

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

EMAC MORT LLC vs Paul Pappas

NO. 72-12 ED NO. 1931-11 JD

DATE/TIME OF SALE: Sept. 5 0900

BID PRICE (INCLUDES COST) \$ 71000.00 (3592.58)

POUNDAGE - 2% OF BID \$ 1400.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5042.58

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan & Schmiegel
Tracy S. Mull

TOTAL DUE: \$ 5042.58

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3692.58

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
GMAC MORTGAGE LLC

vs.

Defendant
PAUL PAPAS

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, September 5, 201

Writ of Execution No. : 2011CV1931

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1120 MARKET 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	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Surcharge	\$140.00
Tax Claim Search	\$5.00
Total Sheriff Costs	\$2,058.26

Municipal Costs

Sewer	\$1,279.32
Total Municipal Costs	\$1,279.32

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$3,392.58**

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 Countywide Office Use Only



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@fedphe.com

KINYON LANIER
Legal Assistant,

September 27, 2012

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

Re: PAUL PAPAS
1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET
BERWICK, PA 18603-2135
2011-CV-1931-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 **SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America**, 1000 Liberty Avenue, Pittsburgh, PA 15222.

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: GMAC MORTGAGE, LLC

PHS # 263982

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

RECORDER'S USE ONLY

State T id

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Grantor(s)/Lessor(s)	C. Date of Acceptance of Document		
Timothy Chamberlain	Grantee(s)/Lessee(s)		
	SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America		
Street Address	Street Address		
PO Box 380, W. Main Street	1000 Liberty Avenue		
City	State	Zip Code	City
Bloomington	PA	17815	Pittsburgh
			PA
			15222

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough
1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET	BOROUGH OF BERWICK
BERWICK, PA 18603-2135	
County	School District
COLUMBIA	BERWICK
Tax Parcel Number	
04A-03-074-00,000	

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

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$70,000.00 (winning bid)	+ -0-	= \$70,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$24,657.00	x 3.60	= \$88,765.20

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1b. Percentage of Grantor's Interest in Real Estate
100%	100%	100%

Check Appropriate Box Below for Exemption Claimed.

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

9/27/12

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

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

TD Bank, N.A.
3-180/360

001234079

PAY THREE THOUSAND SIX HUNDRED NINETY-TWO AND 58 / 100 Dollars

DATE
9/27/2012

AMOUNT
*****\$3,692.58

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

KXL [263982] 1120 MARKET STREET (2011-CV-1931-MF)

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001234079⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

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

- DOCKET/RETURN	\$15.00	
- SERVICE PER DEF.	\$ <u>195.00</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>71.00</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>6.50</u>	
- NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>456.00</u>

- WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1222.26</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1447.26</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

- SEWER 20	\$ <u>1279.32</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>1279.32</u>

- SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>140.00</u>

TOTAL COSTS (OPENING BID) \$ 3392.58

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-1931-
MF
No.: 2012-ED-92

Re: GMAC MORTGAGE, LLC VS. PAUL PAPAS
No.: 2011-CV-1931-MF, No.: 2012-ED-92

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

PHILAN HALLINAN & SCHMIEG, LLP
Andrew J. Marley, Esq., Id. No.312314
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

GMAC MORTGAGE, LLC
Plaintiff,

v.

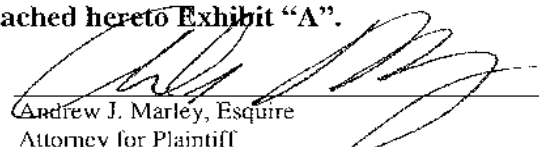
PAUL PAPAS
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2011-CV-1931-MF
: No.: 2012-ED-92

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".


Andrew J. Marley, Esquire
Attorney for Plaintiff

Date: 8/15/2012

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.

GMAC MORTGAGE, LLC

Plaintiff

v.

PAUL PAPAS

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1931-MF**
:
: **COLUMBIA COUNTY**
:
: **PHS # 263982**
:

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

GMAC MORTGAGE, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praceipe for the Writ of Execution was filed, the following information concerning the real property located at **1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET, BERWICK, PA 18603-2135**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained, please so indicate)

PAUL PAPAS **121 NORTHPOINT DRIVE, APT 801**
LEXINGTON, SC 29072-2160
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)

BERWICK AREA JOINT SEWER AUTHORITY **1108 FREAS AVENUE**
BERWICK, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY **106 MARKET STREET**
BERWICK, PA 18603
C/O ANTHONY J. MCDONALD, ESQUIRE
BULL, BULL & KNECHT, LLP
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

**1120 MARKET STREET
A/K/A 1120 NORTH MARKET STREET
BERWICK, PA 18603-2135**

**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**

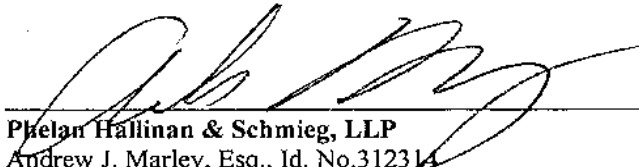
**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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:

8/15/2012

By:


**Phelan Hallinan & Schmieg, LLP
Andrew J. Marley, Esq., Id. No. 31231
Attorney for Plaintiff**

Name and Address
Of Sender

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

AZK/AEC - 9/5/2012 9:00 A.M. SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1120 MARKET STREET A/K/A 1120 NORTH MARKET STREET BERWICK, PA 18603-2135	
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	
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 R900.9913 and S921 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		Line Article Number		Name of Addressee, Street, and Post Office Address		Postmaster, For (Name of Receiving Employee)		Total Number of Pieces Received at Post Office		Pieces Listed by Sender	
1	****	BERWICK AREA JOINT SEWER AUTHORITY 1108 FREAS AVENUE BERWICK, PA 18603									
2	****	C/O ANTHONY J. McDONALD, ESQUIRE BULL, BULL & KNECHT, LLP 106 MARKET STREET BERWICK, PA 18603									
		RE: PAUL PAPAS (COLUMBIA)		PHS# 263982 /1026		Page 1 of 1		45 Day		\$0.90	
										\$0.45	
										\$0.45	
										\$0.45	

The full declaration of value is required on all domestic and international registered mail. The mailing place subject to a limit of \$500,000 per occurrence. The maximum insurable value on Express Mail is \$500,000 and \$921 for registered mail, sent with optional insurance. See the



02 1M \$02.03
0004271256 AUG02 2012
MAILED FROM ZIP CODE 19103

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: GMAC MORTGAGE, LLC
vs. PAUL PAPAS
No.: 2011-CV-1931-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 'Lisa', written in black ink.

LISA STEINMAN

cc: Prothonotary of COLUMBIA County

PLAINTIFF
GMAC MORTGAGE, LLC

DEFENDANT
PAUL PAPAS

SERVE PAUL PAPAS AT:
121 NORTHPOINT DRIVE
APT 801
LEXINGTON, SC 29072-2160

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PHS # 263982

SERVICE TEAM/las
COURT NO.: 2011-CV-1931-MF

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

SERVED

Served and made known to PAUL PAPAS, Defendant on the 1st day of AUGUST, 20 12, at 6:32 o'clock P. M., at 121 NORTHPOINT DR, LEXINGTON 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 68 Height 5'4" Weight 185 Race W Sex M Other _____

I, ALFRED T. JORDAN, a competent adult, being duly sworn according to law, depose and state 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.

Alfred T. Jordan

Sworn to and subscribed
before me this 3 day
of Aug., 2012

Notary: *Shirley A. Smith* By: 2/28/2015

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: _____

Sworn to and subscribed
before me this _____ day
of _____, 20____ By: _____

Notary:

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. 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
Matthew G. Brushwood, Esq., Id. No. 310592
Dana B. Ostrovsky, Esq., Id. No. 83921
Zachary J. Jones, Esq., Id. No. 310721
One Penn Center at Suburban Station

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GMAC MORTGAGE LLC
vs.
PAUL PAPAS

Case Number
2011CV1931

SHERIFF'S RETURN OF SERVICE

08/03/2012 09:30 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 1120 MARKET 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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GMAC MORTGAGE LLC
vs.
PAUL PAPAS

Case Number
2011CV1931

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	07/20/2012	Warrant:
Notes:	SHERIFF'S SALE BILL			

Serve To:

Name:	(POSTING)
Primary Address:	1120 MARKET 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:	0930
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)

2011CV1931

1120 MARKET STREET, BERWICK, PA 18603

EXP: 07/20/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GMAC MORTGAGE LLC
vs.
PAUL PAPAS

Case Number
2011CV1931

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	07/20/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Columbia County Tax Office	
Primary Address:	PO Box 380 Bloomsburg, PA 17815	
Phone:	570-389-5649	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	<i>Heather Hyatt</i>	
Relation:	<i>Wife</i>	
Date:	6/25/12	Time: 1512
Deputy:	<i>S</i>	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

2011CV1931

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/20/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GMAC MORTGAGE LLC
vs.
PAUL PAPAS

Case Number
2011CV1931

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/20/2012
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:	<i>Shirley Schimieg</i>		
Relation:	<i>Wife</i>		
Date:	6/25/12	Time:	1514
Deputy:	<i>CS</i>	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

2011CV1931

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, EXP: 07/20/2012

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

REAL ESTATE TAX CERTIFICATION

Date: 07/05/2012

Fee: \$5.00

Cert. NO: 12474

PAPAS PAUL
1120 MARKET STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -6581
Location: 1120 MARKET ST LOT 75
Parcel Id: 04A-03 -074-00,000

Assessment: 24,657
Balances as of 07/05/2012

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: Tim Chamberland
(Signature)

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

GMAC MORTGAGE, LLC	:	Court of Common Pleas
Plaintiff	:	
	:	
vs.	:	Civil Division
	:	
PAUL PAPAS	:	COLUMBIA County
	:	
Defendant	:	No.: 2011-CV-1931-MF

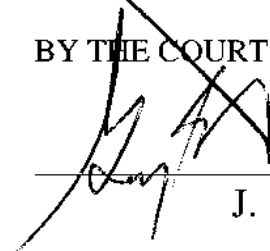
AND NOW, this 30th day of May, 2012 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$116,682.53
Interest Through May 30, 2012	\$11,969.85
Per Diem \$18.73	
Late Charges	\$415.22
Legal fees	\$1,675.00
Cost of Suit and Title	\$775.00
Property Inspections	\$197.75
Property Preservation	\$1695.00
Appraisal/Brokers Price Opinion	\$400.00
Escrow Deficit	<u>\$2,520.55</u>
TOTAL	\$136,330.90

Plus interest from May 30, 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.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

GMAC MORTGAGE, LLC
Plaintiff

vs.

PAUL PAPAS

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2011-CV-1931-MF

ORDER

AND NOW, this 30th day of May, 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:

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Per Diem \$18.73	
Late Charges	
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Property Inspections	\$775.00
Property Preservation	\$197.75
Appraisal/Brokers Price Opinion	\$1695.00
Escrow Deficit	\$400.00
	<u>\$2,520.55</u>
TOTAL	\$136,330.90

Plus interest from May 30, 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.



June 28, 2012

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

GMAC MORTGAGE, LLC

VS

PAUL PAPAS

NO.: 2011-CV-1931-MF

Dear Timothy:

The amount due on the sewer account #104494 for the property located at 1120 Market Street Berwick through September 30, 2012 is \$1279.32. This amount includes fees to satisfy a lien on this property.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GMAC MORTGAGE LLC
vs.
PAUL PAPAS

Case Number
2011CV1931

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/20/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	1120 MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	VACANT / POSTED		
Relation:			
Date:	06 25 12	Time:	0930
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. _____

OCCUPANT

2011CV1931

1120 MARKET STREET, BERWICK, PA 18603

EXP: 07/20/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



GMAC MORTGAGE LLC
vs.
PAUL PAPAS

Case Number
2011CV1931

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/20/2012

Warrant:

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

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KELLI GRISER

Relation: CLERK

Date: 06.25.12 Time: 0955

Deputy: DANCULO 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

2011CV1931

1108 FREAS AVE, BERWICK, PA 18603

EXP: 07/20/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GMAC MORTGAGE LLC
vs.
PAUL PAPAS

Case Number
2011CV1931

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	07/20/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	CONNIE GINGHER		
Relation:			
Date:	06 25 12	Time:	0935
Deputy:	DANIEL	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.

2011CV1931

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 07/20/2012

BERWICK BORO

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
03/01/2012BILL NO.
5331

DESCRIPTION	ASSESSMENT	MILLS	LI	DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,657	7.146		172.68	176.20	193.82
SINKING		1.345		32.50	33.16	36.48
FIRE		1.25		30.20	30.82	32.36
LIGHT		1.75		42.29	43.15	45.31
BORO RE		11.1		268.22	273.69	287.37
The discount & penalty have been calculated for your convenience				545.89	557.02	595.34
PAY THIS AMOUNT				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

PAPAS PAUL
1120 MARKET STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-03 -074-00,000
1120 MARKET ST
.2382 Acres Land
Buildings
Total Assessment

4,150
20,507
24,657

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

BERWICK AREA SCHOOL DISTRICT		2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 003055				TAXPAYER COPY	
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY		
REAL ESTATE	24657	45.0000	915.83	934.52	1027.97		
ASSESSED VALUE	24657	45.0000	915.83	934.52	1027.97		
GAMING REVENUE	1890	2.5000					
TAXABLE ASSESSMENT	26547						
				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	
				Aug. 31	Oct. 31	Nov. 1	

NO REFUNDS UNDER \$5.00

PAPAS PAUL
1120 MARKET STREET
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A03 07400000		6044
1120 MARKET ST	4150.00	SCHOOL PENALTY 10%
20050-6581	20507.00	DELINQUENT TAX TO
0.24 ACRES		COURTHOUSE DEC. 15

NO PERSONAL CHECKS AFTER DEC. 1, 2012

Document Receipt

Trans # 27828 Carrier / service: POST 2PM 6/22/2012

Ship to: 27828

PAUL PAPAS

121 NORTHPOINT DRIVE, APT 801

Tracking #: 9171924291001000015062

Doc Ref #: 92ED2012

LEXINGTON SC 29072

Document Receipt

Trans # 27820 Carrier / service: POST 2PM 6/22/2012

Ship to: 27820

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000014997

Doc Ref #: 92ED2012

HARRISBURG PA 17105

Document Receipt

Trans #	27821	Carrier / service:	POST	2PM	6/22/2012
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Ship to: 27821

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000015000

Doc Ref #: 92ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 27822 Carrier / service: POST 2PM 6/22/2012

Ship to: 27822

US DEPT OR JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000015017

Doc Ref #: 92ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 27823 Carrier / service: POST 2PM 6/22/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000015024

Doc Ref #: 92ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 27824 Carrier / service: POST 2PM 6/22/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000015031

Doc Ref #: 92ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 27825 Carrier / service: POST 2PM 6/22/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000015048

Doc Ref #: 92ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 27826 Carrier / service: POST 2PM 6/22/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000015055

Doc Ref #: 92ED2012

PHILADELPHIA PA 19106

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1931

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 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 east side of Market Street north of Eleventh Street at the northwest corner of land late of George W. Garrison et ux; thence along Market Street in a northerly direction 57 feet to line of land now or late of William Juda; thence along said line of land now or late of Juda in an easterly direction a distance of 181-1/2 feet to an alley; thence along said alley in a southerly direction a distance of 57 feet to line of land now or late of G. Garrison; thence along said line of land now or late of Garrison a distance of 181-1/2 feet to Market Street, the place of beginning.

SUBJECT, however, to and together with such rights, duties, obligations and privileges as contained in the agreement dated September 24, 1949, recorded October 3, 1949 in Miscellaneous Book 18 at Page 456, between Albert G. May et ux and George W. Garrison, et ux, providing for a twelve foot driveway from Market Street in an easterly direction to an alley.

Together with the frame dwelling, garage and other outbuildings thereon situate.

TITLE TO SAID PREMISES VESTED IN Paul Papas, by Deed from Eric DeWald and Dena Salerno DeWald, his wife, dated 06/22/2005, recorded 06/24/2005 in Instrument Number 200506581.

Premises being: 1120 MARKET STREET, a/k/a 1120 NORTH MARKET STREET, BERWICK, PA 18603-2135

Tax Parcel # 04A-03-074-00,000

PROPERTY ADDRESS: 1120 MARKET STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-03-074

Seized and taken into execution to be sold as the property of PAUL PAPAS in suit of GMAC 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 & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 92-12

DATE RECEIVED 6-22-12
DOCKET AND INDEX 11-22-12

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>11-70394</u>

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

SALE DATE Sept. 5, 12 TIME 9:00
POSTING DATE Aug. 7, 2012
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Aug 15</u>
2 ND WEEK	<u>22</u>
3 RD WEEK	<u>29, 12</u>

PRAECIPE FOR WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183

GMAC MORTGAGE, LLC

vs.

PAUL PAPAS

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1931-MF

2012-ED-92

COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

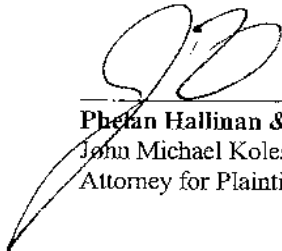
Amount Due

\$136,330.90

Interest from 05/31/2012 to Date of Sale

\$_____ and costs.

@ \$22.41 Per diem


Phelan Hallinan & Schmieg, LLP

John Michael Kolesnik, Esq., Id. No.308877

Attorney for Plaintiff

Note: Please attach description of Property.

PHS # 263982

RECEIVED
COLUMBIA COUNTY
PROTHONOTARY
JUL 10 2012

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

GMAC MORTGAGE, LLC

vs.

PAUL PAPAS

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1931-MF

2012-ED-92

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: 1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET, BERWICK, PA 18603-2135
(See Legal Description attached)

Amount Due

\$136,330.90

Interest from 05/31/2012 to Date of Sale

\$_____ and costs.

@ \$22.41 per diem

Dated

06-22-2013

(SEAL)

PHS # 263982

Tamara B. Kline,
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

Barbara N. Schuyler

Prothonotary & Clerk of Sec. Courts
My Com. Ex. 1st Monday in 2016

LEGAL DESCRIPTION

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 east side of Market Street north of Eleventh Street at the northwest corner of land late of George W. Garrison et ux; thence along Market Street in a northerly direction 57 feet to line of land now or late of William Juda; thence along said line of land now or late of Juda in an easterly direction a distance of 181-1/2 feet to an alley; thence along said alley in a southerly direction a distance of 57 feet to line of land now or late of G. Garrison; thence along said line of land now or late of Garrison a distance of 181-1/2 feet to Market Street, the place of beginning.

SUBJECT, however, to and together with such rights, duties, obligations and privileges as contained in the agreement dated September 24, 1949, recorded October 3, 1949 in Miscellaneous Book 18 at Page 456, between Albert G. May et ux and George W. Garrison, et ux, providing for a twelve foot driveway from Market Street in an easterly direction to an alley.

Together with the frame dwelling, garage and other outbuildings thereon situate.

TITLE TO SAID PREMISES VESTED IN Paul Papas, by Deed from Eric DeWald and Dena Salerno DeWald, his wife, dated 06/22/2005, recorded 06/24/2005 in Instrument Number 200506581.

Premises being: 1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET, BERWICK, PA 18603-2135

Tax Parcel # 04A-03-074-00,000

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

GMAC MORTGAGE, LLC
Plaintiff

v.

PAUL PAPAS
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1931-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

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

GMAC MORTGAGE, LLC

vs.

PAUL PAPAS

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2011-CV-1931-MF
:

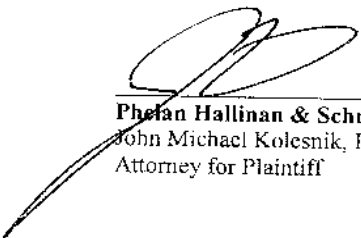
VERIFICATION OF NON-MILITARY SERVICE

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 PAUL PAPAS is over 18 years of age and resides at 121 NORTHPOINT DRIVE, APT. 801, LEXINGTON, SC 29072.

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

GMAC MORTGAGE, LLC
Plaintiff

v.

PAUL PAPAS
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1931-MF**
:
: **COLUMBIA COUNTY**
:
: **PHS # 263982** 
:

AFFIDAVIT PURSUANT TO RULE 3129.1

GMAC 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 **1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET, BERWICK, PA 18603-2135**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained, please so indicate)

PAUL PAPAS **121 NORTHPOINT DRIVE, APT 801**
LEXINGTON, SC 29072-2160
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:

Name

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

TENANT/OCCUPANT

**1120 MARKET STREET
A/K/A 1120 NORTH MARKET STREET
BERWICK, PA 18603-2135**

**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: 6/8/12

By: _____

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

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

June 13, 2012

2012 - ED - 92

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

**RE: GMAC MORTGAGE, LLC
v.
PAUL PAPAS**

No.: 2011-CV-1931-MF

Action in Mortgage Foreclosure

**Premises: 1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET,
BERWICK, PA 18603-2135**

FILED
JUN 13 2012
CLERK OF COURT
COLUMBIA COUNTY
PA 17815

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

GMAC MORTGAGE, LLC
Plaintiff

v.

PAUL PAPAS
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1931-MF**
:
: **COLUMBIA COUNTY**
:
: **PHS # 263982**
:

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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

**1120 MARKET STREET
A/K/A 1120 NORTH MARKET STREET
BERWICK, PA 18603-2135**

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COLUMBIA COUNTY**

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**Commonwealth of Pennsylvania
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**1000 Liberty Avenue Room 704
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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: 6/8/12

By: _____

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

GMAC MORTGAGE, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO.: 2011-CV-1931-MF
:
:
Defendant(s) : COLUMBIA COUNTY
:

vs.

PAUL PAPAS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: PAUL PAPAS
121 NORTHPOINT DRIVE, APT 801
LEXINGTON, SC 29072-2160

****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 **1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET, BERWICK, PA 18603-2135** 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 **\$136,330.90** obtained by **GMAC 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

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 east side of Market Street north of Eleventh Street at the northwest corner of land late of George W. Garrison et ux; thence along Market Street in a northerly direction 57 feet to line of land now or late of William Juda; thence along said line of land now or late of Juda in an easterly direction a distance of 181-1/2 feet to an alley; thence along said alley in a southerly direction a distance of 57 feet to line of land now or late of G. Garrison; thence along said line of land now or late of Garrison a distance of 181-1/2 feet to Market Street, the place of beginning.

SUBJECT, however, to and together with such rights, duties, obligations and privileges as contained in the agreement dated September 24, 1949, recorded October 3, 1949 in Miscellaneous Book 18 at Page 456, between Albert G. May et ux and George W. Garrison, et ux, providing for a twelve foot driveway from Market Street in an easterly direction to an alley.

Together with the frame dwelling, garage and other outbuildings thereon situate.

TITLE TO SAID PREMISES VESTED IN Paul Papas, by Deed from Eric DeWald and Dena Salerno DeWald, his wife, dated 06/22/2005, recorded 06/24/2005 in Instrument Number 200506581.

Premises being: 1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET, BERWICK, PA 18603-2135

Tax Parcel # 04A-03-074-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2011-CV-1931-MF

GMAC MORTGAGE, LLC

vs.

PAUL PAPAS

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

(Municipality)

**1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET, BERWICK, PA
18603-2135**

Parcel No. 04A-03-074-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$136,330.90

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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(Municipality)

1120 MARKET STREET, A/K/A 1120 NORTH MARKET STREET, BERWICK, PA
18603-2135

Parcel No. 04A-03-074-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$136,330.90

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S RETURN

GMAC MORTGAGE, LLC

Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

vs.

No.: 2011-CV-1931-MF

PAUL PAPAS

Defendants

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
GMAC MORTGAGE, LLC

No.: 2011-CV-1931-MF

Defendant
PAUL PAPAS

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)

1120 MARKET STREET

A/K/A 1120 NORTH MARKET STREET

BERWICK, PA 18603-2135

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

6/18/12

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

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant PAUL PAPAS 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

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

TD Bank, N/A
3-180/360

001170394

DATE
03/19/2012

AMOUNT
***\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

JXQ [263982] 1120 MARKET STREET A/K/A (2011-CV-1931-MF)

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001170394⑈ ⑆036001808⑆ 36150866⑈