

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
STEPHEN ADAMS (et al.)

Case Number  
2012CV234

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
07/23/2012	Advance Fee	Advance Fee	1208811	\$0.00	\$1,350.00
07/23/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/23/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/23/2012	Crying Sale			\$10.00	\$0.00
07/23/2012	Docketing			\$15.00	\$0.00
07/23/2012	Levy			\$15.00	\$0.00
07/23/2012	Mailing Costs			\$42.00	\$0.00
07/23/2012	Posting Handbill			\$15.00	\$0.00
07/23/2012	Poundage			\$1,268.16	\$0.00
07/23/2012	Sheriff Automation Fund			\$50.00	\$0.00
07/23/2012	Web Posting			\$100.00	\$0.00
07/26/2012	Deputize Advance Fee		5783	\$64.00	\$0.00
07/26/2012	Deputize Advance Fee		5782	\$10.00	\$0.00
07/30/2012	Deputize Advance Fee		5784	\$20.00	\$0.00
08/17/2012	Service			\$225.00	\$0.00
08/17/2012	Service Mileage			\$24.00	\$0.00
08/17/2012	Copies			\$7.50	\$0.00
08/17/2012	Notary Fee			\$15.00	\$0.00
08/17/2012	Tax Claim Search			\$5.00	\$0.00
08/17/2012	Surcharge			\$160.00	\$0.00
				<b>\$2,078.16</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(728.16)</b>
-----------------------	-------------------

Due ↑

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

TD Bank, NA  
3-180/360

001337438

DATE  
8/15/2013

AMOUNT  
\*\*\*\*\$728.16

PAY SEVEN HUNDRED TWENTY-EIGHT AND 16 / 100 Dollars

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

DXB(777533) 87A FOUNDRYVILLE ROAD (2012-CV-234-MF)

AUTHORIZED SIGNATURE

*Travis S. Hallinan*

⑈001337438⑈ ⑆036001808⑆ 361508666⑈

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Elizabeth Hallinan

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** August 17, 2012

**Re:** Adams

**CC:**

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

● **Comments:** I received the stay, attached is a cost sheet showing a balance due of \$728.16.

1-28-13 left mess. for Elizabeth Hallinan

2-12-13 spoke to Liz Skake  
will ~~send~~ OK - client did not  
come to

Forward 5-30-13  
4th time. by  
other Sale.

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

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

August 17, 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.**  
**STEPHEN E. ADAMS and MARGARET A. ADAMS**  
**87A FOUNDRYVILLE ROAD BERWICK, PA 18603-5900**  
**No.: 2012-CV-234-MF**

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for October 3, 2012 due to the following: The defendant(s) paid off the underlying mortgage loan and the Plaintiff is discontinuing the foreclosure action.

\$63,407.97 was received in consideration of the stay.

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,  
**ELIZABETH HALLINAN** for  
Phelan Hallinan & Schmieg, LLP

Luzerne County Sheriff's Department  
Luzerne County Courthouse

200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

12-CV-234

NATIONSTAR MORTGAGE LLC

VS

STEPHEN E. ADAMS, ET UX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

ALBERT VAN HOORN, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on WEDNESDAY the 15TH day of AUGUST 20 12 at 4:40 P. M., prevailing time, he served the within NOTICE OF SHERIFF'S SALE AND WRIT OF EXECUTION

upon STEPHEN E. ADAMS

the within named, by handing to HIM personally, at GIVEN ADDRESS 215 WORCHESTER STREET, NESCOPECK

\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 16th day of AUG. 20 12

Notary

  
\_\_\_\_\_  
Sheriff of Luzerne Countyby Albert Van Horn  
Deputy Sheriff of Luzerne County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Gary J. Loughney, Notary Public

Jenkins Twp., Luzerne County

My Commission Expires Oct. 21, 2014

Member, Pennsylvania Association of Notaries

Luzerne County Sheriff's Department  
Luzerne County Courthouse

200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

12-CV-234

NATIONSTAR MORTGAGE LLC

VS

STEPHEN E. ADAMS, ET UX

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

ALBERT VAN HOORN, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on WEDNESDAY the 15TH day of AUGUST 20 12 at 4:40 P. M., prevailing time, he served the within NOTICE OF SHERIFF'S SALE AND WRIT OF EXECUTION

upon MARGARET A. ADAMSthe within named, by handing to HER personally, at GIVEN ADDRESS 215 WORCHESTER STREET, NESCOPECK

\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 16 th day of AUG. 20 12

Notary

  
Sheriff of Luzerne Countyby Albert Van Horn  
Deputy Sheriff of Luzerne County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Gary J. Loughney, Notary Public

Jenkins Twp., Luzerne County

My Commission Expires Oct. 21, 2014

Member, Pennsylvania Association of Notaries

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
STEPHEN ADAMS (et al.)

Case Number  
2012CV234

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	08/20/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	MARGARET ADAMS
<b>Primary Address:</b>	215 WORCHESTER STREET NESCOPECK, PA 18635
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	1120 WEST FRONT STREET BERWICK, PA 18603
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

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

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

### Notes / Special Instructions:

Now, July 26, 2012 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

ADAMS, MARGARET

2012CV234

215 WORCHESTER STREET, NESCOPECK, PA 18635

EXP: 08/20/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
STEPHEN ADAMS (et al.)

Case Number  
2012CV234

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/20/2012

Warrant:

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

### Serve To:

Name: STEPHEN ADAMS

Primary Address: 215 WORCHESTER STREET  
NESCOPECK, PA 18635

Phone: DOB:

Alternate Address: 1120 WEST FRONT STREET  
BERWICK, PA 18603

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:						

### Notes / Special Instructions:

Now, July 26, 2012 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

ADAMS, STEPHEN

2012CV234

215 WORCHESTER STREET, NESCOPECK, PA 18635

EXP: 08/20/2012



\*\*\*\*\*

LUZERNE COUNTY SHERIFF'S OFFICE  
200 N RIVER STREET  
WILKES-BARRE, PA 18701

TR# 9 REG# 45 OP# 45 08/17/2012  
08/20/2012 13:36:47

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 349826

TR LINE#: 1 \*\*\*VOIDED\*\*\*

12-CV-234

AMT: 19.00

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 349826

TR LINE#: 2

12-234

AMT: 39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207

FINANCE Receipt#: 349826

TR LINE#: 3

12-234

AMT: 4.00

Civil Proc Addtl Def

ACCOUNT#: 100.4197.36214

FINANCE Receipt#: 349826

TR LINE#: 4

12-234

AMT: 6.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138

FINANCE Receipt#: 349826

TR LINE#: 5

12-234

AMT: 35.00

Tendered

CHECK: 5784 20.00

CHECK: 8783 64.00

CHANGE: .00

PAYOR: COLUMBIA COUNTY

TOTAL: 84.00

-- THANK YOU --

\*\*\*\*\*

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

REAL ESTATE TAX CERTIFICATION

Date: 08/08/2012

Fee: \$5.00

Cert. NO: 12636

ADAMS STEPHEN E & MARGARET A  
87-A FOUNDRYVILLE ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20071 -0162  
Location: 87 A FOUNDRYVILLE RD  
Parcel Id:07 -033-002-00,000

Assessment: 17,479

Balances as of 08/08/2012

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

By: Columbia County Sheriff

Per: Tim Chamberlain



August 2, 2012

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

**NATIONSTAR MORTGAGE LLC**

**VS**

**STEPHEN E. ADAMS  
MARGARET A. ADAMS**

NO.: 2012-CV-234

Dear Timothy:

The amount due on the sewer account #200750 for the property located at 87A Foundryville Road Berwick through December 31, 2012 is \$386.50.

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

NATIONSTAR MORTGAGE LLC  
vs.  
STEPHEN ADAMS (et al.)

Case Number  
2012CV234

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	08/20/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Co.
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<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>	<i>Karen Richendafer</i>		
<b>Relation:</b>	<i>Clerk</i>		
<b>Date:</b>	<i>7/26/12</i>	<b>Time:</b>	<i>932</i>
<b>Deputy:</b>	<i>5</i>	<b>Mileage:</b>	

### Attorney / Originator:

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

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

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV234 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/20/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
STEPHEN ADAMS (et al.)

Case Number  
2012CV234

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	08/20/2012	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:	SHERIFF ECKHART	
Relation:	CLERK	
Date:	7/26/12	Time:
Deputy:	5	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. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2012CV234

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/20/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
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NATIONSTAR MORTGAGE LLC  
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STEPHEN ADAMS (et al.)

Case Number  
2012CV234

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/20/2012

Warrant:

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

*11/10/12  
10  
not*

### Serve To:

Name: MARGARET ADAMS

Primary Address: 1120 WEST FRONT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 215 WORCHESTER ST.  
NESCACK PA.

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:	072512					
Time:	1021					
Mileage:						
Deputy:	DANCEN					

### Service Attempt Notes:

1. MARRIED OVER 40 YEARS AGO!

- 
- 
- 
- 
- 
- 

ADAMS, MARGARET

2012CV234

1120 WEST FRONT STREET, BERWICK, PA 18603

EXP: 08/20/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NATIONSTAR MORTGAGE LLC  
vs.  
STEPHEN ADAMS (et al.)

Case Number  
2012CV234

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 08/20/2012 **Warrant:**   
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** STEPHEN ADAMS  
**Primary Address:** 1120 WEST FRONT STREET  
 BERWICK, PA 18603  
**Phone:** **DOB:**   
**Alternate Address:** 215 WORCHESTER ST.  
 NESCOPECK PA.  
**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:

<b>Date:</b>	072512					
<b>Time:</b>	1020					
<b>Mileage:</b>						
<b>Deputy:</b>	DANGERO					

### Service Attempt Notes:

1. MOVED 207 YEARS AGO !
- 2.
- 3.
- 4.
- 5.
- 6.

ADAMS, STEPHEN

2012CV234

1120 WEST FRONT STREET, BERWICK, PA 18603

EXP: 08/20/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
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NATIONSTAR MORTGAGE LLC  
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STEPHEN ADAMS (et al.)

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## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	08/20/2012
<b>Notes:</b>	BERWICK AREA JOINT SEWER AUTHORITY C/O PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	ANTHONY MCDONALD, ESQ.
<b>Primary Address:</b>	106 MARKET STREET BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	KERRY SAMSEL		
<b>Relation:</b>	SECRETARY		
<b>Date:</b>	07.25.12	<b>Time:</b>	0910
<b>Deputy:</b>	DANCELO	<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. \_\_\_\_\_

MCDONALD ESQ., ANTHONY

2012CV234

106 MARKET STREET, BERWICK, PA 18603

EXP: 08/20/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

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## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 08/20/2012 **Warrant:**   
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** OCCUPANT   
**Primary Address:** 87A FOUNDRYVILLE ROAD  
BERWICK, PA 18603   
**Phone:** **DOB:**   
**Alternate Address:**   
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other   
**Adult In Charge:** VACANT / POSTED   
**Relation:**   
**Date:** 072512 **Time:** 0925   
**Deputy:** DANIELLO **Mileage:**

### Attorney / Originator:

**Name:** PHELAN HALLINAN & SCHIMIEG LLP **Phone:** 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. \_\_\_\_\_

OCCUPANT

2012CV234

87A FOUNDRYVILLE ROAD, BERWICK, PA 18603

EXP: 08/20/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



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## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	08/20/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Joan M. Rothery		
<b>Primary Address:</b>	122 Twin Church Road Berwick, PA 18603		
<b>Phone:</b>	570-759-2118	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	POSTED		
<b>Relation:</b>			
<b>Date:</b>	07-25-12	<b>Time:</b>	
<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. \_\_\_\_\_

ROTHERY, JOAN M.

2012CV234

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 08/20/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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STEPHEN ADAMS (et al.)

Case Number  
2012CV234

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	08/20/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BERWICK AREA JOINT SEWER AUTH.
<b>Primary Address:</b>	1108 FREAS AVENUE BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	KELLI GREENE		
<b>Relation:</b>	CLERK		
<b>Date:</b>	07.25.12	<b>Time:</b>	0845
<b>Deputy:</b>	DANGEL	<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 AREA JOINT SE

2012CV234

1108 FREAS AVENUE, BERWICK, PA 18603

EXP: 08/20/2012

Document Receipt

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Trans # 30913 Carrier / service: POST 2PM 7/23/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000015420

Doc Ref #: 99ED2012

PHILADELPHIA PA 19106

Document Receipt

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Trans # 30912 Carrier / service: POST 2PM 7/23/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000015413

DEPARTMENT 281230

Doc Ref #: 99ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 30911 Carrier / service: POST 2PM 7/23/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000015406

Doc Ref #: 99ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 30910 Carrier / service: POST 2PM 7/23/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000015390

Doc Ref #: 99ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 30909 Carrier / service: POST 2PM 7/23/2012

Ship to: 30909

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000015383

Doc Ref #: 99ED2012

HARRISBURG PA 17108



Document Receipt

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Trans # 30908 Carrier / service: POST 2PM 7/23/2012

Ship to: 30908

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000015376

Doc Ref #: 99ED2012

PITTSBURGH PA 15222

Document Receipt

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Trans # 30907 Carrier / service: POST 2PM 7/23/2012

Ship to: 30907

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000015369

Doc Ref #: 99ED2012

HARRISBURG PA 17105

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NATIONSTAR MORTGAGE LLC  
vs.  
STEPHEN ADAMS (et al.)

Case Number  
2012CV234

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	08/20/2012
<b>Notes:</b>	SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	87A FOUNDRYVILLE ROAD BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<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. \_\_\_\_\_

POSTING)

2012CV234

87A FOUNDRYVILLE ROAD, BERWICK, PA 18603

EXP: 08/20/2012

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV234

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, OCTOBER 03, 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.

---

**THE FIRST THEREOF:**

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

BEGINNING at a point on the southerly side of the Main Road on line of land now or late of Ellerett G. S. Miller; thence north 52-1/2 degrees west 3.2 perches along public road line of land now or late of William VanPelt; thence along the same south 54 degrees west 17.4 perches to a gum; thence south 80 degrees east 5.6 perches to a stone; thence along land now or late of Elleretta G. S. Miller; north 52-1/2 degrees east 14 perches to the public road, the place of beginning.

CONTAINING 50 perches.

**THE SECOND THEREOF:**

ALL that certain piece or parcel of land situate in the Village of Foundryville, Township of Briar Creek, county of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a found railroad spike near the center of SR 1025, said spike being the northeast corner of the herein described parcel; thence from point of beginning and also SR 1025, these two courses and distances: south 23 degrees 20 minutes 13 seconds east 52.84 feet and south 45 degrees 03 minutes 31 seconds east 19.66 feet to a point; thence along land now or late of Henry Louis Traugh, Jr. passing through a rebar, 10.00 feet south 71 degrees 36 minutes 20 seconds west 238.61 feet to a point in the center of a run; thence north 18 degrees 33 minutes 31 seconds west 16.91 feet to a found iron rod; thence north 59 degrees 31 minutes 37 seconds west 93.22 feet to a point; thence north 74 degrees 58 minutes 52 seconds east 287.10 feet to the place of beginning.

CONTAINING 0.4507 acres in all.

BEING Parcel 'A' as shown on the minor subdivision plan entitled 'Subdivision of lands of Henry Louis Traugh, Jr.' prepared by Bafile, James and Associates, recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Stephen E. Adams and Margaret A. Adams, his wife, by Deed from Eugene H. Auchter and Cynthia S. Auchter, his wife, dated 09/28/2007, recorded 10/03/2007 in Instrument Number 200710162.

Premises being: 87A FOUNDRYVILLE ROAD, BERWICK, PA 18603-5900

Tax Parcel # 07-03B-002-00,000

PROPERTY ADDRESS: 87A FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03B-002

Seized and taken into execution to be sold as the property of **STEPHEN ADAMS, MARGARET ADAMS, MARGARET ADAMS, STEPHEN ADAMS, MARGARET ADAMS, STEPHEN ADAMS** 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 & SCHIMIEG LLP  
PHILADELPHIA, PA 215-563-7000

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

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

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

NATIONSTAR MORTGAGE, LLC

vs.

STEPHEN E. ADAMS  
MARGARET A. ADAMS

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-234

*2012 - E.D. - 99*

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: 87A FOUNDRYVILLE ROAD, BERWICK, PA 18603-5900  
(See Legal Description attached)

Amount Due

\$96,348.91

Interest from 05/23/2012 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$15.84 per diem

Dated 7-20-12  
(SEAL)

PHS # 283701

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

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

PHELAN HALLINAN & SCHMIEG, LLP  
Melissa J. Cantwell, Esq., Id. No.308912  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorneys for Plaintiff

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff

v.

**STEPHEN E. ADAMS**  
**MARGARET A. ADAMS**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2012-CV-234**  
:  
: **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
- ☒ 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**  
Melissa J. Cantwell, Esq., Id. No.308912  
Attorney for Plaintiff

## LEGAL DESCRIPTION

### THE FIRST THEREOF:

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

BEGINNING at a point on the southerly side of the Main Road on line of land now or late of Ellerett G. S. Miller; thence north 52-1/2 degrees west 3.2 perches along public road line of land now or late of William VanPelt; thence along the same south 54 degrees west 17.4 perches to a gum; thence south 80 degrees east 5.6 perches to a stone; thence along land now or late of Elleretta G. S. Miller; north 52-1/2 degrees east 14 perches to the public road, the place of beginning.

CONTAINING 50 perches.

### THE SECOND THEREOF:

ALL that certain piece or parcel of land situate in the Village of Foundryville, Township of Briar Creek, county of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a found railroad spike near the center of SR 1025, said spike being the northeast corner of the herein described parcel; thence from point of beginning and also SR 1025, these two courses and distances: south 23 degrees 20 minutes 13 seconds east 52.84 feet and south 45 degrees 03 minutes 31 seconds east 19.66 feet to a point; thence along land now or late of Henry Louis Traugh, Jr. passing through a rebar, 10.00 feet south 71 degrees 36 minutes 20 seconds west 238.61 feet to a point in the center of a run; thence north 18 degrees 33 minutes 31 seconds west 16.91 feet to a found iron rod; thence north 59 degrees 31 minutes 37 seconds west 93.22 feet to a point; thence north 74 degrees 58 minutes 52 seconds east 287.10 feet to the place of beginning.

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TITLE TO SAID PREMISES VESTED IN Stephen E. Adams and Margaret A. Adams, his wife, by Deed from Eugene H. Auchter and Cynthia S. Auchter, his wife, dated 09/28/2007, recorded 10/03/2007 in Instrument Number 200710162.

Premises being: 87A FOUNDRYVILLE ROAD, BERWICK, PA 18603-5900

Tax Parcel # 07-03B-002-00,000



PHELAN HALLINAN & SCHMIEG, LLP  
Melissa J. Cantwell, Esq., Id. No.308912  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC

vs.

STEPHEN E. ADAMS  
MARGARET A. ADAMS

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-234  
:

**VERIFICATION OF NON-MILITARY SERVICE**


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

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

(b) that defendant STEPHEN E. ADAMS is over 18 years of age and resides at 215 WORCHESTER STREET, NESCOPECK, PA 18635-1121.

(c) that defendant MARGARET A. ADAMS is over 18 years of age and resides at 215 WORCHESTER STREET, NESCOPECK, PA 18635-1121.

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  
Melissa J. Cantwell, Esq., Id. No.308912  
Attorney for Plaintiff

# SHERIFF'S RETURN

NATIONSTAR MORTGAGE, LLC

Plaintiff

vs.

STEPHEN E. ADAMS

MARGARET A. ADAMS

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2012-CV-234

*2012-ED-77*

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

2012-EN-79

## 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.: 2012-CV-234

Defendant  
STEPHEN E. ADAMS  
MARGARET A. ADAMS

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)  
87A FOUNDRYVILLE ROAD  
BERWICK, PA 18603-5900

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

Date

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of \_\_\_\_\_

# **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) STEPHEN E. ADAMS and MARGARET A. ADAMS 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

# **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) STEPHEN E. ADAMS and MARGARET A. ADAMS 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

**NATIONSTAR MORTGAGE, L.L.C.**  
Plaintiff

v.

**STEPHEN E. ADAMS**  
**MARGARET A. ADAMS**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2012-CV-234**  
:  
: **COLUMBIA COUNTY**  
:  
: **PHS # 283701**  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**NATIONSTAR MORTGAGE, L.L.C.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **87A FOUNDRYVILLE ROAD, BERWICK, PA 18603-5900**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably  
ascertained, please so indicate)  
  
**STEPHEN E. ADAMS** **215 WORCHESTER STREET**  
**NESCOPECK, PA 18635-1121**  
  
**MARGARET A. ADAMS** **215 WORCHESTER STREET**  
**NESCOPECK, PA 18635-1121**
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** **1108 Freas Ave.**  
**AUTHORITY** **Berwick, PA 18603**  
  
**BERWICK AREA JOINT SEWER** **344 MARKET STREET**  
**AUTHORITY** **BERWICK, PA 18603**  
  
**BERWICK AREA JOINT SEWER** **208 EAST SECOND STREET**  
**AUTHORITY** **BERWICK, PA 18603**  
**C/O ANTHONY J. MCDONALD, ESQ.,**  
**SOLICITOR**

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**

**87A FOUNDRYVILLE ROAD  
BERWICK, PA 18603-5900**

**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: 7/18/12

By: 

**Pietan Hallinan & Schmieg, LLP**  
Melissa J. Cantwell, Esq., Id. No. 308912  
Attorney for Plaintiff

NATIONSTAR MORTGAGE, LLC

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
: NO.: 2012-CV-234  
:  
:  
: COLUMBIA COUNTY  
Defendant(s) :

vs.

STEPHEN E. ADAMS  
MARGARET A. ADAMS

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

TO: STEPHEN E. ADAMS  
MARGARET A. ADAMS  
215 WORCHESTER STREET  
NESCOPECK, PA 18635-1121

**\*\*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 **87A FOUNDRYVILLE ROAD, BERWICK, PA 18603-5900** 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 **\$96,348.91** 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**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2012-CV-234**

**NATIONSTAR MORTGAGE, LLC**

**vs.**

**STEPHEN E. ADAMS**

**MARGARET A. ADAMS**

**owner(s) of property situate in the TOWNSHIP OF BRIAR CREEK, Columbia  
County, Pennsylvania, being**

**(Municipality)**

**87A FOUNDRYVILLE ROAD, BERWICK, PA 18603-5900**

**Parcel No. 07-03B-002-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$96,348.91**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

## LEGAL DESCRIPTION

### THE FIRST THEREOF:

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

BEGINNING at a point on the southerly side of the Main Road on line of land now or late of Ellerett G. S. Miller; thence north 52-1/2 degrees west 3.2 perches along public road line of land now or late of William VanPelt; thence along the same south 54 degrees west 17.4 perches to a gum; thence south 80 degrees east 5.6 perches to a stone; thence along land now or late of Elleretta G. S. Miller; north 52-1/2 degrees east 14 perches to the public road, the place of beginning.

CONTAINING 50 perches.

### THE SECOND THEREOF:

ALL that certain piece or parcel of land situate in the Village of Foundryville, Township of Briar Creek, county of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a found railroad spike near the center of SR 1025, said spike being the northeast corner of the herein described parcel; thence from point of beginning and also SR 1025, these two courses and distances: south 23 degrees 20 minutes 13 seconds east 52.84 feet and south 45 degrees 03 minutes 31 seconds east 19.66 feet to a point; thence along land now or late of Henry Louis Traugh, Jr. passing through a rebar, 10.00 feet south 71 degrees 36 minutes 20 seconds west 238.61 feet to a point in the center of a run; thence north 18 degrees 33 minutes 31 seconds west 16.91 feet to a found iron rod; thence north 59 degrees 31 minutes 37 seconds west 93.22 feet to a point; thence north 74 degrees 58 minutes 52 seconds east 287.10 feet to the place of beginning.

CONTAINING 0.4507 acres in all.

BEING Parcel 'A' as shown on the minor subdivision plan entitled 'Subdivision of lands of Henry Louis Traugh, Jr.' prepared by Bafle, James and Associates, recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania.

TITLE TO SAID PREMISES VESTED IN Stephen E. Adams and Margaret A. Adams, his wife, by Deed from Eugene H. Auchter and Cynthia S. Auchter, his wife, dated 09/28/2007, recorded 10/03/2007 in Instrument Number 200710162.

Premises being: 87A FOUNDRYVILLE ROAD, BERWICK, PA 18603-5900

Tax Parcel # 07-03B-002-00,000

**NATIONSTAR MORTGAGE, LLC**  
Plaintiff

v.

**STEPHEN E. ADAMS**  
**MARGARET A. ADAMS**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2012-CV-234**  
:  
: **COLUMBIA COUNTY**  
:  
: **PHS # 283701**  
:  
:

99

**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 **87A FOUNDRYVILLE ROAD, BERWICK, PA 18603-5900**.

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

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

1 **STEPHEN E. ADAMS**

**215 WORCHESTER STREET**  
**NESCOPECK, PA 18635-1121**

2 **MARGARET A. ADAMS**

**215 WORCHESTER STREET**  
**NESCOPECK, PA 18635-1121**

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 Ave.**  
**Berwick, PA 18603**

**BERWICK AREA JOINT SEWER**  
**AUTHORITY**

**344 MARKET STREET**  
**BERWICK, PA 18603**

3 **BERWICK AREA JOINT SEWER**  
**AUTHORITY**  
**C/O ANTHONY J. MCDONALD, ESQ.,**  
**SOLICITOR**

**208 EAST SECOND STREET**  
**BERWICK, PA 18603**

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) \_\_\_\_\_
- 4 **TENANT/OCCUPANT** **87A FOUNDRYVILLE ROAD**  
**BERWICK, PA 18603-5900**
- DOMESTIC RELATIONS OF** **COLUMBIA COUNTY COURTHOUSE**  
**COLUMBIA COUNTY** **P.O. BOX 380**  
**BLOOMSBURG, PA 17815**
- 5 **Commonwealth of Pennsylvania** **P.O. Box 2675**  
**Department of Welfare** **Harrisburg, PA 17105**
- 6 **Internal Revenue Service Advisory** **1000 Liberty Avenue Room 704**  
**Pittsburgh, PA 15222**
- 7 **U.S. Department of Justice** **228 Walnut Street, Suite 220**  
**U.S. Attorney for the Middle District of PA** **PO Box 11754**  
**Federal Building** **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: 7/18/12

By: \_\_\_\_\_

**Phelan Hallinan & Schmieg, LLP**  
Melissa J. Cantwell, Esq., Id. No. 308912  
Attorney for Plaintiff

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Tax Parcel # 07-03B-002-00,000

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**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$96,348.91**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

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

TD Bank, NA  
3-180/360

001208811

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

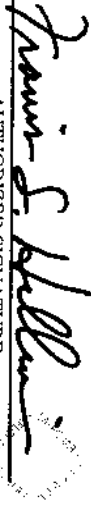
DATE  
07/12/2012

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

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

STS [283701] 87A FOUNDRYVILLE ROAD (2012-CV-234 MF)

AUTHORIZED SIGNATURE



⑈001208811⑈ ⑆036001808⑆ 361508666⑈