

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRRELL

Case Number
2012CV21

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/23/2012	Advance Fee	Advance Fee	1176143	\$0.00	\$1,350.00
04/23/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/23/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/23/2012	Crying Sale			\$10.00	\$0.00
04/23/2012	Docketing			\$15.00	\$0.00
04/23/2012	Levy			\$45.00	\$0.00
04/23/2012	Mailing Costs			\$108.00	\$0.00
04/23/2012	Posting Handbill			\$15.00	\$0.00
04/23/2012	Press Enterprise Inc.			\$2,671.62	\$0.00
04/23/2012	Sheriff Automation Fund			\$50.00	\$0.00
04/23/2012	Web Posting			\$100.00	\$0.00
06/18/2012	Service			\$420.00	\$0.00
06/18/2012	Service Mileage			\$24.00	\$0.00
06/18/2012	Copies			\$14.00	\$0.00
06/18/2012	Notary Fee			\$10.00	\$0.00
06/18/2012	Tax Claim Search			\$15.00	\$0.00
06/18/2012	Surcharge			\$290.00	\$0.00
				\$3,820.12	\$1,350.00

TOTAL BALANCE:	\$(2,470.12)
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Phelan Hallinan, & Schmieg LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001229407

PAY TWO THOUSAND FOUR HUNDRED SEVENTY AND 12 / 100 Dollars

DATE
9/14/2012

AMOUNT
***\$2,470.12

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

DXB [274990] 1546 FREAS AVENUE (2012-CV-21-MF)


AUTHORIZED SIGNATURE

⑈001229407⑈ ⑆036001808⑆ 361508666⑈

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Patrick Ralston

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: August 29, 2012

Re: Tyrrell, Steven

CC:

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

● **Comments:** I received the stay, attached is a cost sheet showing a balance due of \$2,470.12.

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

**Representing Lenders in
Pennsylvania and New Jersey**

August 29, 2012

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

Attn: Real Estate Department

Fax Number: 570-389-5625

**Re: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP v.
STEPHEN C. TYRRELL
1546 FREAS AVENUE BERWICK, PA 18603-1523
No.: 2012-CV-21-MF**

Dear Sir/Madam:

**Please STAY the Sheriff's Sale of the above referenced property, which is
scheduled for September 5, 2012 due to the following: The parties entered into a loan
modification agreement.**

\$0.00 was received in consideration of the stay.

**You are hereby directed to immediately discontinue the advertising of the sale and
processing or posting of the Notice of Sale.**

**Please return the original Writ of Execution to the Prothonotary as soon as
possible. In addition, please forward a copy of the cost sheet pertaining to this sale
to our office via facsimile to 215-567-0072 or regular mail at your earliest
convenience.**

Thank you for your cooperation in this matter.

**Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan & Schmieg, LLP**

PHS #274990

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRRELL

Case Number
2012CV21

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/23/2012	Advance Fee	Advance Fee	1176143	\$0.00	\$1,350.00
04/23/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/23/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/23/2012	Crying Sale			\$10.00	\$0.00
04/23/2012	Docketing			\$15.00	\$0.00
04/23/2012	Levy			\$45.00	\$0.00
04/23/2012	Mailing Costs			\$108.00	\$0.00
04/23/2012	Posting Handbill			\$15.00	\$0.00
04/23/2012	Press Enterprise Inc.			\$2,671.62	\$0.00
04/23/2012	Sheriff Automation Fund			\$50.00	\$0.00
04/23/2012	Web Posting			\$100.00	\$0.00
06/18/2012	Service			\$420.00	\$0.00
06/18/2012	Service Mileage			\$24.00	\$0.00
06/18/2012	Copies			\$14.00	\$0.00
06/18/2012	Notary Fee			\$10.00	\$0.00
06/18/2012	Tax Claim Search			\$15.00	\$0.00
06/18/2012	Surcharge			\$290.00	\$0.00

\$3,820.12 \$1,350.00

TOTAL BALANCE: \$(2,470.12)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVIC		STEPHEN C TYRRELL

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, July 11, 2012

Writ of Execution No. : 2012CV21

Advance Sheriff Costs: 1,350.00

Location of the real estate: 1546 FREAS AVENUE, BERWICK, PA 18603

Sheriff Costs

Docketing	15.00
Levy	45.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	420.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	290.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	2,671.62
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	108.00
Copies	14.00
Solicitor Services	75.00
Tax Claim Search	15.00
Sheriff Automation Fund	50.00

Total Sheriff Costs **3,990.12**

Municipal Costs

Current Taxes	-973.31
Sewer	321.39

Total Municipal Costs **1,294.70**

Distribution Costs

Recording Fees	58.00
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Total Distribution Costs **58.00**

Grand Total: **5,342.82**

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)

For County Court Records, Visit: www.columbiacounty.org

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

-- DOCKET/RETURN \$15.00
 -- SERVICE PER DEF. \$ ~~15.00~~
 -- LEVY (PER PARCEL \$15.00 45.00
 -- MAILING COSTS \$ ~~100.00~~
 -- ADVERTISING SALE BILLS & COPIES \$17.50
 -- ADVERTISING SALE (NEWSPAPER) \$15.00
 -- MILEAGE \$ ~~24.00~~
 -- POSTING HANDBILL \$15.00
 -- CRYING/ADJOURN SALE \$10.00
 -- SHERIFF'S DEED \$35.00
 -- TRANSFER TAX FORM \$25.00
 -- DISTRIBUTION FORM \$25.00
 -- COPIES \$ ~~14.00~~
 -- NOTARY \$ ~~10.00~~

TOTAL ***** \$ ~~778.50~~ 645.00

-- WEB POSTING \$150.00
 -- PRESS ENTERPRISE INC. \$ ~~761.60~~ 2021.00
 -- SOLICITOR'S SERVICES \$75.00
 TOTAL ***** \$ ~~1896.60~~

-- PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$ ~~58.00~~
 TOTAL ***** \$ ~~68.00~~

REAL ESTATE TAXES:

-- BORO, TWP & COUNTY 20 \$ ~~775.31~~
 -- SCHOOL DIST. 20 \$ ~~15.00~~
 -- DELINQUENT 20 \$ ~~15.00~~
 TOTAL ***** \$ ~~805.31~~

MUNICIPAL FEES DUE:

-- SEWER 20 \$ ~~375.39~~
 -- WATER 20 \$ ~~10.00~~
 TOTAL ***** \$ ~~385.39~~

SURCHARGE FEE (DSTE)

MISC. \$ ~~20.00~~
 TOTAL ***** \$ ~~20.00~~

TOTAL COSTS (OPENING BID) \$ ~~5343.80~~ 3820.12

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Stephen T. Hall

NO. 51-13 ED NO. 21-2013 JD

DATE/TIME OF SALE: July 11 11:00

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

**Representing Lenders in
Pennsylvania and New Jersey**

Foreclosure Manager

July 10, 2012

**Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815**

Attn: Real Estate Department

Fax Number: 570-389-5625

**Re: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP v.
STEPHEN C. TYRRELL
1546 FREAS AVENUE BERWICK, PA 18603-1523
No.: 2012-CV-21-MF**

Dear Sir/Madam:

**Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for
July 11, 2012 due to the following: Loan Modification.**

The Property is to be relisted for the September 5, 2012 Sheriff Sale.

Thank you for your cooperation in this matter.

**Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan & Schmieg, LLP**

1817 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8658

**Phelan Hallinan &
Schmieg, LLP**

Fax

To: Columbia County Sheriff Office **From:** Patrick Raiston

Fax: 570-389-5825 **Date:** July 7, 2012

Phone: 570-389-5822 **Pages:** 1

Re: Postpone Sale Date **CC:**

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for two months to a date in September 2012. Currently the sale is set for 7/11/12 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8658.

**RE: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP v. STEPHEN C. TYRRELL
COLUMBIA County, 2012-CV-21-MF**

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Raiston

Fax - 215-563-8658

Sale is Sept. 5 9:00 AM

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BANK OF AMERICA, N.A., AS SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVIC

Defendant

STEPHEN C TYRELL

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, June 20, 2012

Writ of Execution No. : 2012CV21

Advance Sheriff Costs: 1,350.00

Location of the real estate: 1546 FREAS AVENUE, BERWICK, PA 18603

Sheriff Costs

Docketing	15.00
Levy	45.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	420.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	290.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	2,671.62
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	108.00
Copies	14.00
Solicitor Services	75.00
Tax Claim Search	15.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 3,990.12

Municipal Costs

Current Taxes	973.31
Sewer	321.39

Total Municipal Costs 1,294.70

Distribution Costs

Recording Fees	58.00
----------------	-------

Total Distribution Costs 58.00

Grand Total: 5,342.82

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 Columbia County Sheriff, Bloomsburg, PA

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

**Representing Lenders in
Pennsylvania and New Jersey**

Foreclosure Manager

June 18, 2012

**Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815**

Attn: Real Estate Department

Fax Number: 570-389-5625

**Re: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP v.
STEPHEN C. TYRRELL
1546 FREAS AVENUE BERWICK, PA 18603-1523
No.: 2012-CV-21-MF**

Dear Sir/Madam:

**Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for
June 20, 2012 due to the following: Home Affordable Modification Program (HAMP).**

The Property is to be relisted for the July 11, 2012 Sheriff Sale.

Thank you for your cooperation in this matter.

**Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan & Schmieg, LLP**

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8858

**Phelan Hallinan &
Schmieg, LLP**

Fax

To: Columbia County Sheriff Office From: Patrick Ralston

Fax: 570-389-5825 Date: June 18, 2012

Phone: 570-389-5822 Pages: 1

Re: Postpone Sale Date CC:

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

Comments:

Hello,

We would like to postpone our scheduled sheriff sale for one month to a date in July 2012. Currently the sale is set for 6/20/12 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8858.

RE: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP v. STEPHEN C. TYRRELL
COLUMBIA County, 2012-CV-21-MF

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax - 215-563-8858

Sale is July 11, 2012 9:00 AM

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

Anastasia Graham
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

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

No.: 2012-CV-21-
MF
No.: 2012-ED-61

Re: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING,
LP VS. STEPHEN C. TYRRELL
No.: 2012-CV-21-MF, No.: 2012-ED-61

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

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

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

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

****Property is listed for the 06/20/2012 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

Anastasia Graham, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN & SCHMIEG, LLP
Christy Donati, Esq., Id. No. 306628
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

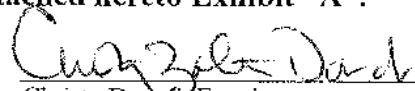
IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A. SUCCESSOR BY	:	COLUMBIA COUNTY
MERGER TO BAC HOME LOANS SERVICING,	:	
LP	:	COURT OF COMMON PLEAS
Plaintiff,	:	
	:	CIVIL DIVISION
v.	:	
	:	
STEPHEN C. TYRRELL	:	No.: <u>2012-CV-21-MF</u>
Defendant(s)	:	No.: <u>2012-ED-61</u>

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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



Christy Donati, Esquire
Attorney for Plaintiff

Date: 6/14/12

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

Name and
Address
Of Sender

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/AEG - 6/20/2012 9:00 A.M. SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 1546 FREAS AVENUE BERWICK, PA 18603-1523		
2	****	Barry Reynolds and Joshua Readler C/O JAMES REYNOLDS TRANSPORT, INC. PO BOX 834 BERWICK, PA 18603		
3	****	Barry Reynolds and Joshua Readler C/O JAMES REYNOLDS TRANSPORT, INC. 360 SOUTH EATON STREET BERWICK, PA 18603		
4	****	Barry Reynolds and Joshua Readler C/O Kepner, Kepner & Corba, P.C. ALICE T. K. CORBA, ESQ. 123 West Front Street Berwick, PA 18603		
5	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128		
6	****	Commonwealth of Pennsylvania in the Court of Common Pleas of Columbia County C/O GARY NORTON, ESQ. 35 West Main Street Bloomsburg, PA 17815		
7	****	Commonwealth of Pennsylvania in the Court of Common Pleas of Columbia County C/O TAMI B. KLINE, CLERK OF COURTS 35 West Main Street PO Box 380 Bloomsburg, PA 17815		
8	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486		
9	****	GreenPoint Mortgage Funding Inc. 7933 Preston Road Plano, TX 75024		
10	****	GreenPoint Mortgage Funding, Inc. 3000 ATRIUM WAY, SUITE 430 MT. LAUREL, NJ 08054-3911		
11	****	GreenPoint Mortgage Funding, Inc. 1100 Larkspur Landing Circle, Suite 101 Larkspur, CA 94939		
12	****	GreenPoint Mortgage Funding, Inc. C/O RIVERS EDGE ABSTRACT CO., INC. 1228 RADCLIFFE STREET BRISTOL, PA 19007		
13	****	Indymac Bank F.S.B. 155 North Lake Avenue Pasadena, CA 91101		
14	****	MERS, as nominee for GreenPoint Mortgage Funding, Inc. P.O. BOX 2026 FLINT, MI 48501-2026		
15	****	MERS, INC. 1901 E. Voorhees Street, Suite C DANVILLE, IL 61834		
		RE: STEPHEN C. FYRELL (COLUMBIA) PHS# 274990	Page 1 of 2	Writ Team
Total Number of Places Listed by Sender		Postmaster, Per (Name of Receiving Employee)	The fee schedule of value is required on all documents and attachments of 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 cap 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 valuable contents. See Domestic Mail Manual R900 S913 and S914 for limitations of coverage.	

Name and
Address
Of Sender



Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/AEG - 6/20/2012 9:00 A.M. SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	STEVEN C. TYRRELL, II C/O HUGH SUMNER, ESQ. 116 WEST 2ND STREET BERWICK, PA 18603		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
5	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754		
6	****	Indymac Bank FSB c/o Mortgagelt, Inc. 1350 Deming Way, 3rd Floor Middleton, WI 53562		
7	****	Indymac Bank FSB c/o Mortgagelt, Inc. 33 Maiden Lane New York, NY 10038		
8	****	Jodi Tyrrell 1546 FREAS AVENUE BERWICK, PA 18603-1523		
		RE: STEPHEN C. TYRRELL (COLUMBIA)	PHS# 274990	Page 2 of 2
			Writ Team	

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 insurance. See Domestic Mail Manual, R900 5913 and 5921 for limitations of coverage.
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Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

LISA STEINMAN
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING, LP
vs. STEPHEN C. TYRRELL
No.: 2012-CV-21-MF

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ls', is written over the printed name Lisa Steinman.

LISA STEINMAN

cc: Prothonotary of COLUMBIA County

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP

COLUMBIA COUNTY

PHS # 274990

DEFENDANT
STEPHEN C. TYRRELL

SERVICE TEAM/ las
COURT NO.: 2012-CV-21-MF

SERVE STEPHEN C. TYRRELL AT:
1546 FREAS AVENUE
BERWICK, PA 18603-1523

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: June 20, 2012

*****PLEASE RUSH SERVICE ATTEMPTS*****

SERVED

Served and made known to STEPHEN C. TYRRELL, Defendant on the 19th day of MAY, 2012, at 9:00 o'clock A. M., at 1546 FREAS Ave, BERWICK, PA in the manner described below:

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

Description: Age 50^s Height 5'6" Weight 170 Race W Sex M Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 5/19/12

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____
☐ Service Refused

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
 Francis S. Hallinan, Esq., Id. No. 62695
 Daniel G. Schmieg, Esq., Id. No. 62205
 Michele M. Bradford, Esq., Id. No. 69849
 Judith T. Romano, Esq., Id. No. 58745
 Jenine R. Davey, Esq., Id. No. 87077
 Lauren R. Tabas, Esq., Id. No. 93337
 Jay B. Jones, Esq., Id. No. 86657
 Andrew L. Spivack, Esq., Id. No. 84439
 Chrisovalante P. Eliakos, Esq., Id. No. 94620
 Courtenay R. Dunn, Esq., Id. No. 206779
 Allison F. Wells, Esq., Id. No. 309519
 Melissa J. Cantwell, Esq., Id. No. 308912
 Mario J. Hanyon, Esq., Id. No. 203993
 Andrew J. Martey, Esq., Id. No. 312314
 Robert W. Cusick, Esq., Id. No. 80193
 John M. Kolesnik, Esq., Id. No. 308877
 Matthew G. Brushwood, Esq., Id. No. 310592

BANK OF AMERICA, N.A. SUCCESSOR BY	:	Court of Common Pleas
MERGER TO BAC HOME LOANS SERVICING,	:	
LP	:	Civil Division
	:	
Plaintiff	:	
	:	COLUMBIA County
	:	
vs.	:	
	:	No.: 2012-CV-21-MF
STEPHEN C. TYRRELL	:	No.: 2012-ED-61
	:	
Defendant	:	

Principal Balance	\$72,419.24
Interest Through June 20, 2012	\$6,019.27
Per Diem \$11.87	
Late Charges	\$64.14
Legal fees	\$1,300.00
Cost of Suit and Title	\$534.00
Property Inspections	\$132.00
TOTAL	\$80,468.65

274990

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

BANK OF AMERICA, N.A. SUCCESSOR BY	:	Court of Common Pleas
MERGER TO BAC HOME LOANS SERVICING,	:	
LP	:	Civil Division
	:	
Plaintiff	:	
	:	COLUMBIA County
	:	
vs.	:	
	:	No.: 2012-CV-21-MF
STEPHEN C. TYRRELL	:	No.: 2012-ED-61
	:	
Defendant	:	

ORDER

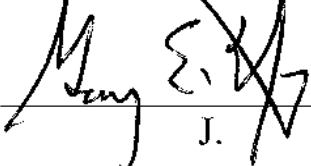
AND NOW, this 1st day of June, 2012 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$72,419.24
Interest Through June 20, 2012	\$6,019.27
Per Diem \$11.87	
Late Charges	\$64.14
Legal fees	\$1,300.00
Cost of Suit and Title	\$534.00
Property Inspections	\$132.00
	<hr/>
TOTAL	\$80,468.65

Plus interest from June 20, 2012 through the date of sale at six percent per annum.

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

BY THE COURT


J.

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2012 JUN -1 P 4: 06

FILED
PROTHONOTARY

FILED
PROTHONOTARY

JUL 27 2012 10:10

Phelan Hallinan & Schmieg, LLP
Zachary Jones, Esq., Id. No.310721
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

ATTORNEY FOR PLAINTIFF
PROTHONOTARYS OFFICE
COLUMBIA, PA

BANK OF AMERICA, N.A. SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP

Plaintiff

vs.

STEPHEN C. TYRRELL

Defendant

: Court of Common Pleas

: Civil Division

: COLUMBIA County

: No.: 2012-CV-21-MF

: No.: 2012-ED-61

PLAINTIFF'S MOTION TO REASSESS DAMAGES

Plaintiff, by its Attorneys, Phelan Hallinan & Schmieg, LLP, moves the Court to direct the Prothonotary to amend the judgment in this matter, and in support thereof avers the following:

1. Plaintiff commenced this foreclosure action by filing a Complaint on January 4, 2012.
2. Judgment was entered on March 28, 2012 in the amount of \$75,016.31. A true and correct copy of the praecipe for judgment is attached hereto, made part hereof, and marked as Exhibit "A".
3. Pursuant to Pennsylvania Rule of Civil Procedure 1037(b)(1), a default judgment containing a dollar amount must be entered for the amount claimed in the complaint and any item which can be calculated from the complaint, i.e. bringing the interest current. However, new items cannot be added at the time of entry of the judgment.

4. The Property is listed for Sheriff's Sale on June 20, 2012.

5. Additional sums have been incurred or expended on Defendant's behalf since the Complaint was filed and Defendant has been given credit for any payments that have been made since the judgment. The amount of damages should now read as follows:

Principal Balance	\$72,419.24
Interest Through June 20, 2012	\$6,019.27
Per Diem \$11.87	
Late Charges	\$64.14
Legal fees	\$1,300.00
Cost of Suit and Title	\$534.00
Property Inspections	\$132.00
TOTAL	\$80,468.65

6. The judgment formerly entered is insufficient to satisfy the amounts due on the Mortgage.

7. Under the terms of the Mortgage and Pennsylvania law, Plaintiff is entitled to inclusion of the figures set forth above in the amount of judgment against the Defendant.

8. Plaintiff's foreclosure judgment is in rem only and does not include personal liability, as addressed in Plaintiff's attached brief.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court amend the judgment as requested.

Phelan Hallinan & Schmieg, LLP

DATE: _____

5/29/12

By: _____

Zachary Jones, Esquire
Attorney for Plaintiff

Exhibit “A”

PHELAN HALLINAN & SCHMIEG, LLP
Matthew Brushwood, Esq., Id. No.310592
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney File Copy
Please Return
Attorney for Plaintiff

FILED
PROTHONOTARY
2012 MAR 28 A 11:55
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA

BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP

: COLUMBIA COUNTY

: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

STEPHEN C. TYRRELL

: No. 2012-CV-21-MF

Attorney File Copy
Please Return

**PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**


TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against **STEPHEN C. TYRRELL**, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$75,016.31
TOTAL	\$75,016.31

I hereby certify that (1) the Defendant's last known address is 1546 FREAS AVENUE, BERWICK, PA 18603-1523, and (2) that notice has been given in accordance with Rule Pa.R.C.P 237.1.

Date 3/26/2012


Matthew Brushwood, Esquire
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 3/28/2012

Tami B. Kline Int

PHS # 274990

Attorney File Copy
Please Return

PROTHONOTARY

274990

Phelan Hallinan & Schmieg, LLP
Zachary Jones, Esq., Id. No.310721
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

ATTORNEY FOR PLAINTIFF

BANK OF AMERICA, N.A. SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING,
LP

Plaintiff

vs.

STEPHEN C. TYRRELL

Defendant

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2012-CV-21-MF
: No.: 2012-ED-61

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Motion to Reassess Damages, and Brief in Support thereof were sent to the following individual on the date indicated below.

STEPHEN C. TYRRELL
1546 FREAS AVENUE
BERWICK, PA 18603-1523

Phelan Hallinan & Schmieg, LLP

DATE: _____

5/29/12

By: _____

Zachary Jones, Esquire
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/23/2012
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 · <u>Other</u>		
Adult In Charge:	MAGGIE HOZE		
Relation:	OFF. CLERK		
Date:	4/24/12	Time:	1130
Deputy:	59	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV21

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 05/23/2012

**BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING, LP**

Plaintiff

v.

STEPHEN C. TYRRELL

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-21-MF

COLUMBIA COUNTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Owner(s): **STEPHEN C. TYRRELL**

Property: **1546 FREAS AVENUE
BERWICK, PA 18603-1523**

Improvements: **Residential dwelling**

Judgment amount: **\$75,016.31**

The above-captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on **6/20/2012** in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** at **9:00 A.M.**

Our records indicate that you may hold a mortgage, judgment, or other interest with respect to the property which may 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.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

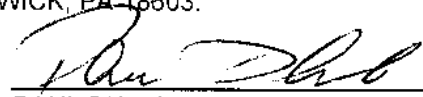


BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRELL

Case Number
2012CV21

SHERIFF'S RETURN OF SERVICE

05/15/2012 10:55 AM - 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 1546 FREAS AVENUE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

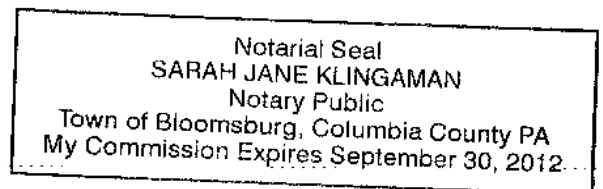

TIMOTHY T. CHAMBERLAIN, SHERIFF

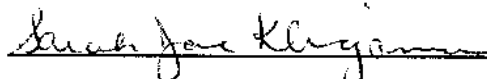
May 16, 2012

NOTARY

Affirmed and subscribed to before me this

16TH day of MAY, 2012





Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

Notary Public State of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	05/23/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1546 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	05-15-12	Time:	1055
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

POSTING

2012CV21

1546 FREAS AVENUE, BERWICK, PA 18603

EXP: 05/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRELL

Case Number
2012CV21

SHERIFF'S RETURN OF SERVICE

05/03/2012 06:04 PM - DEPUTY RAYMOND TONKINSON, 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: STEPHEN C TYRELL AT 1546 FREAS AVENUE, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

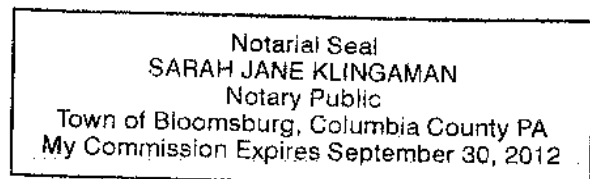

TIMOTHY T. CHAMBERLAIN, SHERIFF

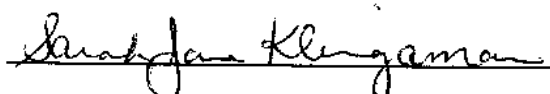
May 04, 2012

NOTARY

Affirmed and subscribed to before me this

4TH day of MAY 2012





Plaintiff Attorney: PHELAN HALLINAN & SCHIMMIG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
VS.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/23/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	STEPHEN C TYRELL		
Primary Address:	1546 FREAS AVENUE BERWICK, PA 18603		
Phone:	332-9369	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Stephen Tyrell		
Relation:	Def		
Date:	5-3-12	Time:	1804
Deputy:	7-8	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	4/24/12	4/25/12	4/30/12	4/30/12	5/1/12	
Time:	0925	1405	1330	1430	1821	
Mileage:						
Deputy:	59	59	59	59	8	

Service Attempt Notes:

1. NA - LC
2. NA - LC
3. NA - CARDS STILL ON BOTH DOORS
4. POST OFF. - NO FORWARDING ADD ON FILE 332-9369
5. 5/1/12 @ 1400 CO/DEF ADVISED DEF STILL RESIDES AT PRIMARY ADD. - IS HOME IN EVENING
- 6.

TYRELL, STEPHEN C

2012CV21

1546 FREAS AVENUE, BERWICK, PA 18603

EXP: 05/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/23/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JODI TYRELL
Primary Address:	1546 FREAS AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	421 IRON ST. BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally Adult In Charge Posted Other		
Adult In Charge:	JODI TYRELL		
Relation:	DEF.		
Date:	5/01/12	Time:	1400
Deputy:	S9	Mileage:	
SERVED AT P.O.E. - ALT. ADD			

Attorney / Originator:

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

Service Attempts:

Date:	4/24/12	4/25/12	4/30/12			
Time:	0925	1405	1330			
Mileage:						
Deputy:	S9	S9	S9			

Service Attempt Notes:

1. NA - LC
2. NA - LC
3. NA - CARDS STILL ON BOTH DOORS
- 4.
- 5.
- 6.

TYRELL, JODI

2012CV21

1546 FREAS AVENUE, BERWICK, PA 18603

EXP: 05/23/2012

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

REAL ESTATE TAX CERTIFICATION

Date: 04/24/2012

Fee: \$5.00

Cert. NO: 12122

TYRRELL STEPHEN C
1546 FREAS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -9519
Location: 1546 FREAS AVE
Parcel Id:04D-06 -111-00,000

Assessment: 38,871
Balances as of 04/24/2012

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

By: Columbia County Sheriff

Per: Tim Chamberlain

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

REAL ESTATE TAX CERTIFICATION

Date: 04/24/2012

Fee: \$5.00

Cert. NO: 12121

TYRRELL STEPHEN C
1546 FREAS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -9519
Location: LOT 1070
Parcel Id: 04D-06 -110-01,000

Assessment: 1,440
Balances as of 04/24/2012

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

By: Columbia County Sheriff Per: Tim Chamberlain

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

REAL ESTATE TAX CERTIFICATION

Date: 04/24/2012

Fee: \$5.00

Cert. NO: 12120

TYRRELL STEPHEN C
1546 FREAS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20003 -9519
Location: LOT 1069
Parcel Id:04D-06 -110-00,000

Assessment: 1,440
Balances as of 04/24/2012

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

By: Columbia County Sheriff Per: Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/23/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>
Adult In Charge:	KELLY JOHNSON
Relation:	SEWER AUTH CLERK
Date:	4/24/12
Time:	0950
Deputy:	59
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER

2012CV21

1108 FREAS AVE, BERWICK, PA 18603

EXP: 05/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
VS.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/23/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS C		
Warrant:			

Serve To:

Name:	STEVEN TYRELL
Primary Address:	116 WEST 2ND STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	C/O Atty Hugh Sumner
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>
Adult In Charge:	AMANDA LEAVENS
Relation:	RECEPTIONIST @ LAW OFF
Date:	4/24/12
Time:	1015
Deputy:	59
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

TYRELL, STEVEN

2012CV21

116 WEST 2ND STREET, BERWICK, PA 18603

EXP: 05/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
VS.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/23/2012

Warrant:

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

Serve To:

Name: BARRY REYNOLDS AND JOSHUA

Primary Address: 123 WEST FRONT STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: C/O Atty Corby

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JACQUIE GREER

Relation: RECEPTIONIST @ LAW OFF

Date: 4/24/12 Time: 1005

Deputy: 59 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BARRY REYNOLDS AND

2012CV21

123 WEST FRONT STREET, BERWICK, PA 18603

EXP: 05/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	05/23/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BARRY REYNOLDS AND JOSHUA	
Primary Address:	PO BOX 834 360 SOUTH EATON STREET BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally Adult In Charge Posted Other	
Adult In Charge:	JOSHUA READLER	
Relation:	SON OF BARRY REYNOLDS PARTY TO BE SERVED	
Date:	4/24/12	Time:
Deputy:	59	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 570-336-6113
-
-
-
-
-

BARRY REYNOLDS AND

2012CV21

PO BOX 834, 360 SOUTH EATON STREET, BERWICK, PA EXP: 05/23/2012

Tax Notice 2012 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2012BILL NO.
6351

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	1,440	7.146	10.08	10.29	11.32
SINKING		1.345	1.90	1.94	2.13
FIRE		1.25	1.76	1.80	1.89
LIGHT		1.75	2.47	2.52	2.65
BORO RE		11.1	15.66	15.98	16.78
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	31.87	32.53
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

TYRRELL STEPHEN C
1546 FREAS AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-06 -110-01,000
1546 FREAS AVE
.1653 Acres Land 1,440
Buildings 0
Total Assessment 1,440

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

Tax Notice 2012 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2012BILL NO.
6352

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	38,871	7.146	272.21	277.77	305.55
SINKING		1.345	51.23	52.28	57.51
FIRE		1.25	47.62	48.59	51.02
LIGHT		1.75	66.66	68.02	71.42
BORO RE		11.1	422.84	431.47	453.04
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	860.56	878.13
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

TYRRELL STEPHEN C
1546 FREAS AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-06 -111-00,000
1546 FREAS AVE
.1757 Acres Land 3,061
Buildings 35,810
Total Assessment 38,871

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	05/23/2012	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 <u>Other</u>	
Adult In Charge:	HEATHER HYATT	
Relation:	TAX CLERK	
Date:	4/24/12	Time:
Deputy:	59	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2012CV21

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
VS.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/23/2012

Warrant:

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

Serve To:

Name: Clerk of Courts of Columbia County

Primary Address: 35 West Main Street
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: TAMMI KLINE

Relation: PROTHONOTARY

Date: 4/24/12 Time: 0810

Deputy: 59 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CLERK OF COURTS OF

2012CV21

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

EXP: 05/23/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVIC
vs.
STEPHEN C TYRELL

Case Number
2012CV21

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	05/23/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>	
Adult In Charge:	DOT FRONK	
Relation:	RECEPTIONIST	
Date:	4/24/12	Time: 0820
Deputy:	SCY	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS

2012CV21

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, EXP: 05/23/2012

Document Receipt

Trans # 21552 Carrier / service: POST 2PM 4/23/2012

Ship to: 21552

INDYMAC BANK, FSB

155 NORTH LAKE AVENUE

Tracking #: 9171924291001000013808

Doc Ref #: 61ED2012

PASADENA CA 91101

Document Receipt

Trans # 21553 Carrier / service: POST 2PM 4/23/2012

Ship to: 21553

INDYMAC BANK FSB

C/O MORTGAGEIT, INC.

1350 DEMING WAY, 3RD FLOOR

Tracking #: 9171924291001000013815

Doc Ref #: 61ED2012

MIDDLETON WI 53562

Document Receipt

Trans # 21554 Carrier / service: POST 2PM 4/23/2012

Ship to: 21554

INDYMAC BANK FSB

C/O MORTGAGEIT, INC.

33 MAIDEN LANE

Tracking #: 9171924291001000013822

Doc Ref #: 61ED2012

NEW YORK NY 10038

Document Receipt

Trans # 21555 Carrier / service: POST 2PM 4/23/2012

Ship to: 21555

GREENPOINT MORTGAGE FUNDING,
INC.

3000 ATRIUM WAY, SUITE 430

Tracking #: 9171924291001000013839

Doc Ref #: 61ED2012

MT LAUREL NJ 08054

Document Receipt

Trans # 21556 Carrier / service: POST 2PM 4/23/2012

Ship to: 21556

GREENPOINT MORTGAGE FUNDING,
INC.

1100 LARKSPUR LANDING CIRCLE,
SUITE

Tracking #: 9171924291001000013846

Doc Ref #: 61ED2012

LARKSPUR CA 94939

Document Receipt

Trans # 21557 Carrier / service: POST 2PM 4/23/2012

Ship to: 21557

GREENPOINT MORTGAGE FUNDING,
INC.

C/O RIVERS EDGE ABSTRACT CO., INC.
1228 RADCLIFFE STREET

Tracking #: 9171924291001000013853

Doc Ref #: 61ED2012

BRISTOL PA 19007

Document Receipt

Trans # 21558 Carrier / service: POST 2PM 4/23/2012

Ship to: 21558

MERS

PO BOX 2026

Tracking #: 9171924291001000013860

Doc Ref #: 61ED2012

FLINT MI 48501

Document Receipt

Trans # 21559 Carrier / service: POST 2PM 4/23/2012

Ship to: 21559

MERS

1901 E VOORHEES STREET SUITE C

Tracking #: 9171924291001000013877

Doc Ref #: 61ED2012

DANVILLE IL 61834

Document Receipt

Trans # 21560 Carrier / service: POST 2PM 4/23/2012

Ship to: 21560

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000013884

Doc Ref #: 61ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 21561 Carrier / service: POST 2PM 4/23/2012

Ship to: 21561

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000013891

Doc Ref #: 61ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 21562 Carrier / service: POST 2PM 4/23/2012

Ship to: 21562

GREENPOINT MORTGAGE FUNDING,
INC.

7933 PRESTON ROAD

Tracking #: 9171924291001000013907

Doc Ref #: 61ED2012

PLANO TX 75024

Document Receipt

Trans # 21563 Carrier / service: POST 2PM 4/23/2012

Ship to: 21563

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000013914

Doc Ref #: 61ED2012

HARRISBURG PA 17105

Document Receipt

Trans #	21564	Carrier / service:	POST	2PM	4/23/2012
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Ship to: 21564

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE RM 704

Tracking #: 9171924291001000013921

Doc Ref #: 61ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 21565 Carrier / service: POST 2PM 4/23/2012

Ship to: 21565

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000013938

Doc Ref #: 61ED2012

HARRISBURG PA 17108

Document Receipt

Trans #	21566	Carrier / service:	POST	2PM	4/23/2012
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Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000013945

Doc Ref #: 61ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 21567 Carrier / service: POST 2PM 4/23/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000013952

Doc Ref #: 61ED2012

HARRISBURG PA 17105

Document Receipt

Trans #	21568	Carrier / service:	POST	2PM	4/23/2012
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Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000013969

Doc Ref #: 61ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 21569 Carrier / service: POST 2PM 4/23/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000013976

Doc Ref #: 61ED2012

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 61-12

DATE RECEIVED 4-23-12
DOCKET AND INDEX 4-23-12

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>✓</u>	CK# <u>1176143</u>

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

SALE DATE	<u>June 20, 2012</u>	TIME <u>0900</u>
POSTING DATE	<u>May 16, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 30</u>	
	2 ND WEEK <u>June 6</u>	
	3 RD WEEK <u>13, 12</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV21

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, JUNE 20, 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.

PREMISES A: (LOT 1069):

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning.

BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

AND ALSO EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeastern corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwest corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

THE REMAINING LOT BEING 1069.

PREMISES 'B' (LOT 1070):

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING LOT NO. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

PREMISES 'C': (LOT 1071):

ALL THAT PARCEL of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, being part of Lot No. 1071 and part of the platted alley lying to the South thereof in General Plan of Berwick Land and Improvement Company, bounded and described as follows, to wit:

BEGINNING at a point where the Southerly line of Freas Avenue meets the Easterly line of Eaton Street;

EXTENDING from said beginning point the following five courses and distances: (1) N. 84 degrees 15 minutes E., along said Southerly line of Freas Avenue, 45 feet to the Westerly line of land of Peter J. Furek and Mildred, his wife; (2) S. 2 degrees 50 minutes E., being along said Westerly line of land of Peter J. Furek and wife and crossing said platted alley, 175 feet to the Southerly line thereof; thence following two courses and distances being by remaining land of The Pennsylvania Railroad Company: (3) S. 84 degrees 15 minutes W., along said Southerly line of platted alley, 10.32 feet to a point distant 30 feet Northeastwardly at right angles from the center line of main track of railroad of said Railroad Company known as the Berwick Branch; (4) N. 47 degrees 30 minutes W., parallel with said center line of main track, recrossing said platted alley, 49.26 feet to said Easterly line of Eaton

Street; and (5) N. 2 degrees 50 minutes W., along the same, 138.2 feet to the place of beginning.

CONTAINING 7,227 square feet of land, more or less.

BEING LOT NO. 1071 of the Berwick Land and Improvements Company's Addition to West Berwick, now Berwick.

TITLE TO SAID PREMISES VESTED IN Stephen C. Tyrrell, by Deed from Mildred Furek, widow, dated 09/27/2000, recorded 10/10/2000 in Instrument Number 200009519.

Premises being: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

Tax Parcel # (PREMISES A) 04D-06-11 0-00,000

Tax Parcel # (PREMISES B) 04D-06-110-01,000

Tax Parcel # (PREMISES C) 04D-06-111-00,000

PROPERTY ADDRESS: 1546 FREAS AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-110,04D-06-110-01,04D-06-111

Seized and taken into execution to be sold as the property of STEPHEN C TYRELL in suit of BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVIC.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP

vs.

STEPHEN C. TYRRELL

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1546 FREAS AVENUE, BERWICK, PA 18603-1523
(See Legal Description attached)

Amount Due

Interest from 03/29/2012 to Date of Sale

@ \$12.33 per diem

\$75,016.31

\$_____ and costs.

Dated 4-23-12
(SEAL)

PHS # 274990

Tami B Kline /KPB/
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

LEGAL DESCRIPTION

PREMISES A: (LOT 1069):

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning.

BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot NO. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot NO. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

AND ALSO EXCEPTING TIHEREOUT AND THEREFORM:

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeastern corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

THE REMAINING LOT BEING 1069.

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Main Fax - 215-568-7616

Alain Kender
Legal Assistant, Ext. 1216

Representing Lenders in
Pennsylvania and New Jersey

April 4, 2012

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

**RE: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP**

v.

STEPHEN C. TYRRELL

No.: 2012-CV-21-MF

Action in Mortgage Foreclosure

Premises: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Writ of Execution in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

AZK/ STS for
Phelan Hallinan & Schmieg, LLP

PHELAN HALLINAN & SCHMIEG, LLP
Daniel G. Schmieg, Esq., Id. No.62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

**BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP**
Plaintiff

v.

STEPHEN C. TYRRELL
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-21-MF**
:
: **2012-ED-61**
: **COLUMBIA COUNTY**
:

CERTIFICATION

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

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

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

By: 
Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No.62205
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
Daniel G. Schmieg, Esq., Id. No.62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC	:	COLUMBIA COUNTY
HOME LOANS SERVICING, LP	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
STEPHEN C. TYRRELL	:	NO.: <u>2012-CV-21-MF</u>
	:	2012-ED-61

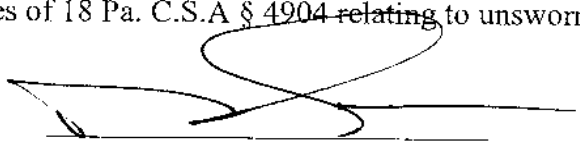
VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant STEPHEN C. TYRRELL is over 18 years of age and resides at 1546 FREAS AVENUE, BERWICK, PA 18603-1523.

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


Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No.62205
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
Daniel G. Schmieg, Esq., Id. No.62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

**BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP**

Plaintiff

v.

STEPHEN C. TYRRELL

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2012-CV-21-MF**

:

: **2012-ED-61**

: **COLUMBIA COUNTY**

:

CERTIFICATION

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

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

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

By: 

Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No.62205
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
Daniel G. Schmieg, Esq., Id. No.62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC : **COLUMBIA COUNTY**
HOME LOANS SERVICING, LP :
: **COURT OF COMMON PLEAS**
: **CIVIL DIVISION**
vs. : **NO.: 2012-CV-21-MF**
: **2012-ED-61**
STEPHEN C. TYRRELL

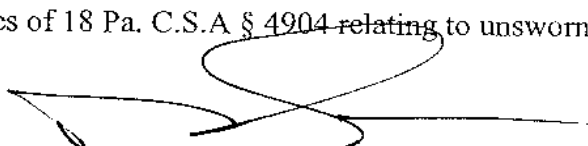
VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant STEPHEN C. TYRRELL is over 18 years of age and resides at 1546 FREAS AVENUE, BERWICK, PA 18603-1523.

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


Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No.62205
Attorney for Plaintiff

**BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING, LP**

Plaintiff

v.

STEPHEN C. TYRRELL

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-21-MF

2012-ED-61

COLUMBIA COUNTY

PHS # 274990

AFFIDAVIT PURSUANT TO RULE 3129.1

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 1546 FREAS AVENUE, BERWICK, PA 18603-1523.

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

Name

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

STEPHEN C. TYRRELL

**1546 FREAS AVENUE
BERWICK, PA 18603-1523**

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

Name

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

SAME AS ABOVE

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

Name

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

**Commonwealth of Pennsylvania in the Court of
Common Pleas of Columbia County
C/O GARY NORTON, ESQ.**

**35 West Main Street
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania in the Court of
Common Pleas of Columbia County
C/O TAMI B. KLINE, CLERK OF COURTS**

**35 West Main Street
PO Box 380
Bloomsburg, PA 17815**

**Barry Reynolds and Joshua Readler
C/O JAMES REYNOLDS TRANSPORT, INC.**

**PO BOX 834
BERWICK, PA 18603**

**Barry Reynolds and Joshua Readler
C/O JAMES REYNOLDS TRANSPORT, INC.**

**360 SOUTH EATON STREET
BERWICK, PA 18603**

**Barry Reynolds and Joshua Readler
C/O Kepner, Kepner & Corba, PC
ALICE T. K. CORBA, ESQ.**

**123 West Front Street
Berwick, PA 18603**

4. Name and address of last recorded holder of every mortgage of record:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|---|---|
| Indymac Bank F.S.B. | 155 North Lake Avenue
Pasadena, CA 91101 |
| Indymac Bank F.S.B.
c/o MortgageIt, Inc. | 1350 Deming Way, 3rd Floor
Middleton, WI 53562 |
| Indymac Bank F.S.B.
c/o MortgageIt, Inc. | 33 Maiden Lane
New York, NY 10038 |
| GreenPoint Mortgage Funding, Inc. | 3000 ATRIUM WAY, SUITE 430
MT. LAUREL, NJ 08054-3911 |
| GreenPoint Mortgage Funding, Inc. | 1100 Larkspur Landing Circle, Suite 101
Larkspur, CA 94939 |
| GreenPoint Mortgage Funding, Inc.
C/O RIVERS EDGE ABSTRACT CO., INC. | 1228 RADCLIFFE STREET
BRISTOL, PA 19007 |
| MERS, as nominee for GreenPoint Mortgage Funding, Inc. | P.O. BOX 2026
FLINT, MI 48501-2026 |
| MERS, INC. | FORMERLY - 3300 SW 34TH AVE., OCAIA, FL 34471
AS OF 12/6/10- 1901 E. Voorhees Street, Suite C
DANVILLE, IL 61834 |
5. Name and address of every other person who has any record lien on the property:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--------------|--|
| None. | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--------------|--|
| None. | |
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|---|--|
| TENANT/OCCUPANT | 1546 FREAS AVENUE
BERWICK, PA 18603-1523 |
| Jodi Tyrrell | 1546 FREAS AVENUE
BERWICK, PA 18603-1523 |
| Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division | 6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128 |
| Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program | P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486 |
| GreenPoint Mortgage Funding Inc. | 7933 Preston Road
Plano, TX 75024 |

STEVEN C. TYRRELL, II
C/O HUGH SUMNER, ESQ.

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

Commonwealth of Pennsylvania
Department of Welfare

Internal Revenue Service Advisory

U.S. Department of Justice
U.S. Attorney for the Middle District of PA
Federal Building

116 WEST 2ND STREET
BERWICK, PA 18603

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

P.O. Box 2675
Harrisburg, PA 17105

1000 Liberty Avenue Room 704
Pittsburgh, PA 15222

228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754

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

Date: 4-19-12

By: 

Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No. 62205
Attorney for Plaintiff

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO	:	COURT OF COMMON PLEAS
BAC HOME LOANS SERVICING, LP	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: 2012-CV-21-MF
vs.	:	2012 - ED-61
	:	
STEPHEN C. TYRRELL	:	COLUMBIA COUNTY
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHEN C. TYRRELL
1546 FREAS AVENUE
BERWICK, PA 18603-1523

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

Your house (real estate) at **1546 FREAS AVENUE, BERWICK, PA 18603-1523** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$75,016.31** obtained by **BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-21-MF

**BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP**

vs.

STEPHEN C. TYRRELL

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

(Municipality)

1546 FREAS AVENUE, BERWICK, PA 18603-1523

Parcel No. (PREMISES A): 04D-06-110-00,000

Parcel No. (PREMISES B): 04D-06-110-01,000

Parcel No. (PREMISES C): 04D-06-111-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$75,016.31

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

PREMISES A: (LOT 1069):

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning.

BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot NO. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot NO. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

AND ALSO EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeastern corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

THE REMAINING LOT BEING 1069.

PREMISES 'B' (LOT 1070):

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING LOT NO. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

PREMISES 'C': (LOT 1071):

ALL THAT PARCEL of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, being part of Lot No. 1071 and part of the platted alley lying to the South thereof in General Plan of Berwick Land and Improvement Company, bounded and described as follows, to wit:

BEGINNING at a point where the Southerly line of Freas Avenue meets the Easterly line of Eaton Street;

EXTENDING from said beginning point the following five courses and distances: (1) N. 84 degrees 15 minutes E., along said Southerly line of Freas Avenue, 45 feet to the Westerly line of land of Peter J. Furek and Mildred, his wife; (2) S. 2 degrees 50 minutes E., being along said Westerly line of land of Peter J. Furek and wife and crossing said platted alley, 175 feet to the Southerly line thereof; thence following two courses and distances being by remaining land of The Pennsylvania Railroad Company: (3) S. 84 degrees 15 minutes W., along said Southerly line of platted alley, 10.32 feet to a point distant 30 feet Northeastwardly at right angles from the center line of main track of railroad of said Railroad Company known as the Berwick Branch; (4) N. 47 degrees 30 minutes W., parallel with said center line of main track, recrossing said platted alley, 49.26 feet to said Easterly line of Eaton Street; and (5) N. 2 degrees 50 minutes W., along the same, 138.2 feet to the place of beginning.

CONTAINING 7,227 square feet of land, more or less.

BEING LOT NO. 1071 of the Berwick Land and Improvements Company's Addition to West Berwick, now Berwick.

TITLE TO SAID PREMISES VESTED IN Stephen C. Tyrrell, by Deed from Mildred Furek, widow, dated 09/27/2000, recorded 10/10/2000 in Instrument Number 200009519.

Premises being: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

Tax Parcel # (PREMISES A) 04D-06-110-00,000

Tax Parcel # (PREMISES B) 04D-06-110-01,000

Tax Parcel # (PREMISES C) 04D-06-111-00,000

LEGAL DESCRIPTION

PREMISES A: (LOT 1069):

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 270 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 270 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid; the place of beginning.

BEING Lots No. 1065, 1066, 1067, 1068, 1069 and 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot NO. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot NO. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING Lot No. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

AND ALSO EXCEPTING THEREOUT AND THEREFROM:

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeastern corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

THE REMAINING LOT BEING 1069.

PREMISES 'B' (LOT 1070):

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1069; thence in a westerly direction along the southerly side of Freas Avenue 45 feet to the northeast corner of Lot No. 1071; thence in a southerly direction along the easterly line of Lot No. 1071 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 45 feet to the southwest corner of Lot No. 1069 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1069 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning.

BEING LOT NO. 1070 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

PREMISES 'C': (LOT 1071):

ALL THAT PARCEL of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, being part of Lot No. 1071 and part of the platted alley lying to the South thereof in General Plan of Berwick Land and Improvement Company, bounded and described as follows, to wit:

BEGINNING at a point where the Southerly line of Freas Avenue meets the Easterly line of Eaton Street;

EXTENDING from said beginning point the following five courses and distances: (1) N. 84 degrees 15 minutes E., along said Southerly line of Freas Avenue, 45 feet to the Westerly line of land of Peter J. Furek and Mildred, his wife; (2) S. 2 degrees 50 minutes E., being along said Westerly line of land of Peter J. Furek and wife and crossing said platted alley, 175 feet to the Southerly line thereof; thence following two courses and distances being by remaining land of The Pennsylvania Railroad Company: (3) S. 84 degrees 15 minutes W., along said Southerly line of platted alley, 10.32 feet to a point distant 30 feet Northeastwardly at right angles from the center line of main track of railroad of said Railroad Company known as the Berwick Branch; (4) N. 47 degrees 30 minutes W., parallel with said center line of main track, recrossing said platted alley, 49.26 feet to said Easterly line of Eaton Street; and (5) N. 2 degrees 50 minutes W., along the same, 138.2 feet to the place of beginning.

CONTAINING 7,227 square feet of land, more or less.

BEING LOT NO. 1071 of the Berwick Land and Improvements Company's Addition to West Berwick, now Berwick.

TITLE TO SAID PREMISES VESTED IN Stephen C. Tyrrell, by Deed from Mildred Furek, widow, dated 09/27/2000, recorded 10/10/2000 in Instrument Number 200009519.

Premises being: 1546 FREAS AVENUE, BERWICK, PA 18603-1523

Tax Parcel # (PREMISES A) 04D-06-110-00,000

Tax Parcel # (PREMISES B) 04D-06-110-01,000

Tax Parcel # (PREMISES C) 04D-06-111-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-21-MF 2012-ED-61

**BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP**

vs.

STEPHEN C. TYRRELL

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

(Municipality)

1546 FREAS AVENUE, BERWICK, PA 18603-1523

Parcel No. (PREMISES A): 04D-06-110-00,000

Parcel No. (PREMISES B): 04D-06-110-01,000

Parcel No. (PREMISES C): 04D-06-111-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$75,016.31

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S RETURN

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP

Plaintiff

vs.

STEPHEN C. TYRRELL

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-21-MF

2012-ED-61

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within
upon _____ at _____
_____ by handing to

_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this
return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date


Plaintiff
BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP

No.: 2012-CV-21-MF

2012-ED-61

Defendant
STEPHEN C. TYRRELL

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1546 FREAS AVENUE
BERWICK, PA 18603-1523

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of ~~Attorney or other Originator~~ requesting service on behalf of XX Plaintiff
Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP

No.: 2012-CV-21-MF

2012-ED-61

Defendant

STEPHEN C. TYRRELL

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



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

STEPHEN C. TYRRELL

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

1546 FREAS AVENUE

BERWICK, PA 18603-1523

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of ~~Attorney or other Originator~~ requesting service on behalf of XX Plaintiff

Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

TD Bank, NA
3-180/360

001176143

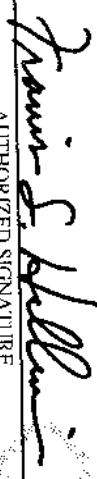
DATE
04/05/2012

AMOUNT
***\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

PAS [274990] 1546 FREAS AVENUE (2012-CV-21-MF)


AUTHORIZED SIGNATURE

⑆001176143⑆ ⑆036001808⑆ 361508666⑆