

SHERIFF'S SALE

Distribution Sheet

Fulton Bank N.A. VS. David C. Edwards & Vicki L. Edwards

NO. 174-2011 JD DATE OF SALE: May 9, 2012

NO. 24-2012 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) May 9, 2012 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Jason Andrew Fowler for the price or sum of \$68,438.56 (Sixty Eight Thousand Four Hundred Thirty Eight 56/100) Dollars. Jason Andrew Fowler being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 65,000.00	
Poundage	1,300.00	
Transfer Taxes	1,888.56	
Lien Search	250.00	
Total Needed to Purchase		\$ 68,438.56
Amount Paid Down		6,800.00
Balance Needed to Purchase		61,638.56


EXPENSES:

Columbia County Sheriff - Costs	\$ 470.50	
Poundage	1,300.00	\$ 1,775.50
Newspaper		1,507.38
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds - Deed copy work		55.00
Realty transfer taxes		944.28
State stamps		944.28
Tax Collector ()		-0-
Columbia County Tax Assessment Office		5.00
State Treasurer		170.00
Other: Sewer		211.01
Lien Search Certificate		250.00
Notary		15.00
North'd Co. - Service		64.38
Web Posting		150.00
TOTAL EXPENSES:		\$ 6,171.83

Total Needed to Purchase	\$ 68,438.56
Less Expenses	6,171.83
Net to First Lien Holder	62,266.73
Plus Deposit	1,500.00
Total to First Lien Holder	\$ 63,766.73

Sheriff's Office, Bloomsburg, Pa.
May 30, 2012

So answers

 Sheriff

BULL BULL KNECHT LLP
ATTORNEYS-AT-LAW
REAL ESTATE ESCROW ACCOUNT
106 MARKET ST
BERWICK, PA 18603

DATE May 29, 2012

9956
60712313
1

PAY TO THE ORDER OF Columbia County Sheriff \$ 61,638.56

City-One Thousand Six Hundred Thirty-Eight and ----- 56/100 DOLLARS



FOR JASON FOWLER - Foreclosure Sale Purchase
(2011CV174)

⑈009956⑈ ⑆031307125⑆ 01 92266 901⑈

AG 9 mm

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Diane Guinan

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: May 30, 2012

Re: Fulton Bank vs. David Edwards

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

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**
NJ MANAGING ATTORNEY**TINA MARIE RICH**
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

May 11, 2012

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

Re: Fulton Bank, N.A.
vs.
David C. Edwards
Vicki L. Edwards
Columbia County C.C.P. No. 2011 CV 174

Dear Sir:

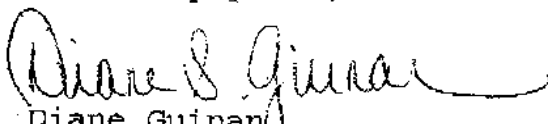
As you know, the above referenced property was purchased by a third party, Jason Fowler, at the May 9, 2012 Sheriff's Sale for \$65,000.00.

Please be advised, the Plaintiff, Fulton Bank, N.A., is entitled to recoup \$151,807.43. That figure represents the Judgment amount, interest to the date of sale and the Sheriff's deposit.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,



Diane Guinan
UDREN LAW OFFICES, P.C.

Enclosures

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Fulton Bank, NA vs Dan & Vicki Edwards

NO. 24-12 ED NO. 174-11 JD

DATE/TIME OF SALE: May 9, 12 PM

BID PRICE (INCLUDES COST) \$ 65000.00

POUNDAGE - 2% OF BID \$ 1300.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1888.56

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 68438.56

PURCHASER(S): Jason A. Fowler (570) 854-0532

ADDRESS: 808 Old Brunswick Rd Apt 4 Bloomsburg Pa 17815

NAMES(S) ON DEED: Jason Andrew Fowler

PURCHASER(S) SIGNATURE(S): Jason A. Fowler

TOTAL DUE: \$ 68438.56

LESS DEPOSIT: \$ 6800.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 61,638.56

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FULTON BANK, N.A.

vs.

Defendant
DAVID C EDWARDS
VICKI L. EDWARDS

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, May 9, 2012

Writ of Execution No. : 2011CV174

Advance Sheriff Costs: 1,350.00

Location of the real estate: 219 MADRID AVENUE, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	8.00
Crying Sale	10.00
Service	240.00
Poundage	1,300.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	170.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,507.38
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	42.00
Copies	8.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00
Other	64.38
NORTH'D CO	

Total Sheriff Costs 3,767.26

Municipal Costs

Sewer	211.01
-------	--------

Total Municipal Costs 211.01

Distribution Costs

Recording Fees	55.00
Transfer Taxes (Local)	1,888.56
Recorder, Lien Search	250.00

Total Distribution Costs 2,193.56

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

	Grand Total:	6,171.83
--	---------------------	-----------------

6,171.83

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Helen

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: \$ 4

Phone:

Date: May 10, 2012

Re: Edwards cost sheets

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

2nd cost sheets provided.

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**
NJ MANAGING ATTORNEY**TINA MARIE RICH**
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

Fax

Fax Transmission

To:

570-389-5625

From:

Helyn White - Post Sale Processorhwhite@udren.com

Direct Line 856-669-5690

Direct Fax 856-669-5691

Office Fax 856-669-5399

Total Number of Pages (including cover) 2

Date:

5/10/12

Re:

IMPORTANT!! 3rd Party Claim!!

THIS CHECK IS VOID WITHOUT A MULTICOLORED BACKGROUND, MICROPRINT SIGNATURE LINES, A TRUE WATERMARK AND VISIBLE PLUS INVISIBLE FLUORESCENT FIBERS

FNB Bank
N.A.

LISTENING IS JUST THE BEGINNING.

1000006137

60-574
313

AMOUNT

CHECK DATE

May 9, 2012

\$6,800.00

CASHIER'S CHECK

PAY

Six Thousand Eight Hundred Dollars and No Cents

TO THE
ORDER
OF

Columbia County Sheriff

[Signature]

MP

REMITTER

Purchase of 219 Madrid Ave...down payment

MP

⑈ 1000006137⑈ ⑆031305745⑆ 2995 96079⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
FULTON BANK, N.A.

vs.

Defendant
DAVID C EDWARDS
VICKI L. EDWARDS

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

Sheriff's Sale Date: Wednesday, May 9, 2012

Writ of Execution No. : 2011CV174

Advance Sheriff Costs: 1,350.00

Location of the real estate: 219 MADRID AVENUE, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing		15.00
Levy		15.00
Posting Handbill		15.00
Service Mileage		8.00
Crying Sale		10.00
Service		240.00
Prothonotary, Acknowledge Deed		10.00
Advertising Sale Bills & Copies		17.50
Sheriff's Deed		35.00
Distribution Form		25.00
Surcharge	NORTH'D CO	170.00
Advertising Sale (Newspaper)		15.00
Press Enterprise Inc.		1,507.38
Web Posting		100.00
Notary Fee		15.00
Transfer Tax Form		25.00
Mailing Costs		42.00
Copies		8.00
Solicitor Services		75.00
Tax Claim Search		5.00
Sheriff Automation Fund		50.00
Other	NORTH'D CO	64.38

Total Sheriff Costs 2,467.26

Municipal Costs

Sewer	NORTH'D CO	211.01
-------	------------	--------

Total Municipal Costs 211.01

Distribution Costs

Recording Fees	NORTH'D CO	55.00
----------------	------------	-------

Total Distribution Costs 55.00

Grand Total: 2,733.27

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, Telecost, Inc.

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

February 6, 2012

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2011CV174

219 Madrid Ave

Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Mr. & Mrs. David Edwards, for the property located 219 Madrid Ave, Bloomsburg, PA 17818 Columbia County in the amount of \$211.01. Services dates for the fees in question are from August 2011 to May 09, 2012.

No paperwork was provided by your office, but, a phone call to your office verified the sale is to take place on Wednesday, May 9, 2012. If this sale were to be cancelled, Scott Township Authority would like to be notified as soon as possible

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File



Northumberland County

Controller's Office
399 S. 5th Street
Sunbury, PA 17801

CHECK DATE	CHECK NO.
03/16/2012	294134

M&T Bank

Manufacturers and Traders Trust Company
Sunbury, PA 17801

60-295/313

AMOUNT
*****85.62

VOID AFTER SIX MONTHS

EIGHTY FIVE DOLLARS AND 62 CENTS

DOLLARS

PAY
TO THE
ORDER
OF

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

[Signature]
[Signature]
[Signature]

AUTHORIZED SIGNATURE(S)

⑈ 294134⑈ ⑆ 031302955⑆ 8892659478⑈

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner
Sheriff



Tony Matulewicz, Esq
Solicitor

Randy Coe
Chief Deputy

FULTON BANK
vs.
VICKI L EDWARDS

Case Number
11 CV 0174

SHERIFF'S RETURN OF SERVICE

02/28/2012 03:30 PM - DEPUTY DANIEL ZETTELMAYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION (MORTGAGE FORECLOSURE) NOTICE OF SHERIFF SALE OF REAL PROPERTY FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: VICKI L EDWARDS AT 217 WATER STREET, NORTHUMBERLAND, PA 17857.

SO ANSWERS,

CHAD A REINER, SHERIFF

March 07, 2012

Subscribed before
7th day of March
2012
M. Kathleen Shusser
197
REC. CLERK
Jan. 2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SHERIFF'S RETURN OF SERVICE

04/03/2012 12:15 PM - SHERIFF TIMOTHY T. CHAMBERLAIN, 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 219 MADRID AVENUE, BLOOMSBURG, PA 17815.

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of APRIL 2012

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

Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 03/22/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 219 MADRID AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-3

Time: 12:15

Deputy: TC

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2011CV174

219 MADRID AVENUE, BLOOMSBURG, PA 17815

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

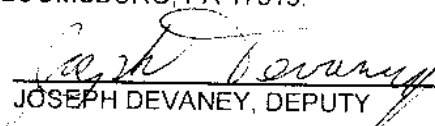


FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SHERIFF'S RETURN OF SERVICE

02/23/2012 10:23 AM - DEPUTY JOSEPH DEVANEY, 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: DAVID C EDWARDS AT 1209 MAIN STREET APT 1, BLOOMSBURG, PA 17815.


JOSEPH DEVANEY, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2012

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

NOTARY

Affirmed and subscribed to before me this

24TH day of FEBRUARY, 2012



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

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner
SheriffTony Matulewicz, Esq
SolicitorRandy Coe
Chief DeputyFULTON BANK
vs.
VICKI L EDWARDSCase Number
11 CV 0174

SHERIFF'S RETURN OF SERVICE

02/28/2012 03:30 PM - DEPUTY DANIEL ZETTELMAYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION (MORTGAGE FORECLOSURE) NOTICE OF SHERIFF SALE OF REAL PROPERTY FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: VICKI L EDWARDS AT 217 WATER STREET, NORTHUMBERLAND, PA 17857.

SO ANSWERS,

CHAD A REINER, SHERIFF

March 07, 2012

Subscribed before
this 7th day of March
2012

PROTESTATARY

Mon. Jan. 2011

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 9, 2012

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

RE: Fulton Bank, N.A.
vs.
David C. Edwards
Vicki L. Edwards
Columbia County, CCP No. 2011 CV 174

Please be informed that our office will be using an outside servicer to serve the defendant(s) Vicki L. Edwards 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

Northumberland County Sheriff's Office

201 Market Street, Sunbury, PA 17801

Chad A. Reiner, Sheriff



Tony Matulewicz, Esq., Solicitor

Phone: 570-988-4155

Fax: 570-988-4496

www.northumberlandsheriff.com

DATE: 3-7-12

TO: (TELEPHONE #): _____

TO: (OFFICE): Columbia Co Sheriff

ATTENTION: (PERSONS NAME): _____

TO: (FAX #): 389-5625

FROM: (YOUR NAME): Dabene

Edwards
File

OF THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE

NUMBER OF PAGES NOT INCLUDING TRANSMITTAL SHEET 1

IF THERE IS ANY PROBLEM WITH THIS TRANSMITTAL PLEASE
CALL (570) 988-4155

COMMENTS:

SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner
Sheriff



Tony Matulewicz, Esq
Solicitor

Randy Coe
Chief Deputy

FULTON BANK
vs.
VICKI L EDWARDS

Case Number
11 CV 0174

SHERIFF'S RETURN OF SERVICE

02/28/2012 03:30 PM - DEPUTY DANIEL ZETTELMOYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION (MORTGAGE FORECLOSURE) NOTICE OF SHERIFF SALE OF REAL PROPERTY FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: VICKI L EDWARDS AT 217 WATER STREET, NORTHUMBERLAND, PA 17857.

SO ANSWERS,

CHAD A REINER, SHERIFF

March 07, 2012

Extracted from the records
and certified this 7th day
of March A.D. 2012
by Kathleen Brauses
Prothonotary

My Commission Expires First
Monday of January, 2014

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 9, 2012

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

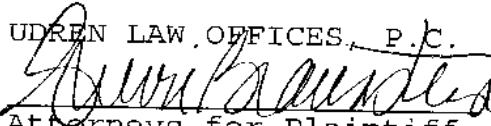
Re: Fulton Bank, N.A.
vs.
David C. Edwards
Vicki L. Edwards
Columbia County C.C.P. No. 2011 CV 174

Dear Sir:

Please serve the Defendant(s), David C. Edwards at 1209 Main Street
#1, Bloomsburg, PA 17815

Please then, **POST** the property with the Handbill at 219 Madrid
Avenue, Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.


Attorneys for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

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

REAL ESTATE TAX CERTIFICATION

Date: 02/29/2012

Fee: \$5.00

Cert. NO: 11548

EDWARDS DAVID C & VICKI L
219 MADRID AVENUE
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20051 -2963
Location: 219 MADRID AVE
Parcel Id:31 -3C1-073-00,000

Assessment: 24,915
Balances as of 02/29/2012

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

By: Columbia Co. Sheriff

Per: Tim Chamberlain
Hwa

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia		
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815		
Phone:		DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	JOE HORVAT		
Relation:	REP. DIRECTOR		
Date:	2/23/12	Time:	0840
Deputy:	59	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV174

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/22/2012

Warrant:

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

Serve To:

Name: DAVID C EDWARDS

Primary Address: 1209 MAIN STREET APT 1
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ~~DAVID C EDWARDS~~ DAVID C EDWARDS

Relation: DEF

Date: 2/23/12 Time: 1023

Deputy: 5-11 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

EDWARDS, DAVID C

2011CV174

1209 MAIN STREET APT 1, BLOOMSBURG, PA 17815 EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	FNB BANK
Primary Address:	37-41 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	BETH HOOVER		
Relation:	SENIOR C.S. REP		
Date:	2/23/12	Time:	0900
Deputy:	SG	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

FNB BANK

2011CV174

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	H. James Hock
Primary Address:	2626 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-7823
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	H. JAMES HOCK
Relation:	
Date:	2/23/12
Time:	1010
Deputy:	S-11
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. SERVED AT RESIDENCE 2604 TURNER RD.
- 2.
- 3.
- 4.
- 5.
- 6.

HOCK, H. JAMES

2011CV174

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/22/2012

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: HEATHER HYATT

Relation: TAX CLERK

Date: 2/23/12

Time: 0835

Deputy: 59

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX

2011CV174

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD		
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815		
Phone:	570-784-2850	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>		
Adult In Charge:	NOTTIE DESIPORO		
Relation:	ACCOUNTS PERSON		
Date:	2/23/12	Time:	0945
Deputy:	509	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2011CV174

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 03/22/2012

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

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604
Plaintiff

v.

David C. Edwards
Vicki L. Edwards
219 Madrid Avenue
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011 CV 174

2012-ED-24

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: May 4, 2012

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino
Attorneys for Plaintiff

PAIGE M. BELLINO, ESQUIRE

PAID

PA ID 309091

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

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards
Vicki L. Edwards
Defendant(s)

NO. 2011 CV 174
2012-ED-24

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Fulton Bank, N.A., 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: 219 Madrid Avenue, Bloomsburg, PA 17815

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

David C. Edwards 1209 Main Street #1
Bloomsburg, PA 17815

Vicki L. Edwards 217 Water Street
Northumberland, PA 17857

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

SAME AS #1 ABOVE

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

Chase Bank USA, NA 3700 Wiseman Blvd., San Antonio, TX
78251

c/o Weltman, Weinberg & Reis
1400 Koppers Bldg., 436 7th Ave.
Pittsburgh, PA 15219

P.O. Box 15298
Wilmington, DE 19850

HSBC Bank Nevada, NA 1111 Town Center Dr., Las Vegas, NV
89193

FIA Card Services NA

655 Papermill Road, Newark, DE
19711

Chase Bank USA NA,

P.O. Box 15298, Wilmington, DE
19850

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

Name

Address

Fulton Bank, N.A.

P.O. Box 4887
Lancaster, PA 17604

FNB Bank, NA

37 West Main Street, Bloomsburg, PA
17815

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

Name

Address

None

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

Name

Address

Columbia County Tax
Claim Bureau

P.O Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

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

Name

Address

Tenants/Occupants

219 Madrid Avenue, Bloomsburg, PA
17815

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: May 4, 2012

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

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

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.
Plaintiff

v.

David C. Edwards
Vicki L. Edwards
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011 CV 174
2012-ED-24

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): David C. Edwards and Vicki L. Edwards

PROPERTY: 219 Madrid Avenue, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **May 9, 2012**, at 9:00 am, at the Columbia County Courthouse, Bloomsburg, PA. 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.

A Schedule of Distribution will be filed by the Sheriff 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.

EXHIBIT

Name and Address of Sender

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003

ATTN: Audra Gragilla

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230											
2		TENANTS/OCCUPANTS 219 Madrid Avenue Bloomsburg, PA 17815											
3		Chase Bank USA, NA 3700 Wishman Blvd. San Antonio, TX 78251											
4		HSBC Bank Nevada, NA 1111 Town Center Dr. Las Vegas, NV 89193											
5		FIA Card Services NA 655 Papermill Road Newark, DE 19711											
6		Chase Bank USA NA P.O. Box 15298 Wilmington, DE 19850											
7		Fulton Bank, N.A. P.O. Box 4887 Lancaster, PA 17604											
8		FNB Bank, NA 37 West Main Street Bloomsburg, PA 17815											
9		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
10		Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
11													
12													
13													
14													
Total number of Pieces Listed by Sender			10	Total Number of Pieces Received at Post Office		10	Postmaster, Per (Name of Receiving Employee)		9/12				

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 R900, 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.

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		Article Number		Line		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt	
UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Audra Gragilla															
Name of Addressee, Street, and Post Office Address		Article Number		Line		Postage		Fee		Handling Charge		Insured Value		Due Sender If COD	
Chase Bank USA, NA c/o Wellman, Weinberg & Reis 1400 Koppers Bldg., 436 7 th Ave. Pittsburgh, PA 15219		1		1											
Chase Bank USA, NA P.O. Box 15298 Wilmington, DE 19850		2		2											
		3		3											
		4		4											
		5		5											
		6		6											
		7		7											
		8		8											
		9		9											
		10		10											
		11		11											
		12		12											
		13		13											
		14		14											
Total number of Pieces Listed by Sender		2		2											
Total Number of Pieces Received at Post Office		2		2											
Postmaster, Per (Name of Receiving Employee)		JRE		JRE											
MAR 22 1994															

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 R900, 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 forth class parcels.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SHERIFF'S RETURN OF SERVICE

02/23/2012 10:23 AM - DEPUTY JOSEPH DEVANEY, 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: DAVID C EDWARDS AT 1209 MAIN STREET APT 1, BLOOMSBURG, PA 17815.


JOSEPH DEVANEY, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2012

NOTARY

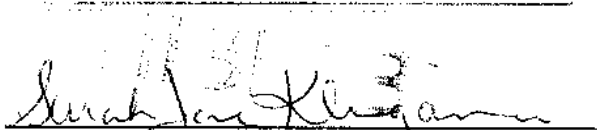
Affirmed and subscribed to before me this

24TH day of FEBRUARY, 2012

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

for Columbia County Sheriff's Office, Inc.

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



SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner
SheriffTony Matulewicz, Esq
SolicitorRandy Coa
Chief DeputyFULTON BANK
vs.
VICKI L EDWARDSCase Number
11 CV 0174

SHERIFF'S RETURN OF SERVICE

02/28/2012 03:30 PM - DEPUTY DANIEL ZETTELMAYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION (MORTGAGE FORECLOSURE) NOTICE OF SHERIFF SALE OF REAL PROPERTY FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: VICKI L EDWARDS AT 217 WATER STREET, NORTHUMBERLAND, PA 17857.

SO ANSWERS,

CHAD A REINER, SHERIFF

March 07, 2012

and subscribed before
this 7th day of March
2012

PRO HONORARY

Mon. Jan. 2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	SCOTT TOWNSHIP AUTHORITY	
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	SHARON KELLER	
Relation:	CHIEF CLERK - MGR.	
Date:	2/23/12	Time:
Deputy:	S-11	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SCOTT TOWNSHIP

2011CV174

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



FULTON BANK, N.A.
vs.
DAVID C EDWARDS (et al.)

Case Number
2011CV174

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	219 MADRID AVENUE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other
Adult In Charge:	
Relation:	SALE NOTICE POSTED ON FRONT DOOR
Date:	2/24/12
Time:	0930
Deputy:	S-9
Mileage:	

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC
Phone:	

Service Attempts:

Date:	2/23/12					
Time:	0915					
Mileage:						
Deputy:	S-9/11					

Service Attempt Notes:

1. N.A.L.C - HOUSE APPEARS TO BE VACATED - NO FURNATURE VISIBLE
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2011CV174

219 MADRID AVENUE, BLOOMSBURG, PA 17815

EXP: 03/22/2012

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

Fulton Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards
Vicki L. Edwards
Defendant(s)

NO. 2011 CV 174

2012-ED-24

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Fulton Bank, N.A., 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: 219 Madrid Avenue, Bloomsburg, PA 17815

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

David C. Edwards 1209 Main Street #1
Bloomsburg, PA 17815

Vicki L. Edwards 217 Water Street
Northumberland, PA 17857

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

SAME AS #1 ABOVE

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

Chase Bank USA, NA 3700 Wiseman Blvd., San Antonio, TX
78251

4/ HSBC Bank Nevada, NA 1111 Town Center Dr., Las Vegas, NV
89193

5 FIA Card Services NA 655 Papermill Road, Newark, DE
19711

Chase Bank USA NA, P.O. Box 15298, Wilmington, DE
19850

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

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

Fulton Bank, N.A.	P.O. Box 4887 Lancaster, PA 17604
-------------------	--------------------------------------

6 FNB Bank, NA 37 West Main Street, Bloomsburg, PA
17815

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

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

None

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

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

Columbia County Tax Claim Bureau	P.O Box 380, Bloomsburg, PA 17815
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Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
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Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
--	--

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

7 Tenants/Occupants

219 Madrid Avenue, Bloomsburg, PA
17815

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: February 9, 2012

UDREN LAW OFFICES, P.C.

BY: Sherri J. Braunstein
Attorneys for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

Document Receipt

Trans # 15257 Carrier / service: POST 2PM 2/22/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000012740

Doc Ref #: 24ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 15255 Carrier / service: POST 2PM 2/22/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000012733

DEPARTMENT 281230

Doc Ref #: 24ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 15254 Carrier / service: POST 2PM 2/22/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000012726

Doc Ref #: 24ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 15252 Carrier / service: POST 2PM 2/22/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000012719

Doc Ref #: 24ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans #	15250	Carrier / service:	POST	2PM	2/22/2012
---------	-------	--------------------	------	-----	-----------

Ship to: 15250

FIA CARD SERVICES NA

655 PAPERMILL ROAD

Tracking #: 9171924291001000012702

Doc Ref #: 24ED2012

NEWARK DE 19711

Document Receipt

Trans # 15248 Carrier / service: POST 2PM 2/22/2012

Ship to: 15248

HSBC BANK NEVADA, NA

1111 TOWN CENTER DR

Tracking #: 9171924291001000012696

Doc Ref #: 24ED2012

LAS VEGAS NV 89193

Document Receipt

Trans # 15246 Carrier / service: POST 2PM 2/22/2012

Ship to: 15246

CHASE BANK USA, NA

3700 WISEMAN BLVD

Tracking #: 9171924291001000012689

Doc Ref #: 24ED2012

SAN ANTONIO TX 78251

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV174

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, MAY 09, 2012
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at an iron pin on the Northeast corner of the intersection of Creveling Avenue a/k/a Madrid Street and an alley, a/k/a Snyder Avenue; THENCE along the eastern edge of Creveling Avenue (Madrid Street), North 24 degrees 30 minutes West, 114.81 feet to a pin; THENCE along lands of William Schweinle, North 64 degrees 45 minutes East, 101.55 feet to an iron pin; THENCE along same, South 24 degrees 30 minutes East, 114.81 feet to a pin on the northern sedge of said alley; THENCE along the northern edge of alley, otherwise known as Snyder Avenue, South 64 degrees 45 minutes. West 101.55 feet to an iron pin, the place of BEGINNING.

CONTAINING 11,657.35 square feet.

This description is in accordance with the draft of survey prepared by T. Bryce James, R.S., dated September 17, 1958 and revised March 31, 1975.

THIS DOCUMENT MAY NOT SELL, CONVEY, "TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which David C. Edwards and Vicki L. Edwards, husband and wife, by their deed dated November 22, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto David C. Edwards and Vicki L. Edwards, husband and wife.

BEING KNOWN AS: 219 Madrid Avenue; Bloomsburg, PA 17815

PROPERTY ID NO.: 31-3C1-073

TITLE TO SAID PREMISES IS VESTED IN DAVID C. EDWARDS AND VICKI L. EDWARDS, HUSBAND AND WIFE BY DEED FROM DAVID C. EDWARDS AND VICKI L. EDWARDS, HUSBAND AND WIFE DATED 11/22/2005 RECORDED 11/28/2005 INSTRUMENT NUMBER 200512963.

PROPERTY ADDRESS: 219 MADRID AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C1-073

Seized and taken into execution to be sold as the property of DAVID C EDWARDS, VICKI L. EDWARDS in suit of FULTON BANK, N.A..

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 # 24-12

DATE RECEIVED 2-28-12
DOCKET AND INDEX 2-28-12

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 \$1,350.00 OR <u>1560.00</u>	<u>✓</u>	CK# <u>23742</u>

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

SALE DATE	<u>Mar 9, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 4, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Apr 18</u>
	2 ND WEEK	<u>25</u>
	3 RD WEEK	<u>May 2</u>

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

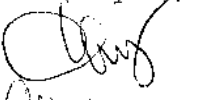
February 9, 2012

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

RE: Fulton Bank, N.A.
vs.
David C. Edwards
Vicki L. Edwards
Columbia County, CCP No. 2011 CV 174

Please be informed that our office will be using an outside servicer to serve the defendant(s) Vicki L. Edwards 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

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

Fulton Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards
Vicki L. Edwards
Defendant(s)

NO. 2011 CV 174

2012-05-24

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David C. Edwards
1209 Main Street #1
Bloomsburg, PA 17815

Your house (real estate) at 219 Madrid Avenue, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$142,891.67, 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

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.
Plaintiff
v.

David C. Edwards
Vicki L. Edwards
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 174

2012-ED-24

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:

219 Madrid Avenue, Bloomsburg, PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$142,891.67

Interest From 06/26/2011
to Date of Sale

Ongoing Per Diem of \$23.32
to actual date of sale including if sale is
held at a later date

(Costs to be added) \$

Prothonotary
By Teri B. Rhee
Clerk

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

Date February 27, 2012

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

David C. Edwards a/k/a David Charles
Edwards

Debtor(s)

Fulton Bank, N.A.

Movant,

vs.

David C. Edwards a/k/a David Charles
Edwards

Debtor(s) / Respondent(s),

and

Charles J. DeHart, III,

Trustee / Respondent.

CHAPTER 13

CASE NO. 5:11-04807-RNO

ORDER GRANTING MOTION FOR RELIEF FROM AUTOMATIC STAY

Upon consideration of the motion of Fulton Bank, N.A. for Relief from the Automatic Stay, it is hereby

ORDERED AND DECREED THAT: The Automatic Stay of all proceedings, as provided under 11 U.S.C. §362, is modified with respect to premises:

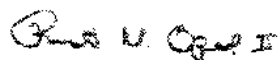
**219 Madrid Ave.
Bloomsburg, PA 17815**

as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal action for enforcement of its right to possession of said premises; and it is further

ORDERED THAT: The relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

Dated: October 12, 2011

By the Court,



Robert N. Opel, II, Bankruptcy Judge
DAV

Notice Recipients

District/Off: 0314-5
Case: 5:11-bk-04807--RNO

User: BStanchak
Form ID: pdf006

Date Created: 10/13/2011
Total: 4

Recipients of Notice of Electronic Filing:

ust	United States Trustee	ustpreion03.ha.ecf@usdoj.gov
tr	Charles J. DeHart, III (Trustee)	dehartstaff@pand13trustee.com
aty	Michael P. Gregorowicz	MichaelG@columbiacountylaw.com

TOTAL: 3

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	David C Edwards	1209 Main Street	Apt 1	Bloomsburg, PA 17815
----	-----------------	------------------	-------	----------------------

TOTAL: 1

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

Fulton Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards
Vicki L. Edwards
Defendant(s)


NO. 2011 CV 174

2012-ED-24

CERTIFICATE TO THE SHERIFF

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☒ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Fulton Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.
David C. Edwards
Vicki L. Edwards
219 Madrid Avenue
Bloomsburg, PA 17815
Defendant(s)

NO. 2011 CV 174

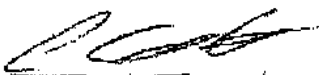
AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states, upon information and belief, that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: David C. Edwards
Age: Over 18
Residence: As captioned above
Employment: Unknown

Defendant: Vicki L. Edwards
Age: Over 18
Residence: As captioned above
Employment: Unknown

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


Name: Christy L. Edwards
Title: SCLP
Company: Fulton Bank, N.A.

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

Fulton Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards
Vicki L. Edwards
Defendant(s)

NO. 2011 CV 174

2012-ED-24

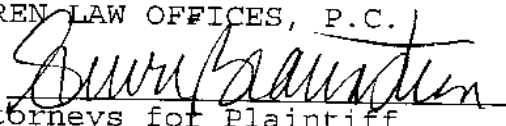
C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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: 
Attorneys for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

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

Fulton Bank, N.A.
Plaintiff
v.

David C. Edwards
Vicki L. Edwards
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 174

2012-ED-24


C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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: 
Attorneys for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

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

Fulton Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards
Vicki L. Edwards
Defendant(s)

NO. 2011 CV 174

2012-ED-24

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Fulton Bank, N.A., 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: 219 Madrid Avenue, Bloomsburg, PA 17815

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

David C. Edwards 1209 Main Street #1
Bloomsburg, PA 17815

Vicki L. Edwards 217 Water Street
Northumberland, PA 17857

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

SAME AS #1 ABOVE

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

Name Address

Chase Bank USA, NA 3700 Wiseman Blvd., San Antonio, TX
78251

HSBC Bank Nevada, NA	1111 Town Center Dr., Las Vegas, NV 89193
FIA Card Services NA	655 Papermill Road, Newark, DE 19711
Chase Bank USA NA,	P.O. Box 15298, Wilmington, DE 19850

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

Name	Address
Fulton Bank, N.A.	P.O. Box 4887 Lancaster, PA 17604
FNB Bank, NA	37 West Main Street, Bloomsburg, PA 17815

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

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

None

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

Name	Address
Columbia County Tax Claim Bureau	P.O Box 380, Bloomsburg, PA 17815
Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

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

Name

Address

Tenants/Occupants

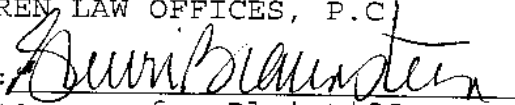
219 Madrid Avenue, Bloomsburg, PA
17815

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: February 9, 2012

UDREN, LAW OFFICES, P.C.

BY:


Attorneys for Plaintiff

Sherri J Braunstein, Esquire
PA ID 90675

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

Fulton Bank, N.A.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

David C. Edwards
Vicki L. Edwards
Defendant(s)

NO. 2011 CV 174

2012-ED-24

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AND RULE 76

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Name Address

SAME AS #1 ABOVE

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78251

HSBC Bank Nevada, NA

1111 Town Center Dr., Las Vegas, NV
89193

FIA Card Services NA

655 Papermill Road, Newark, DE
19711

Chase Bank USA NA,

P.O. Box 15298, Wilmington, DE
19850

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

Name

Address

Fulton Bank, N.A.

P.O. Box 4887
Lancaster, PA 17604

FNB Bank, NA

37 West Main Street, Bloomsburg, PA
17815

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

Name

Address

None

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

Name

Address

Columbia County Tax
Claim Bureau

P.O Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

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

Name

Address

Tenants/Occupants

219 Madrid Avenue, Bloomsburg, PA
17815

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: February 9, 2012

UDREN LAW OFFICES, P.C.

BY: Sherri J. Braunstein
Attorneys for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

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

February 9, 2012

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

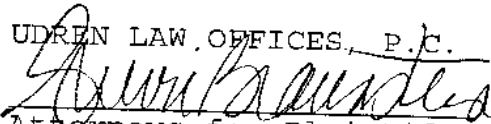
Re: Fulton Bank, N.A.
vs.
David C. Edwards
Vicki L. Edwards
Columbia County C.C.P. No. 2011 CV 174

Dear Sir:

Please serve the Defendant(s), David C. Edwards at 1209 Main Street
#1, Bloomsburg, PA 17815

Please then, POST the property with the Handbill at 219 Madrid
Avenue, Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.


Attorneys for Plaintiff

Sherri J. Braunstein, Esquire
PA ID 90675

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

BEGINNING at an iron pin on the Northeast corner of the intersection of Creveling Avenue a/k/a Madrid Street and an alley, a/k/a Snyder Avenue; THENCE along the eastern edge of Creveling Avenue (Madrid Street), North 24 degrees 30 minutes West, 114.81 feet to a pin; THENCE along lands of William Schweinie, North 64 degrees 45 minutes East, 101.55 feet to an iron pin; THENCE along same, South 24 degrees 30 minutes East, 114.81 feet to a pin on the northern sedge of said alley; THENCE along the northern edge of alley, otherwise known as Snyder Avenue, South 64 degrees 45 minutes West 101.55 feet to an iron pin, the place of BEGINNING.

CONTAINING 11,657.35 square feet.

This description is in accordance with the draft of survey prepared by T. Bryce James, R.S., dated September 17, 1958 and revised March 31, 1975.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING the same premises which David C. Edwards and Vicki L. Edwards, husband and wife, by their deed dated November 22, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto David C. Edwards and Vicki L. Edwards, husband and wife.

BEING KNOWN AS: 219 Madrid Avenue, Bloomsburg, PA 17815

PROPERTY ID NO.: 31-3C1-073

TITLE TO SAID PREMISES IS VESTED IN DAVID C. EDWARDS AND VICKI L. EDWARDS, HUSBAND AND WIFE BY DEED FROM DAVID C. EDWARDS AND VICKI L. EDWARDS, HUSBAND AND WIFE DATED 11/22/2005 RECORDED 11/28/2005 INSTRUMENT NUMBER 200512963.

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

BEGINNING at an iron pin on the Northeast corner of the intersection of Creveling Avenue a/k/a Madrid Street and an alley, a/k/a Snyder Avenue; THENCE along the eastern edge of Creveling Avenue (Madrid Street), North 24 degrees 30 minutes West, 114.81 feet to a pin; THENCE along lands of William Schweinle, North 64 degrees 45 minutes East, 101.55 feet to an iron pin; THENCE along same, South 24 degrees 30 minutes East, 114.81 feet to a pin on the northern sedge of said alley; THENCE along the northern edge of alley, otherwise known as Snyder Avenue, South 64 degrees 45 minutes West 101.55 feet to an iron pin, the place of BEGINNING.

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Fulton Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604
Plaintiff

v.

David C. Edwards
Vicki L. Edwards
219 Madrid Avenue
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011 CV 174

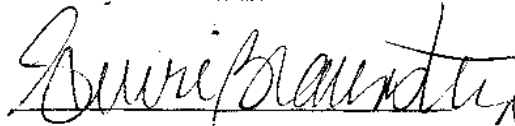
2012-ED-24

Waiver of Watchman

I, Attorney

, do hereby state 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 of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



Sherri J. Braunstein, Esquire
PA ID 90675

Fulton Bank, N.A.
P.O. Box 4887
Lancaster, PA 17604
Plaintiff
v.

David C. Edwards
Vicki L. Edwards
219 Madrid Avenue
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

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2012-ED-24

Waiver of Watchman

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Attorney for Plaintiff



Sherri J. Braunstein, Esquire
PA ID 90675

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

23742

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



NUMBER
23742

3-7568/2360

One Thousand Five Hundred and 00/100*****

DATE

February 09, 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



Handwritten signature

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

⑈023742⑈ ⑆236075689⑆ 950077186⑈