/04/2013 02:00 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 1220 ORANGE STREET, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

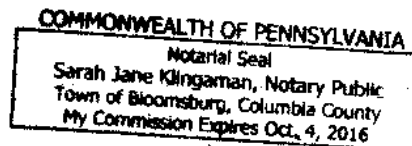
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

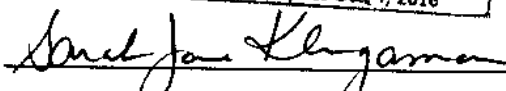
January 04, 2013

Affirmed and subscribed to before me this

NOTARY

4TH day of JANUARY, 2013





Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
ALAIDA LIPARI

Case Number  
2012CV841

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	01/03/2013
<b>Notes:</b>	SHERIFF'S SALE BILL		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	1220 ORANGE STREET BERWICK, PA 18603
<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>	01-03-13	<b>Time:</b>	1400
<b>Deputy:</b>	DANGELO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
------------------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

(POSTING)

2012CV841

1220 ORANGE STREET, BERWICK, PA 18603

EXP: 01/03/2013



December 27, 2012

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

**PNC BANK, NATIONAL ASSOCIATION**

VS.

**ALAIDA LIPARI**

**NO: 2012-CV-841**  
**2012-ED-170**

Dear Timothy:

The amount due on the sewer account #136530 for the property located at 1220 Orange Street Berwick through March 31, 2013 is \$1183.62. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

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

Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**

Plaintiff

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

**ALAIDA LIPARI,**

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2012-CV-841

2012-ED-170

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1**

Plaintiff, by its/his/her Attorney hereby verifies that:

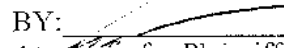
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: 1-25-13

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff

**SALVATORE CAROLLO, ESQUIRE  
PA ID 311050**

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**Alaida Lipari**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-841  
2012-ED-170

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**PNC Bank, National Association** , Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

**1220 Orange Street, Berwick, PA 18603**

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

**Alaida Lipari  
2720 Surf Avenue  
Brooklyn, NY 11224**

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

**Alaida Lipari  
2720 Surf Avenue  
Brooklyn, NY 11224**

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

**Berwick Area Joint Sewer Auth.  
1108 Freas Avenue  
Berwick, PA 18603**

**Jr Lien Holders - None**

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

**PNC Bank, National Association  
3232 Newmark Drive  
Miamisburg, OH 45342**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - 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:

**Columbia County Domestic Relations Section  
P.O. Box 380  
Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue  
Bureau of Compliance  
PO Box 281230  
Harrisburg, PA 17128-1230**

**Tenants/Occupants  
1220 Orange Street  
Berwick, PA 18603**

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:


**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 1-25-13

UDREN LAW OFFICES, P.C.

BY:   
Attorney for Plaintiff

SALVATORE CAROLLO, ESQUIRE  
PA ID 311050

MJU#: 12040274 CASE#: 12040274-1



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association  
Plaintiff

v.

ALAIDA LIPARI;

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-841

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

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**OWNER(S): ALAIDA LIPARI;**

**PROPERTY: 1220 Orange Street, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on February 6, 2013 at 9:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**MJU#: 12040274 CASE#: 12040274-1**

EXHIBIT A

**Audra Gragilla**  
**UDREN LAW OFFICES, P.C.**  
**111 Woodcrest Road, Suite 200**  
**Cherry Hill, NJ 08003**

Name and Address of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	Check appropriate block for Registered Mail:				Postmark and Date of Receipt				S.H. Fee	Remarks			
			Registered	Insured	COD	Certified	Return Receipt for Merchandise	Int'l Recorded Del	Express Mail	Handling Charge			Act. Value (If Regis.)	Insured Value	Due Sender If COD
1		PNC Bank, National Association 3232 Newmark Drive Miami, OH 45342 Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815 Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815 Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230 Tenants/Occupants 1220 Orange Street Berwick, PA 18603	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
2															
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
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 document reconstruction 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 for registered mail sent with optional postal insurance. See Domestic Mail Manual R940, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.						

5  
 jwl  
 Clear

**Audra Gragilla**  
**UDREN LAW OFFICES, P.C.**  
**111 Woodcrest Road, Suite 200**  
**Cherry Hill, NJ 08003**

Name and Address of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	Registered	Insured	COD	Certified	Return Receipt for Merchandise	Int'l Recorded Del	Express Mail	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due	S.D. Fee	R.R. Fee	S.H. Fee	Remarks
1		Berwick Area Joint Sewer Auth. 1108 Freas Avenue Berwick, PA 18603	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of noninsurable documents under Express Mail document reconstruction 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 for registered mail sent with optional postal insurance. See Domestic Mail Manual P900, S911, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

Total number of Pieces Listed by Sender

1

PS Form 3877, February 1994  
 Alaida Lipari - MJU# 12040274-1 (Columbia County) 2/6/13  
 Form Must be Completed by Typewriter, Ink or Ball Point Pen

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856 . 669 . 5400  
FAX: 856 . 669 . 5399**

MARK J. UDREN, ESQUIRE  
ADMITTED NJ, PA, FL  
TINA MARIE RICH  
Director of Operations

**PLEASE RESPOND TO NEW JERSEY OFFICE**

*January 25*, 2013

Prothonotary of Columbia County  
Columbia County Courthouse  
Courthouse P.O. Box 380  
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**  
vs.  
**ALAIDA LIPARI; et al**  
**Columbia County C.C.P. No. 2012-CV-841**  
**2012-ED-170**


Dear Prothonotary:

In connection with the above file, enclosed please find Praeipce to File Proof of Service for filing.

Also enclosed is an extra copy of the Praeipce to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance with this matter.

Sincerely yours,



**Audra Gragilla**  
**Foreclosure Specialist**  
/adg

Enclosure

cc: Sheriff of Columbia County

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association

Plaintiff

v.

ALAIDA LIPARI; et al

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2012-CV-841  
2012-ED-170

**PRAECIPE TO FILE PROOF OF SERVICE**

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date: 1-25-13

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

SALVATORE CAROLLO, ESQUIRE  
PA ID 311050

EXHIBIT B

PNC Bank, National Association, et. al., Plaintiff(s)  
vs.  
Alaida Lipari, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 120579-0001

### AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

UDREN LAW OFFICES  
Ms Audra Gragilla  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003-3620

--Alaida Lipari  
Court Case No. Columbia Co 2012-CV-841

State of: New York ss.

County of: Nassau

Name of Server: Juan Aguirre, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 15 day of December, 20 12, at 3:31 o'clock P M

Place of Service: at 2720 Surf Avenue, in Brooklyn, NY 11224

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Alaida Lipari

Person Served, and  
Method of Service:

- ☒ By personally delivering them into the hands of the person to be served.  
☐ By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Alaida Lipari at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person  
Receiving Documents:

The person receiving documents is described as follows:

Sex F; Skin Color white; Hair Color Gray; Facial Hair \_\_\_\_\_  
Approx. Age 62; Approx. Height 5'7; Approx. Weight 165

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

17 day of December, 20 12

Notary Public

(Commission Expires)

**RICHARD LINDHOLM**  
Notary Public - State of New York  
No. 01LI6262138  
Qualified in Nassau County  
My Commission Expires May 21, 2016

EXHIBIT B

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
ALAIIDA LIPARI

Case Number  
2012CV841

## 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:	Domestic Relations Office of Columbia Co	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloombsburg, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	DOT FRONIK	
Relation:	CERK	
Date:	14/4/12	Time:
Deputy:	5	Mileage:

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:
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### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV841 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

PNC BANK, NATIONAL ASSOCIATION  
vs.  
ALAIDA LIPARI

Case Number  
2012CV841

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	01/03/2013
<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 · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	STEPHANIE YUTKO
<b>Relation:</b>	TAX OFF CLERK
<b>Date:</b>	12/04/12
<b>Time:</b>	1315
<b>Deputy:</b>	59
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
------------------------------------	---------------

### 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 C

2012CV841

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/03/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

PNC BANK, NATIONAL ASSOCIATION  
vs.  
ALANDA LIPARI

Case Number  
2012CV841

## 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: OCCUPANT

Primary Address: 1220 ORANGE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

VACANT / POSTED

Relation:

Date:

12-05-12

Time:

11/0

Deputy:

DANIELA

Mileage:

### Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2012CV841

1220 ORANGE STREET, BERWICK, PA 18603

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

DATE  
03/01/2012

BILL NO.  
4674

DESCRIPTION	ASSESSMENT	MILLS	SS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,998	7.146	140.05	142.91	157.20
SINKING		1.345	26.36	26.90	29.59
FIRE		1.25	24.50	25.00	26.25
LIGHT		1.75	34.30	35.00	36.75
BORO RE		11.1	217.54	221.98	233.08
The discount & penalty have been calculated for your convenience			442.75 April 30 If paid on or before	451.79 June 30 If paid on or before	482.87 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

LIPARI ALAIDA  
1220 ORANGE ST  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04D-08 -139-00,000  
1220 ORANGE ST  
.1845 Acres Land 3,215  
Buildings 16,783  
Total Assessment 19,998

This tax returned to  
courthouse on:  
January 1, 2013

FILE COPY

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

4/30/12

BERWICK AREA SCHOOL DISTRICT		2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 002387			TAXPAYER COPY	
BERWICK BOROUGH		DESCRIPTION	ASSESSMENT	RATE	2% DISC	TAX AMOUNT 10% PENALTY
<b>MAKE CHECKS PAYABLE TO:</b> CONNIE GINGHER 1615 LINCOLN AVE BERWICK, PA 18603		REAL ESTATE	19998	45.0000	710.36	724.86 797.35
<b>HOURS</b> MON. TUE. THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442		ASSESSED VALUE	19998	899.91	710.36	724.86 797.35
		CHANGING REVENUE	3820	15.05	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE
		TOTAL ASSESSMENT	23818	724.86	Aug. 31	Oct. 31 Nov. 1

NO REFUNDS UNDER \$5.00

M  
A  
I  
L  
  
T  
O

LIPARI ALAIDA  
1220 ORANGE ST  
BERWICK PA 18603

PROPERTY DESCRIPTION	ACCT.
PARCEL 04D08 13900000 71036	6314
1220 ORANGE ST	SCHOOL PENALTY FOR
20080-8291 9156516 3215.00	DELINQUENT TAX TO
0.19 ACRES 16783.00	COURTHOUSE DEC. 15

NO PERSONAL CHECKS AFTER DEC. 1, 2012

Tim taxes paid in full for 2012

Connie

Connie Gingher

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



PNC BANK, NATIONAL ASSOCIATION  
vs.  
ALAI DA LIPARI

Case Number  
2012CV841

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

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	POSTED	
Relation:		
Date:	12.24.12	Time:
Deputy:	DANCELO	Mileage:

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:
-------	-----------------------	--------

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV841

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



PNC BANK, NATIONAL ASSOCIATION  
vs.  
ALAIDA LIPARI

Case Number  
2012CV841

## SERVICE COVER SHEET

### Service Details:

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

### Serve To:

<b>Name:</b>	BERWICK SEWER AUTHORITY
<b>Primary Address:</b>	1108 FREAS AVE BERWICK, PA 18603
<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>	KELLI GREER		
<b>Relation:</b>	CLEAN		
<b>Date:</b>	12/04/12	<b>Time:</b>	0830
<b>Deputy:</b>	DANLEW	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
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### Service Attempts:

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

### Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2012CV841

1108 FREAS AVE, BERWICK, PA 18603

EXP: 01/03/2013

Document Receipt

---

Trans # 44287 Carrier / service: POST 2PM 12/3/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000018872

Doc Ref #: 170ED2012

Document Receipt

---

Trans # 44286 Carrier / service: POST 2PM 12/3/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000018865

DEPARTMENT 281230

Doc Ref #: 170ED2012

HARRISBURG PA 17128

Document Receipt

---

Trans # 44285 Carrier / service: POST 2PM 12/3/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000018858

Doc Ref #: 170ED2012

Document Receipt

---

Trans # 44284 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 #: 9171924291001000018841

Doc Ref #: 170ED2012

KING OR PA 19406  
PRUSSIA



Document Receipt

---

Trans # 44283 Carrier / service: POST 2PM 12/3/2012

Ship to: 44283

COMMONWEALTH OF PA

PO BOX 281230

Tracking #: 9171924291001000018834

Doc Ref #: 170ED2012

HARRISBURG PA 17128

Document Receipt

---

Trans # 44282 Carrier / service: POST 2PM 12/3/2012

Ship to: 44282

ALAI DA LIPARI

2720 SURF AVENUE

Tracking #: 9171924291001000018827

Doc Ref #: 170ED2012

BROOKLYN NY 11224

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV841

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 lot or piece of land situate on the south side of Orange Street in D.A. Michael's Addition to West Berwick, Borough of Berwick" in the County of Columbia and state of Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at the northeast corner of Lot No. 247; thence by Orange Street South seventy-one degrees fifteen minutes East forty-eight feet (6) inches to the northwest corner of Lot No. 249; thence by the same lot line, South two degrees fifty minutes East one hundred sixty-four (164) feet to Sampson Alley; thence by Sampson Alley, North seventy-one degrees fifteen minutes west forty-eight (48) feet six (6) inch to the southeast corner of Lot No. 247 aforesaid; thence by the same lot line North two degrees fifty minutes West one hundred sixty-four (164) feet to Orange Street the place of beginning.  
CONTAINING seventy-three hundred eighty (7,380) square feet of land.  
BEING designated as Lot No. 248 as of record in Miscellaneous Book 7, at page 467, Columbia County Recorder's Office.  
IT IS FURTHER COVENANTED AND AGREED by and between the parties hereto and all their successors in title no building or buildings shall be erected nearer than twenty-four (24) feet to the center line of Orange Street or Avenue in D.A. Michael's Addition.  
BEING the same premises conveyed to Alaida Lipari by Deed of Angela L. Paul Buckley, n/k/a Angela L. Paul unmarried, dated July, 31, 2008 and recorded simultaneously with this mortgage.  
BEING KNOWN AS: 1220 Orange Street, Berwick, PA 18603  
PROPERTY ID NO.: 04D-08-139  
TITLE TO SAID PREMISES IS VESTED IN Alaida Lipari BY DEED FROM Angela L. Paul Buckley n/k/a Angela L. Paul, unmarried DATED 07/31/2008 RECORDED 08/13/2008 IN DEED BOOK Instrument #200808291.  
PROPERTY ADDRESS: 1220 ORANGE STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D-08-139

Seized and taken into execution to be sold as the property of ALAIDA LIPARI in suit of PNC BANK, NATIONAL ASSOCIATION.

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

Attorney for the Plaintiff:  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# REAL ESTATE OUTLINE

ED # 170-12

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

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR <del>\$1,350.00</del> OR <u>1500.00</u>	<u>✓</u>	CK# <u>39069</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 <sup>ST</sup> WEEK <u>Jan. 16</u>	
	2 <sup>ND</sup> WEEK <u>23</u>	
	3 <sup>RD</sup> WEEK <u>30, 13</u>	

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association  
Plaintiff

v.

Alaida Lipari

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-841

2012-ED-170

**WRIT OF EXECUTION**

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1220 Orange Street, Berwick, PA 18603

Amount due

\$ 39,008.63

Interest From 11/07/2012  
to Date of Sale

\$ \_\_\_\_\_

*Ongoing Per Diem of \$6.73  
to actual date of sale including if sale is  
held at a later date*

(Costs to be added)

\$ \_\_\_\_\_  
*Prothonotary*

*Thomas B. Kelme*  
By *Barbara D. Schutte, Clerk*  
Clerk

Date 12-3-12

FROM: 2nd DEPT. OF SEV. COURTS

My Com. Ex. Monday in 2016

MJU#: 12040274 CASE#: 12040274-1

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
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CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-841

2012 - ED - 170

**CERTIFICATE OF ACT 91**

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91

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

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

ELIZABETH L. WASSON  
PA ID 77786

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
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**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**COURT OF COMMON PLEAS**  
**CIVIL DIVISION**  
**Columbia County**

**Alaida Lipari**

**MORTGAGE FORECLOSURE**

**Defendant(s)**

**NO. 2012-CV-841**

*2012-ED-170*

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

**PNC Bank, National Association**, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

**1220 Orange Street, Berwick, PA 18603**

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

**Alaida Lipari**  
**2720 Surf Avenue**  
**Brooklyn, NY 11224**

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

**Alaida Lipari**  
**2720 Surf Avenue**  
**Brooklyn, NY 11224**

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

**Jr Lien Holders - None**

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

**PNC Bank, National Association**  
**3232 Newmark Drive**  
**Miamisburg, OH 45342**

**Sr Mortgage Holders - None**

**Jr Mortgage Holders - None**

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

**Sr lien Holders - 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:

**Columbia County Domestic Relations Section**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau**

**P.O. Box 380**

**Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue**

**Bureau of Compliance**

**PO Box 281230**

**Harrisburg, PA 17128-1230**

**Tenants/Occupants**

**1220 Orange Street**

**Berwick, PA 18603**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**



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

DATED: 11/30/2012

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorney for Plaintiff

MJU#: 12040274 CASE#: 12040274-1

ELIZABETH L WASSALL, ESQ  
PA ID 77788

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**pleadings@udren.com**

**PNC Bank, National Association**  
Plaintiff

v.

**Alaida Lipari**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County**

**MORTGAGE FORECLOSURE**

**NO. 2012-CV-841**

*2012-ED-170*

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**AND RULE 76**

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**Harrisburg, PA 17128-1230**

**Tenants/Occupants**

**1220 Orange Street**

**Berwick, PA 18603**

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:

**Federal Tax Lien Holders - None**

**Condo/Homeowners Association - None**

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

DATED: 11/30/2012

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorney for Plaintiff

MJU#: 12040274 CASE#: 12040274-1

ELIZABETH L WASSALL, ESQ  
PA ID 77788

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
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**856-669-5400**  
**pleadings@udren.com**

**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**ALAIDA LIPARI**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-841

2012-ED-170

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

**TO: Alaida Lipari**  
**2720 Surf Avenue**  
**Brooklyn, NY 11224**

Your house (real estate) at **1220 Orange Street, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$39,008.63**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**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 cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 856-669-5400.
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 856-669-5400.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after 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 distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
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.**

**LAWYER REFERRAL SERVICE**

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

**ASSOCIATION DE LICENCIADOS**

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

**UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400**

**pleadings@udren.com**

**PNC Bank, National Association**  
Plaintiff

v.

**Alaida Lipari**

Defendant(s)

**ATTORNEY FOR PLAINTIFF**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-841

2012-ED-170

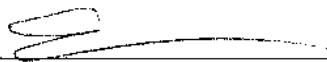
**AFFIDAVIT OF LAST KNOWN ADDRESS**  
**UNDER RULE 76**

The Defendant(s) last known address is as follows:

**ALAIDA LIPARI  
2720 SURF AVENUE  
BROOKLYN, NY 11224**

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

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

ELIZABETH L WASSALL, ESC  
PA ID 77788

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
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**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
**Columbia County**

**ALAIDA LIPARI**

MORTGAGE FORECLOSURE

Defendant(s)

NO. **2012-CV-841**

2012-ED-170

**SHORT DESCRIPTION FOR ADVERTISING**

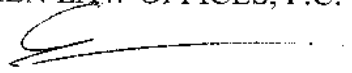
ALL THAT CERTAIN LOT OF LAND SITUATE IN **BOROUGH OF BERWICK,**  
**COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS **1220 Orange Street, Berwick, PA 18603**

PARCEL NUMBER: **04D-08-139**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

**ELIZABETH L WASSALL, LL**  
**PA ID 77788**



LIPARI - EXHIBIT "A"

ALL that certain lot or piece of land situate on the south side of Orange Street in D.A. Michael's Addition to West Berwick, Borough of Berwick, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner of Lot No. 247; thence by Orange Street South seventy-one degrees fifteen minutes East forty-eight (48) feet six (6) inches to the northwest corner of Lot No. 249; thence by the same lot line, South two degrees fifty minutes East one hundred sixty-four (164) feet to Sampson Alley; thence by Sampson Alley, North seventy-one degrees fifteen minutes West forty-eight (48) feet six (6) inches to the southeast corner of Lot No. 247 aforesaid; thence by the same lot line North two degrees fifty minutes West one hundred sixty-four (164) feet to Orange Street the place of beginning.

CONTAINING seventy-three hundred eighty (7,380) square feet of land.

BEING designated as Lot No. 248 as of record in Miscellaneous Book 7, at page 467, Columbia County Recorder's Office.

IT IS FURTHER COVENANTED AND AGREED by and between the parties hereto and all their successors in title that no building or buildings shall be erected nearer than twenty-four (24) feet to the center line of Orange Street or Avenue in D.A. Michael's Addition.

BEING the same premises conveyed to Alaida Lipari by Deed of Angela L. Paul Buckley, n/k/a Angela L. Paul, unmarried, dated July 31, 2008 and recorded simultaneously with this mortgage.

BEING KNOWN AS: 1220 Orange Street, Berwick, PA 18603

PROPERTY ID NO.: 04D-08-139

TITLE TO SAID PREMISES IS VESTED IN Alaida Lipari BY DEED FROM Angela L. Paul Buckley n/k/a Angela L. Paul, unmarried DATED 07/31/2008 RECORDED 08/13/2008 IN DEED BOOK Instrument #200808291.

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856 . 669 . 5400  
FAX: 856 . 669 . 5399

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

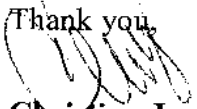
Sheriff of Columbia County  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**  
vs.  
**Alaida Lipari**

**Columbia County C.C.P. No. 2012-CV-841**

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

  
**Christina Jans**  
Foreclosure Specialist

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
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**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

Sheriff of Columbia County  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815


Re: PNC Bank, National Association  
vs.  
Alaida Lipari

Columbia County C.C.P. No. 2012-CV-841 2012-ED-170

Dear Sir or Madam:

Please **POST** the property with the Handbill at 1220 Orange Street, Berwick, PA 18603.

UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

ELIZABETH L WASSALL, ESQ.  
PA ID 77788

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

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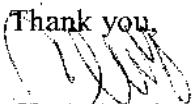
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Columbia County C.C.P. No. **2012-CV-841**      2012-ED-170

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Thank you,

  
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**ATTORNEY FOR PLAINTIFF**

**PNC Bank, National Association**  
Plaintiff

v.

**Alaida Lipari**

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-841

2012-ED-170

**AFFIDAVIT PURSUANT TO RULE 3129.1**  
**AND RULE 76**

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**Berwick, PA 18603**

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:

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**Condo/Homeowners Association - None**

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

DATED: 11/30/2012

UDREN LAW OFFICES, P.C.

BY: [Signature]  
Attorney for Plaintiff

MJU#: 12040274 CASE#: 12040274-1

ELIZABETH L WASSALL, ESQ  
PA ID 77788

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

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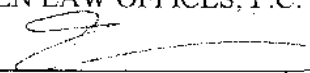
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Columbia County C.C.P. No. 2012-CV-841      2012-ED-170

Dear Sir or Madam:

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UDREN LAW OFFICES, P.C.

  
Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.  
PA ID 77788



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ATTORNEY FOR PLAINTIFF

PNC Bank, National Association  
Plaintiff

v.

ALAIDA LIPARI;  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-841 2012-ED-170

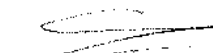
**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date:

11/30/2012

UDREN LAW OFFICES, P.C.

  
\_\_\_\_\_  
Attorney for Plaintiff

ELIZABETH L WASSALL, L.L.  
PA ID 77788

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association  
Plaintiff

v.

ALAIDA LIPARI,  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-841 2012-ED-170

AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **ALAIDA LIPARI**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: November 6, 2012

  
\_\_\_\_\_  
Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.  
PA ID 77790



Status Report  
Pursuant to Servicemembers Civil Relief Act

Last Name: LIPARI

First Name: ALAIDA

Middle Name:

Active Duty Status As Of: Nov-06-2012

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

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

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

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

*Mary M. Snavelly-Dixon*

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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 7QEFVR54PE

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

39069

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



NUMBER  
39069

3-7568/2360

One Thousand Five Hundred and 00/100 \*\*\*\*\*  
DATE November 06, 2012  
AMOUNT \*\*\*\*\*1,500.00

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

*[Signature]*

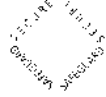
THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

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SECURITY FEATURES: NO KIDNAP



SECURITY FEATURES: NO KIDNAP



MP