

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Nationstar Mortgage vs Kathleen Martin - Ridley Beach

NO. 86-12 ED NO. 910-11 JD

DATE/TIME OF SALE: Oct. 3 0900

BID PRICE (INCLUDES COST) \$ 2615.38

POUNDAGE - 2% OF BID \$ 53.57

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2731.95

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

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

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

PURCHASER(S) SIGNATURE(S): Charles E. Smith

TOTAL DUE: \$ 2731.95

LESS DEPOSIT: \$ 1386.00

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

TOTAL DUE IN 8 DAYS \$ 1381.95

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



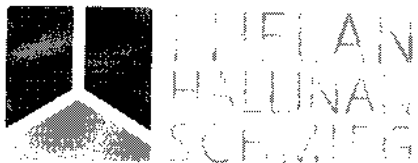
NATIONSTAR MORTGAGE LLC  
vs.  
KATHLEEN MARTIN (et al.)

Case Number  
2011CV910

## REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
06/13/2012	Advance Fee	Advance Fee	1198773	\$0.00	\$1,350.00
06/13/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/13/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/13/2012	Crying Sale			\$10.00	\$0.00
06/13/2012	Docketing			\$15.00	\$0.00
06/13/2012	Levy			\$15.00	\$0.00
06/13/2012	Mailing Costs			\$48.00	\$0.00
06/13/2012	Posting Handbill			\$15.00	\$0.00
06/13/2012	Poundage			\$53.57	\$0.00
06/13/2012	Press Enterprise Inc.			\$1,222.26	\$0.00
06/13/2012	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
06/13/2012	Sheriff Automation Fund			\$50.00	\$0.00
06/13/2012	Sheriff's Deed			\$35.00	\$0.00
06/13/2012	Solicitor Services			\$75.00	\$0.00
06/13/2012	Transfer Tax Form			\$25.00	\$0.00
06/13/2012	Web Posting			\$100.00	\$0.00
09/24/2012	Service			\$210.00	\$0.00
09/24/2012	Service Mileage			\$24.00	\$0.00
09/24/2012	Distribution Form			\$25.00	\$0.00
09/24/2012	Copies			\$7.00	\$0.00
09/24/2012	Notary Fee			\$15.00	\$0.00
09/24/2012	Tax Claim Search			\$5.00	\$0.00
09/24/2012	Surcharge			\$150.00	\$0.00
09/24/2012	Sewer			\$534.62	\$0.00
09/24/2012	Recording Fees			\$55.00	\$0.00
				<b>\$2,731.95</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(1,381.95)</b>
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Representing Lenders in  
Pennsylvania and New Jersey

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

KINYON LANIER  
Legal Assistant,

October 18, 2012

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

Re: RICKY L. BEACH  
KATHLENE MARTIN A/K/A KATHLEEN MARTIN  
253 MARTZ STREET  
BERWICK, PA 18603-1326  
2011-CV-0000910-MF

Dear Sir or Madam:

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

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

Thank you in advance for your cooperation in this matter.

Very truly yours,

  
KINYON LANIER  
On behalf of Phelan Hallinan & Schmieg, LLP

cc: NATIONSTAR MORTGAGE LLC

PHS # 260811

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid  
Book Number  
Page Number  
Date Recorded

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

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

Name <b>Phelan Hallinan &amp; Schmieg, LLP</b>	Telephone Number <b>Area Code 215-563-7000</b>
Street Address <b>1617 JFK Boulevard, Suite 1400 One Penn Center Plaza</b>	City State Zip Code <b>Philadelphia PA 19103</b>

## B. TRANSFER DATA

Grantor(s)/Lessor(s)  
**Timothy Chamberlain**

## C. Date of Acceptance of Document

Grantee(s)/Lessee(s)  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Street Address  
**PO Box 380, W. Main Street**

Street Address  
**PO Box 650043**

City State Zip Code  
**Bloomsburg PA 17815**

City State Zip Code  
**Dallas TX 75265**

## D. REAL ESTATE LOCATION

Street Address  
**253 MARTZ STREET  
BERWICK, PA 18603-1326**

City, Township, Borough  
**BOROUGH OF BERWICK**

County  
**COLUMBIA**

School District  
**BERWICK**

Tax Parcel Number  
**04A-01-014**

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

1. Actual Cash Consideration  
**\$2,731.95 (winning bid)**

2. Other Consideration  
**+ -0-**

3. Total Consideration  
**= \$2,731.95**

4. County Assessed Value  
**\$18,583.00**

5. Common Level Ratio Factor  
**x 3.60**

6. Fair Market Value  
**= \$66,898.80**

## F. EXEMPTION DATA

1a. Amount of Exemption Claimed  
**100%**

1b. Percentage of Grantor's Interest in Real Estate  
**100%**

1b. Percentage of Grantor's Interest in Real Estate  
**100%**

## Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_ (Name of Decedent) Estate File Number \_\_\_\_\_
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ \*Other (Please explain exemption claimed, if other than listed above.)

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

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

Signature of Correspondent or Responsible Party

**KINYON LANIER**

Date

**10/18/12**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
NATIONSTAR MORTGAGE LLC

vs.

**Defendant**  
KATHLEEN MARTIN  
RICKY L BEACH  
KATHLENE MARTIN

**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, October 3, 2012

**Writ of Execution No. :** 2011CV910

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 253 MARTZ STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,222.26
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

**Total Sheriff Costs** **\$2,088.76**

## Municipal Costs

Sewer	\$534.62
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**Total Municipal Costs** **\$534.62**

## Distribution Costs

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

**Grand Total:** **\$2,678.38**

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)

© 2009 CountyShire Sheriff - Release, Inc.

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

- DOCKET/RETURN	\$15.00
- SERVICE PER DEF.	\$ <u>210.00</u>
- LEVY (PER PARCEL	\$15.00
- MAILING COSTS	\$ <u>48.00</u>
- ADVERTISING SALE BILLS & COPIES	\$17.50
- ADVERTISING SALE (NEWSPAPER)	\$15.00
- MILEAGE	\$ <u>24.00</u>
- POSTING HANDBILL	\$15.00
- CRYING/ADJOURN SALE	\$10.00
- SHERIFF'S DEED	\$35.00
- TRANSFER TAX FORM	\$25.00
- DISTRIBUTION FORM	\$25.00
- COPIES	\$ <u>7.00</u>
- NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>476.50</u>	

- WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>222.26</u>
- SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>447.26</u>	

- PROTHONOTARY (NOTARY)	\$10.00
- RECORDER OF DEEDS	\$ <u>57.00</u>
TOTAL ***** \$ <u>67.00</u>	

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>534.62</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>534.62</u>	

- SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>150.00</u>	

TOTAL COSTS (OPENING BID) \$ 2678.38

**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 21, 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: NATIONSTAR MORTGAGE LLC v.  
RICKY L. BEACH and KATHLENE MARTIN  
253 MARTZ STREET BERWICK, PA 18603-1326  
No.: 2011-CV-0000910-MF

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 5, 2012 due to the following: NOS Made Inside 30 Days of Sale.

The Property is to be relisted for the October 3, 2012 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan & Schmieg, LLP

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: NATIONSTAR MORTGAGE LLC  
vs. RICKY L. BEACH and KATHLENE MARTIN A/K/A KATHLEEN MARTIN  
No.: 2011-CV-0000910-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 cursive script, appearing to read 'LJS', written in black ink.

LISA STEINMAN

cc: Prothonotary of COLUMBIA County

PLAINTIFF  
NATIONSTAR MORTGAGE LLC

AFFIDAVIT OF SERVICE (FNMA)  
COLUMBIA COUNTY

PHS # 260811

DEFENDANT  
RICKY L. BEACH  
KATHLENE MARTIN A/K/A KATHLEEN MARTIN

SERVICE TEAM/ las  
COURT NO.: 2011-CV-0000910-MF

SERVE KATHLENE MARTIN A/K/A KATHLEEN MARTIN AT:  
253 MARTZ STREET  
BERWICK, PA 18603-1326

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: September 5, 2012

SERVED

Served and made known to KATHLENE MARTIN A/K/A KATHLEEN MARTIN, Defendant on the 8<sup>th</sup> day of August, 2012, at

8:12 o'clock P. M., at 253 MARTZ ST, 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 Height 5'4" Weight 130 Race W Sex F 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: 8/8/12

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that 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. Flidakos, 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. Marley, Esq., Id. No. 312314

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: NATIONSTAR MORTGAGE LLC  
vs. RICKY L. BEACH and KATHLENE MARTIN A/K/A KATHLEEN MARTIN  
No.: 2011-CV-0000910-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 cursive script, appearing to read 'Ls', is written in black ink.

LISA STEINMAN

cc: Prothonotary of COLUMBIA County

PLAINTIFF  
NATIONSTAR MORTGAGE LLC

AFFIDAVIT OF SERVICE (FNMA)

COLUMBIA COUNTY

PHS # 260811

DEFENDANT  
RICKY L. BEACH  
KATHLENE MARTIN A/K/A KATHLEEN MARTIN

SERVICE TEAM/jas  
COURT NO.: 2011-CV-0000910-MF

SERVE RICKY L. BEACH AT:  
253 MARTZ STREET  
BERWICK, PA 18603-1326

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: September 5, 2012

SERVED

Served and made known to RICKY L. BEACH, Defendant on the 28<sup>th</sup> day of JULY, 2012, at 8:29 o'clock A. M., at 253 MARTZ ST, BERWICK, PA, in the manner described below:

☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is SON.

☐ 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 20<sup>5</sup> Height 5'9" Weight 250 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: 7/28/12

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. Hullman, 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. Fliakos, 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. Marley, Esq., Id. No. 312314  
Robert W. Cusick, Esq., Id. No. 80193  
John M. Kolesnik, Esq., Id. No. 308877

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

CHRISTINE SCHOFFLER  
Legal Assistant, 1286

Representing Lenders in  
Pennsylvania and New Jersey

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

No.: 2011-CV-  
0000910-MF  
No.: 2012-ED-86

Re: NATIONSTAR MORTGAGE LLC VS. RICKY L. BEACH, and KATHLENE MARTIN A/K/A  
KATHLEEN MARTIN  
No.: 2011-CV-0000910-MF, No.: 2012-ED-86

**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 09/05/2012 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:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN & SCHMIEG, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
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

NATIONSTAR MORTGAGE LLC  
Plaintiff,

v.

RICKY L. BEACH  
KATHLENE MARTIN A/K/A KATHLEEN  
MARTIN  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2011-CV-0000910-MF  
: No.: 2012-ED-86

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".

  
John Michael Kolesnik, Esquire  
Attorney for Plaintiff

Date: 8/8/12

**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 - 9/5/2012 9:00 A.M. SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 253 MARTZ STREET BERWICK, PA 18603-1326	
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	
RE: RICKY L. BEACH (COLUMBIA) PHS# 260811/1021			
Page 1 of 1			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 domestic 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 S913 and S921 for limitations of coverage.



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

NATIONSTAR MORTGAGE LLC  
Plaintiff

vs.

RICKY L. BEACH  
KATHLENE MARTIN  
A/K/A KATHLEEN MARTIN

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2011-CV-0000910-MF

**ORDER**

AND NOW, this 8th day of August, 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	\$83,774.85
Interest Through September 5, 2012	\$13,226.20
Per Diem \$16.64	
Legal fees	\$1,850.00
Cost of Suit and Title	\$1,351.00
Property Preservation	\$69.90
Mortgage Insurance Premium/ Private Mortgage Insurance	\$1,777.06
Non Sufficient Funds Charge	\$20.00
Escrow Deficit	\$4,183.77
<b>TOTAL</b>	<b>\$106,252.78</b>

Plus interest from September 5, 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

*[Handwritten signature]*

COUNTY OF COLUMBIA, PA  
CLERK OF COURTS OFFICE

2012 AUG 8 - 10:00 AM

PROTHONOTARY  
FILED

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

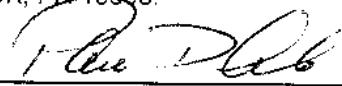


NATIONSTAR MORTGAGE LLC  
vs.  
KATHLEEN MARTIN (et al.)

Case Number  
2011CV910

## SHERIFF'S RETURN OF SERVICE

08/03/2012 09:35 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 253 MARTZ STREET, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

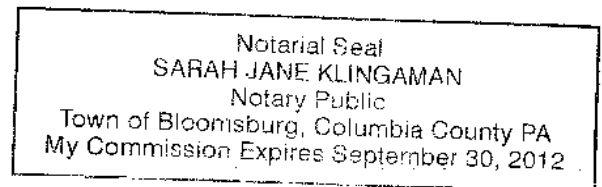
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 03, 2012

NOTARY

Affirmed and subscribed to before me this

3RD day of AUGUST 2012



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
KATHLEEN BEACH (et al.)

Case Number  
2011CV910

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 07/13/2012

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 253 MARTZ STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted*

Relation:

Date: 08-03-12

Time: 0935

Deputy: 3

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)

2011CV910

253 MARTZ STREET, BERWICK, PA 18603

EXP: 07/13/2012



June 28, 2012

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

**NATIONSTAR MORTGAGE LLC**

**VS**

**RICKY L. BEACH  
KATHLENE MARTIN**

NO.: 2011-CV-0000910-MF

Dear Timothy:

The amount due on the sewer account #102611 for the property located at 253 Martz Street Berwick through September 30, 2012 is \$534.62.

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

Sincerely,

Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

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

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

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

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

REAL ESTATE TAX CERTIFICATION

Date: 06/18/2012

Fee: \$5.00

Cert. NO: 12361

BEACH RICKY L  
KATHLEEN MARTIN  
36 FURNACE ST APT 1  
SHICKSHINNY PA 18655

District: BERWICK BORO  
Deed: 20060 -5751  
Location: 253 MARTZ ST  
Parcel Id: 04A-01 -014-00,000

Assessment: 18,583  
Balances as of 06/18/2012

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: dm

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
KATHLEEN MARTIN (et al.)

Case Number  
2011CV910

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	07/13/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649 <span style="float: right;"><b>DOB:</b></span>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	SHERRY EVANS		
<b>Relation:</b>	Clerk		
<b>Date:</b>	6/15/12	<b>Time:</b>	1600
<b>Deputy:</b>	5	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

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

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2011CV910

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/13/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
KATHLEEN MARTIN (et al.)

Case Number  
2011CV910

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/13/2012

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 · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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

2011CV910

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, EXP: 07/13/2012

**BERWICK AREA SCHOOL DISTRICT**

2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 000197

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE GINGHER

1615 LINCOLN AVE

BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	18583	45.0000	819.52	836.24	919.86
			<b>PAY THIS AMOUNT</b>	819.52	836.24
			IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1

HOURS MON. TUE. THUR. 9:30AM-4:00PM

CLOSED WEDNESDAY & FRIDAY

CLOSED HOLIDAYS

PHONE 570-752-7442

M  
A  
I  
L  
  
T  
O

BEACH RICKY L

KATHLEEN MARTIN

~~36 FURNACE ST APT 1~~

~~SHICKSHINNY PA 18655~~

Wilmington, OH. 45177-1687

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A01 01400000		6582
253 MARTZ ST	5294.00	SCHOOL PENALTY 10%
20060-5751	13289.00	DELINQUENT TAX TO
0.11 ACRES		COURTHOUSE DEC. 15

NO PERSONAL CHECKS AFTER DEC. 1, 2012

**Tax Notice** 2012 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher

1615 Lincoln Avenue

Berwick PA 18603

HOURS MON. TUE. THUR. : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2012

BILL NO.  
2478

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,583	7.146	130.13	132.79	146.07
SINKING		1.345	24.49	24.99	27.49
FIRE		1.25	22.77	23.23	24.39
LIGHT		1.75	31.87	32.52	34.15
BORO RE		11.1	202.14	206.27	216.58
The discount & penalty have been calculated for your convenience			411.40 April 30 If paid on or before	419.80 June 30 If paid on or before	448.68 June 30 If paid after
PAY THIS AMOUNT					

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

BEACH RICKY L  
KATHLEEN MARTIN  
253 MARTZ STREET  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04A-01 -014-00,000  
253 MARTZ ST  
.1132 Acres Land 5,294  
Buildings 13,289  
Total Assessment 18,583

This tax returned  
to courthouse on:  
January 1, 2013

CK 411.40

CK  
0000957713

4-30-12

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
KATHLEEN MARTIN (et al.)

Case Number  
2011CV910

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	07/13/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	KATHLEEN MARTIN
Primary Address:	253 MARTZ STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KATHLEEN MARTIN		
Relation:			
Date:	06 14 12	Time:	0900
Deputy:	DANCECO	Mileage:	

### Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

MARTIN, KATHLEEN

2011CV910

253 MARTZ STREET, BERWICK, PA 18603

EXP: 07/13/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
KATHLEEN MARTIN (et al.)

Case Number  
2011CV910

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	07/13/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	RICKY L BEACH	
Primary Address:	253 MARTZ STREET BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KATHLEEN MARTIN		
Relation:	WIFE		
Date:	06 14 12	Time:	0900
Deputy:	DANCELO	Mileage:	

### Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BEACH, RICKY L

2011CV910

253 MARTZ STREET, BERWICK, PA 18603

EXP: 07/13/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
KATHLEEN MARTIN (et al.)

Case Number  
2011CV910

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	07/13/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	KELLI GREEN		
<b>Relation:</b>	CLERK		
<b>Date:</b>	06.14.12	<b>Time:</b>	0845
<b>Deputy:</b>	DANIELLO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

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

### Service Attempt Notes:

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

BERWICK SEWER

2011CV910

1108 FREAS AVE, BERWICK, PA 18603

EXP: 07/13/2012

Document Receipt

---

Trans # 26833 Carrier / service: POST 2PM 6/13/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000014799

Doc Ref #: 86ED2012

PHILADELPHIA PA 19106

Document Receipt

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Trans # 26832 Carrier / service: POST 2PM 6/13/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000014782

DEPARTMENT 281230

Doc Ref #: 86ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 26831 Carrier / service: POST 2PM 6/13/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000014775

Doc Ref #: 86ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 26830 Carrier / service: POST 2PM 6/13/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000014768

Doc Ref #: 86ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 26829 Carrier / service: POST 2PM 6/13/2012

Ship to: 26829

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000014751

Doc Ref #: 86ED2012

HARRISBURG PA 17108

Document Receipt

---

Trans # 26828 Carrier / service: POST 2PM 6/13/2012

Ship to: 26828

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE RM 704

Tracking #: 9171924291001000014744

Doc Ref #: 86ED2012

PITTSBURGH PA 15222

Document Receipt

---

Trans # 26827 Carrier / service: POST 2PM 6/13/2012

Ship to: 26827

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000014737

Doc Ref #: 86ED2012

HARRISBURG PA 17105

Document Receipt

---

Trans # 26826 Carrier / service: POST 2PM 6/13/2012

Ship to: 26826

KATHLENE MARTIN

262 NORTH MULBERRY STREET APT  
1N

Tracking #: 9171924291001000014720

Doc Ref #: 86ED2012

WILMINGTON OH 45177

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV910

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, SEPTEMBER 05, 2012**  
**AT 9:00 O'CLOCK A.M.**

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

ALL that certain piece, parcel or lot of land, situate, lying and being in the Borough of Berwick (formerly Briar Creek Township), Columbia County, Pennsylvania, and designated as Lot No. 43 on a plan of 'Fairview Terrace', said plan having been duly recorded in the office of the Recorder of Deeds at Bloomsburg in Plan Book kept for such purchases - said lot being bounded and described as follows, to-wit:

BEGINNING at the corner of Martz Street and Chestnut Alley; thence by west line of Chestnut Alley North 23 degrees West, 146 feet to south line of a 15 foot alley; thence by said alley South 71 degrees West, 29 feet to East line of Lot No. 44; thence by Lot No. 44 South 19 degrees East, 145 feet to North line of Martz Street; thence by the same North 71 degrees East, 38 feet to the place of Beginning. Said 'Fairview Terrace', being a sub-division of a portion of the property described in a certain deed given by John Martz to Issac Martz dated April 21, 1873, and recorded with said Columbia County records in Deed Book 'z' at Page 681. TITLE TO SAID PREMISES VESTED IN Ricky L. Beach and Kathleen Martin, as tenants with the right of survivorship, by Deed from Zachary R. Derr and Ashley E. Derr, h/w, dated 06/02/2006, recorded 06/09/2006 in Instrument Number 200605751. Premises being: 253 MARTZ STREET, BERWICK, PA 18603-1326  
Tax Parcel # 04A-01-014

PROPERTY ADDRESS: 253 MARTZ STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-01-014

Seized and taken into execution to be sold as the property of KATHLEEN BEACH, RICKY L BEACH in suit of NATIONSTAR MORTGAGE LLC.

**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 & SCHIMMIG LLP  
PHILADELPHIA, PA 215-563-7000

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

# REAL ESTATE OUTLINE

ED # 86-12

DATE RECEIVED 8/11/12  
DOCKET AND INDEX 277

## 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>1198773</u>

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

SALE DATE	<u>Sept. 5, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Aug. 1, 12</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Aug. 15</u>	
	2 <sup>ND</sup> WEEK <u>22</u>	
	3 <sup>RD</sup> WEEK <u>29, 12</u>	

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**

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

NATIONSTAR MORTGAGE LLC

vs.

RICKY L. BEACH  
KATHLEEN MARTIN A/K/A KATHLEEN MARTIN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-0000910-MF

2012 - ED - 86

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 253 MARTZ STREET, BERWICK, PA 18603-1326  
(See Legal Description attached)

Amount Due  
Interest from 04/10/2012 to Date of Sale  
@ \$14.80 per diem

\$90,023.40  
\$\_\_\_\_\_ and costs.

Dated 06-13-2012  
(SEAL)

PHS # 260811

Tamara B. Kline,  
Barbara N. Schutte  
(Clerk) Office of the Prothonotary Support, Common Pleas Court  
of Columbia County, Penna.  
Prothonotary & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

### LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of land, situate, lying and being in the Borough of Berwick (formerly Briar Creek Township), Columbia County, Pennsylvania, and designated as Lot No. 43 on a plan of 'Fairview Terrace', said plan having been duly recorded in the office of the Recorder of Deeds at Bloomsburg in Plan Book kept for such purchases - said lot being bounded and described as follows, to-wit:

BEGINNING at the corner of Martz Street and Chestnut Alley; thence by west line of Chestnut Alley North 23 degrees West, 146 feet to south line of a 15 foot alley; thence by said alley South 71 degrees West, 29 feet to East line of Lot No. 44; thence by Lot No. 44 South 19 degrees East, 145 feet to North line of Martz Street; thence by the same North 71 degrees East, 38 feet to the place of Beginning. Said 'Fairview Terrace', being a sub-division of a portion of the property described in a certain deed given by John Martz to Issac Martz dated April 21, 1873, and recorded with said Columbia County records in Deed Book 'Z' at Page 681.

TITLE TO SAID PREMISES VESTED IN Ricky L. Beach and Kathleen Martin, as tenants with the right of survivorship, by Deed from Zachary R. Derr and Ashley E. Derr, h/w, dated 06/02/2006, recorded 06/09/2006 in Instrument Number 200605751.

Premises being: 253 MARTZ STREET, BERWICK, PA 18603-1326

Tax Parcel # 04A-01-014

PHELAN HALLINAN & SCHMIEG, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorneys for Plaintiff

**NATIONSTAR MORTGAGE LLC**  
Plaintiff

v.

**RICKY L. BEACH**  
**KATHLENE MARTIN A/K/A KATHLEEN MARTIN**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2011-CV-0000910-MF**  
:  
: **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**  
John Michael Kolesnik, Esq., Id. No.308877  
Attorney for Plaintiff

**NATIONSTAR MORTGAGE LLC**  
Plaintiff

v.

**RICKY L. BEACH**  
**KATHLENE MARTIN A/K/A KATHLEEN MARTIN**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2011-CV-0000910-MF**  
:  
: **COLUMBIA COUNTY**  
:  
: **PHS # 260811**  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**NATIONSTAR MORTGAGE LLC**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **253 MARTZ STREET, BERWICK, PA 18603-1326**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name: **RICKY L. BEACH**  
Address (if address cannot be reasonably ascertained, please so indicate): **253 MARTZ STREET  
BERWICK, PA 18603-1326**  
**262 NORTH MULBERRY STREET, APT 1N  
WILMINGTON, OH 45177-1687**  
Name: **KATHLENE MARTIN  
A/K/A KATHLEEN MARTIN**  
Address (if address cannot be reasonably ascertained, please so indicate): **253 MARTZ STREET  
BERWICK, PA 18603-1326**  
**262 NORTH MULBERRY STREET, APT 1N  
WILMINGTON, OH 45177-1687**
2. Name and address of Defendant(s) in the judgment:  
Name: **SAME AS ABOVE**  
Address (if address cannot be reasonably ascertained, please so indicate):
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):

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**

**253 MARTZ STREET  
BERWICK, PA 18603-1326**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

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

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

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

Date: 5/3/12

By: 

**Phelan Hallinan & Schmieg, LLP**  
John Michael Kolesnik, Esq., Id. No. 308877  
Attorney for Plaintiff

**NATIONSTAR MORTGAGE LLC**

Plaintiff

v.

**RICKY L. BEACH**

**KATHLENE MARTIN A/K/A KATHLEEN MARTIN**

Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2011-CV-0000910-MF**  
:  
: **COLUMBIA COUNTY**  
:  
: **PHS # 260811**  
:

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Address (if address cannot be reasonably  
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**253 MARTZ STREET  
BERWICK, PA 18603-1326**

**262 NORTH MULBERRY STREET, APT 1N  
WILMINGTON, OH 45177-1687**

**KATHLENE MARTIN  
A/K/A KATHLEEN MARTIN**

**253 MARTZ STREET  
BERWICK, PA 18603-1326**

**262 NORTH MULBERRY STREET, APT 1N  
WILMINGTON, OH 45177-1687**

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)

**None.**

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

Name

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

**None.**

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

Name

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

**None.**

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

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

**253 MARTZ STREET  
BERWICK, PA 18603-1326**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
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BLOOMSBURG, PA 17815**

**Commonwealth of Pennsylvania  
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**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
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**U.S. Department of Justice  
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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: 5/3/12

By: 

**Phelan Hallinan & Schmieg, LLP**  
John Michael Kolesnik, Esq., Id. No. 308877  
Attorney for Plaintiff

NATIONSTAR MORTGAGE LLC

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
: NO.: 2011-CV-0000910-MF  
:

vs.

RICKY L. BEACH

KATHLENE MARTIN A/K/A KATHLEEN MARTIN

Defendant(s) :

: COLUMBIA COUNTY

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

TO: RICKY L. BEACH

KATHLENE MARTIN

A/K/A KATHLEEN MARTIN

262 NORTH MULBERRY STREET, APT 1N

WILMINGTON, OH 45177-1687

RICKY L. BEACH

KATHLENE MARTIN

A/K/A KATHLEEN MARTIN

253 MARTZ STREET

BERWICK, PA 18603-1326

**\*\*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 **253 MARTZ STREET, BERWICK, PA 18603-1326** 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 **\$90,023.40** obtained by **NATIONSTAR MORTGAGE LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

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

### **LEGAL DESCRIPTION**

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Premises being: 253 MARTZ STREET, BERWICK, PA 18603-1326

Tax Parcel # 04A-01-014

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2011-CV-0000910-MF**

**NATIONSTAR MORTGAGE LLC**

**vs.**

**RICKY L. BEACH**

**KATHLENE MARTIN A/K/A KATHLEEN MARTIN**

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

**(Municipality)**

**253 MARTZ STREET, BERWICK, PA 18603-1326**

**Parcel No. 04A-01-014**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$90,023.40**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

PHELAN HALLINAN & SCHMIEG, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**NATIONSTAR MORTGAGE LLC**

**vs.**

**RICKY L. BEACH  
KATHLENE MARTIN A/K/A KATHLEEN MARTIN**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2011-CV-0000910-MF  
:**

**VERIFICATION OF NON-MILITARY SERVICE**

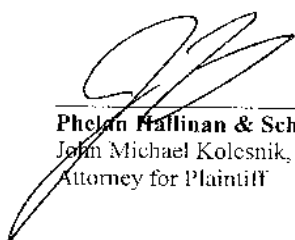
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 RICKY L. BEACH is over 18 years of age and resides at 253 MARTZ STREET, BERWICK, PA 18603-1326 and/or 262 NORTH MULBERRY STREET, APT 1N, WILMINGTON, OH 45177-1687.

(c) that defendant KATHLENE MARTIN A/K/A KATHLEEN MARTIN is over 18 years of age and resides at 253 MARTZ STREET, BERWICK, PA 18603-1326 and/or 262 NORTH MULBERRY STREET, APT 1N, WILMINGTON, OH 45177-1687.

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  
John Michael Kolesnik, Esq., Id. No.308877  
Attorney for Plaintiff

PHILAN HALLINAN & SCHMIEG, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
1617 JFK Boulevard, Suite 1400  
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Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**NATIONSTAR MORTGAGE LLC**

**vs.**

**RICKY L. BEACH**  
**KATHLENE MARTIN A/K/A KATHLEEN MARTIN**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2011-CV-0000910-MF**  
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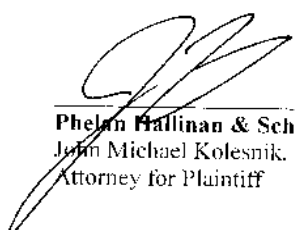
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\_\_\_\_\_  
**Phelan Hallinan & Schmieg, LLP**  
John Michael Kolesnik, Esq., Id. No.308877  
Attorney for Plaintiff

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2011-CV-0000910-MF**

**NATIONSTAR MORTGAGE LLC**

**vs.**

**RICKY L. BEACH**

**KATHLENE MARTIN A/K/A KATHLEEN MARTIN**

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

**(Municipality)**

**253 MARTZ STREET, BERWICK, PA 18603-1326**

**Parcel No. 04A-01-014**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$90,023.40**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

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Premises being: 253 MARTZ STREET, BERWICK, PA 18603-1326

Tax Parcel # 04A-01-014

## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) **RICKY L. BEACH and KATHLENE MARTIN A/K/A KATHLEEN MARTIN** at their out-of-county addresses via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Alain R. Kender  
Foreclosure Manager  
Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 ext. 1216  
Operator Assisted: (215) 563-7000 ext. 1216  
Fax: 215-568-7616

# SHERIFF'S RETURN

NATIONSTAR MORTGAGE LLC

Plaintiff

vs.

RICKY L. BEACH

KATHLENE MARTIN A/K/A KATHLEEN MARTIN

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2011-CV-0000910-MF

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.


Plaintiff  
NATIONSTAR MORTGAGE LLC

Expiration date

No. 2011-CV-0000910-ME

Defendant  
RICKY L. BEACH  
KATHLENE MARTIN A/K/A KATHLEEN MARTIN

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)  
253 MARTZ STREET

BERWICK, PA 18603-1326

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

Telephone Number

(215)563-7000

Date

5/3/12

**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

NATIONSTAR MORTGAGE LLC

No.: 2011-CV-0000910-MF

Defendant

RICKY L. BEACH

KATHLENE MARTIN A/K/A KATHLEEN MARTIN

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.

RICKY L. BEACH

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

253 MARTZ STREET

BERWICK, PA 18603-1326

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, 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

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

Telephone Number

(215)563-7000

Date

5/3/12

**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

NATIONSTAR MORTGAGE LLC

No.: 2011-CV-0000910-MF

Defendant

RICKY L. BEACH

KATHLENE MARTIN A/K/A KATHLEEN MARTIN

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, AT LAUCHED OR SALE

KATHLENE MARTIN A/K/A KATHLEEN MARTIN

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

253 MARTZ STREET

BERWICK, PA 18603-1326

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

5/3/12

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

TD Bank, NA  
3-180/360

001198773

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
06/12/2012

AMOUNT  
\*\*\*\*\$1,350.00

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

STS (260811) 253 MARTZ STREET (2011-CV-0000910-MF)

AUTHORIZED SIGNATURE



⑈001198773⑈ ⑆036001808⑆ 361508666⑈