

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Sentinel Mortgage, Inc VS Jimmy McElton

NO. 129-13 ED NO. 459-13 JD

DATE/TIME OF SALE: Oct. 9, 2000

BID PRICE (INCLUDES COST) \$ 35500.00 (2689.65)

POUNDAGE - 2% OF BID \$ 700.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 280.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3579.65

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Jimmy McElton

TOTAL DUE: \$ 3579.65

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2229.65

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN

Case Number
2013CV459

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
07/26/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/26/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/26/2013	Crying Sale			\$10.00	\$0.00
07/26/2013	Docketing			\$15.00	\$0.00
07/26/2013	Levy			\$15.00	\$0.00
07/26/2013	Mailing Costs			\$42.00	\$0.00
07/26/2013	Posting Handbill			\$15.00	\$0.00
07/26/2013	Poundage			\$700.00	\$0.00
07/26/2013	Press Enterprise Inc.			\$1,436.10	\$0.00
07/26/2013	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
07/26/2013	Sheriff Automation Fund			\$50.00	\$0.00
07/26/2013	Sheriff's Deed			\$35.00	\$0.00
07/26/2013	Solicitor Services			\$75.00	\$0.00
07/26/2013	Transfer Tax Form			\$25.00	\$0.00
07/26/2013	Web Posting			\$100.00	\$0.00
07/26/2013	Advance Fee		1392733	\$0.00	\$1,350.00
10/04/2013	Service			\$195.00	\$0.00
10/04/2013	Service Mileage			\$24.00	\$0.00
10/04/2013	Distribution Form			\$25.00	\$0.00
10/04/2013	Copies			\$6.50	\$0.00
10/04/2013	Notary Fee			\$10.00	\$0.00
10/04/2013	Tax Claim Search			\$5.00	\$0.00
10/04/2013	Surcharge			\$140.00	\$0.00
10/04/2013	Sewer			\$307.55	\$0.00
10/04/2013	Recording Fees			\$56.00	\$0.00
10/09/2013	Recorder, Lien Search			\$250.00	\$0.00

\$3,579.65 \$1,350.00

TOTAL BALANCE:	\$(2,229.65)
-----------------------	---------------------

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

TD Bank, N/A
3-180/360

001375394

DATE
12/12/2013

AMOUNT
*****\$2,229.65

PAY TWO THOUSAND TWO HUNDRED TWENTY-NINE AND 65 / 100 Dollars

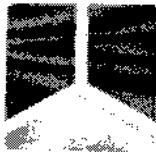
TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

SAM [810854] 1415 2ND AVENUE (2013-CV-459)

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑆001375394⑆ ⑆036001808⑆ 361508666⑆



Representing Lenders in Pennsylvania

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

KINYON LANIER
Legal Assistant,

October 9, 2013

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

Re: JIMMY D. MULLEN
1415 2ND AVENUE, BERWICK, PA 18603-1507
2013-CV-459

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

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, LLP

cc: SUNTRUST MORTGAGE, INC.

PH # 810854

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy Chamberlain	C. Date of Acceptance of Document Grantee(s)/Lessee(s) FEDERAL HOME LOAN MORTGAGE CORPORATION
Street Address PO Box 380, W. Main Street	Street Address 8200 Jones Branch Drive, Mailstop 202
City State Zip Code Bloomsburg PA 17815	City State Zip Code McLean VA 22102

D. REAL ESTATE LOCATION

Street Address 1415 2ND AVENUE, BERWICK, PA 18603-1507	City, Township, Borough BERWICK BOROUGH
--	---

County COLUMBIA	School District BERWICK	Tax Parcel Number 040-06-081-00,000
---------------------------	-----------------------------------	---

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?

1. Actual Cash Consideration \$35,000.00 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$35,000.00
4. County Assessed Value \$17,092.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$60,676.60

F. EXEMPTION DATA

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

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____ (Name of Decedent) Estate File Number _____
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ *Other (Please explain exemption claimed, if other than listed above.)
- This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1452(e). This is a Government Instrumentality.

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

Signature of Correspondent or Responsible Party

KINYON LANIER

Date

10/11/13

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
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
215-320-0007
Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

October 30, 2013

Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

PLAINTIFF
SUNTRUST MORTGAGE, INC.

AFFIDAVIT OF SERVICE (FRLMC)

COLUMBIA COUNTY

PH # 810854

DEFENDANT
JIMMY D. MULLEN

SERVICE TEAM/ las
COURT NO.: 2013-CV-459

SERVE JIMMY D. MULLEN AT:
211 MAIN STREET
ORANGEVILLE, PA 17859-9079

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: October 9, 2013

SERVED

Served and made known to JIMMY D. MULLEN, Defendant on the 8th day of SEPTEMBER 20 13, at 7:55 o'clock P. M., at 211 MAIN ST, ORANGEVILLE, PA, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 40⁵ Height 5'8" Weight 175 Race W Sex M Other _____
Ronald Moll

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

DATE: 9/8/13

NAME: _____

Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
(215) 563-7000

AFFIDAVIT OF SERVICE

PLAINTIFF
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE
HOME LOANS SERVICING, LP

COLUMBIA COUNTY

PH # 819031 A

DEFENDANT
ROBERT A. DICKERSHEID

SERVICE TEAM/ lmm
COURT NO.: 2013-CV-935

SERVE ROBERT A. DICKERSHEID AT:
107 N VINE STREET
APARTMENT 218
BERWICK, PA 18603-4727

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: November 20, 2013

SERVED

Served and made known to ROBERT A. DICKERSHEID, Defendant on the 17TH day of OCTOBER, 20 13, at 5:30 o'clock P. M., at 107 N. VINE APT 218, 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 60 Height 6'0" Weight 350 Race W Sex M Other GREY HAIR

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

DATE: 10-17-2013

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant **NOT FOUND** because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
(215) 563-7000

*Two(2) Attempts!

AFFIDAVIT OF SERVICE

PLAINTIFF
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

COLUMBIA COUNTY

PH # 817727

DEFENDANT
BRIAN K. BERGSTRESSER

SERVICE TEAM/ lmm
COURT NO.: 2012-CV-1426

SERVE BRIAN K. BERGSTRESSER AT:
1300 WEST FRONT STREET
BERWICK, PA 18603-4404

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: November 13, 2013

PLEASE RUSH SERVICE ATTEMPTS

SERVED

Served and made known to BRIAN K. BERGSTRESSER, Defendant on the 10th day of OCTOBER, 20 13, at 7:00 o'clock P. M., at 32 N. SHAMOKIN ST, SHAMOKIN, PA *, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 30^s Height 5'9" Weight 160 Race W Sex M Other _____

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

DATE: 10/10/13

INVESTIGATOR DISCLOSED
THAT DEFENDANT

NAME: _____

RESIDES @

32 N. SHAMOKIN ST.

SHAMOKIN, PA

PRINTED NAME: _____

Ronald Moll

Process Server

TITLE: _____

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
(215) 563-7000

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
SUNTRUST MORTGAGE INC

vs.

Defendant
JIMMY MULLEN

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, October 9, 2013

Writ of Execution No. : 2013CV459

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1415 2ND AVENUE, 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$2,266.10**

Municipal Costs

Sewer	\$307.55
-------	----------

Total Municipal Costs **\$307.55**

Distribution Costs

Recording Fees	\$56.00
----------------	---------

Total Distribution Costs **\$56.00**

Grand Total: **\$2,629.65**

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)

(In Compliance with 2008, 10/20/08)

PHELAN & HALLINAN, LLP
ONE PENN CENTER AT SUBURBAN STATION
1617 JOHN F. KENNEDY BOULEVARD
SUITE 1400
PHILADELPHIA, PA 19103-1814
215-563-7000
FAX: 215-563-3826

FACSIMILE TRANSMITTAL SHEET

TO: COLUMBI COUNTY SHERIFF'S
OFFICE

FROM: PHELAN &
HALLINAN, LLP

FAX NUMBER:

570 389 5625

TOTAL NO. OF PAGES:

PHONE NUMBER:

RE:

RE:

Attached is the lien holder for the sale
tomorrow JIMMY D. MULLEN O.
2013 CV 459 NO. 2013-14D-129

James Silver
215 563 7000 x1297

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Thank you so much!
Have a great day!
James Silver

1 PENN CENTER PLAZA, SUITE 1400, PHILADELPHIA, PA 19103

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

KIM ZIELINSKI
Legal Assistant, 1328

Representing Lenders in
Pennsylvania

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

No.: 2013-CV-459
No.: 2013-ED-129

Re: **SUNTRUST MORTGAGE, INC. VS. JIMMY D. MULLEN**
No.: 2013-CV-459, No.: 2013-ED-129

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 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 10/09/2013 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, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN, LLP
 Meredith Wooters, Esq., Id. No.307207
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 Meredith.Wooters@phelanhallinan.com
 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
 OF COLUMBIA COUNTY, PENNSYLVANIA

SUNTRUST MORTGAGE, INC.
 Plaintiff,

COLUMBIA COUNTY

v.

COURT OF COMMON PLEAS

JIMMY D. MULLEN
 Defendant(s)

CIVIL DIVISION

No.: 2013-CV-459

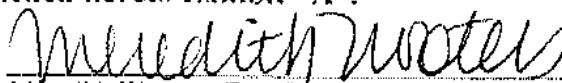
No.: 2013-ED-129

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
 PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.2(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".



Meredith Wooters, Esq., Id. No.307207
 Attorney for Plaintiff

Date: 10/8/13

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.

SUNTRUST MORTGAGE, INC.

Plaintiff

v.

JIMMY D. MULLEN

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2013-CV-459**

:

:

: **COLUMBIA COUNTY****AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

SUNTRUST MORTGAGE, INC., 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 **1415 2ND AVENUE, BERWICK, PA 18603-1507**.

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

Name

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

JIMMY D. MULLEN**211 MAIN STREET, ORANGEVILLE, PA 17859-9079**

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

Name

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

JIMMY D. MULLEN**211 MAIN STREET
ORANGEVILLE, PA 17859-9079**

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

1415 2ND AVENUE
BERWICK, PA 18603-1507

FRANCES N. MULLEN

1415 SECOND STREET
BERWICK, PA 18603FRANCES N. MULLEN C/O SUSAN M. HILL,
ESQUIRE38 WEST THIRD STREET
BLOOMSBURG, PA 17815DOMESTIC RELATIONS OF
COLUMBIA COUNTYCOLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFAREP.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

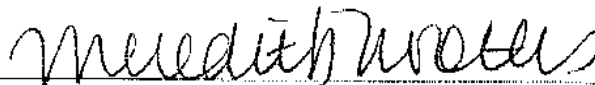
1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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:

10/8/13

By:



Phelan Hallinan, LLP

Meredith Wooters, Esq., Id. No. 307207

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

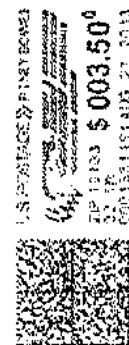
One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Name and Address of Sender → Phelan Hallinan, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103

AZK/PAM - 10/9/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1415 2ND AVENUE BERWICK, PA 18603-1507	\$0.45
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.45
4	****	Internal Revenue Service Advisory 1080 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.45
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	\$0.45
		NEWMARKET SQUARE (COLUMBIA COUNTY) - PHILADELPHIA (PA) - 10/9/2013 SALE	\$2.25



Total Number of Items Listed by Sender	Total Number of Items 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 insurability payable for the transportation of mail is \$500,000 per occurrence. The maximum insurability payable on Express Mail is \$5,000 per piece subject to a limit of \$500,000 per occurrence. The maximum insurability payable on Registered Mail is \$5,000 per piece subject to a limit of \$500,000 per occurrence. The maximum insurability payable on Registered Mail sent with optional insurance is \$5,000 per piece subject to a limit of \$500,000 per occurrence. See Domestic Mail Manual 3900.501 and 5021 for limitations of coverage.
--	---	--	--

Form 3877 Facsimile

SHERIFF'S SALE COST SHEET

VS. _____
 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>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>450.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1436.10</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1661.10</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>56.00</u>	
TOTAL *****		\$ <u>66.00</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>307.55</u>	
WATER 20	\$	
TOTAL *****		\$ <u>307.55</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2689.65

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

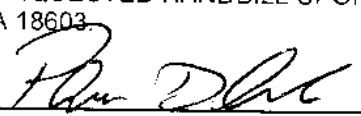


SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN


Case Number
2013CV459

SHERIFF'S RETURN OF SERVICE

09/05/2013 11:10 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 1415 2ND AVENUE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 06, 2013

NOTARY

Affirmed and subscribed to before me this

6TH day of SEPTEMBER 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN

Case Number
2013CV459

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 08/23/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1415 2ND AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: POSTED

Relation:

Date: 09/05/13 Time: 1110

Deputy: DANGELO Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2013CV459

1415 2ND AVENUE, BERWICK, PA 18603

EXP: 08/23/2013



August 21, 2013

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

SUNTRUST MORTGAGE, INC.

VS.

JIMMY D. MULLEN

NO: 2013-CV-459

NO: 2013-ED-129

Dear Timothy:

The amount due on the sewer account #117673 for the property located at 1415 2nd Avenue, Berwick Pa through December 31, 2013 is **\$307.55**.

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

**In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION**

NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

JIMMY D. MULLEN
211 MAIN STREET
ORANGEVILLE, PA 17859-9079

Obligee:

FRANCES N. MULLEN

**IV-D Case #: 108113802
(or non-IV-D docket #)**

SSN: 208-62-9486 **Date of Birth:** 05/20/68

This lien results, by operation of law, from a support order, entered on MARCH 18, 2013 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 011912.

As of JULY 30, 2013, the obligor owes unpaid support in the amount of \$2,790.01. This judgment may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:
1415 2ND AVENUE, BERWICK, PA 18603-1507

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

E. C. Keller
Authorized Agent

7/30/13
Date

E. C. Keller 570-387-8870 / 570-387-8876
Print name, e-mail address, phone and fax number

FAX

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

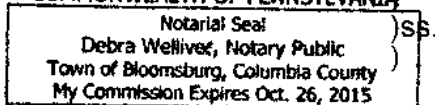
Print name, e-mail address, phone and fax number

I certify that E. C. Keller appeared before me and is known to me as the individual who signed the above.

State of

COMMONWEALTH OF PENNSYLVANIA

County of



Notary Public

Debra Welliver

Date

7-30-13

My appointment expires

10-26-15

NOTICE: Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 05/31/2014 (Please note, this expiration date is for the OMB form and not the lien itself.)

SUNTRUST MORTGAGE, INC.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

JIMMY D. MULLEN

: NO.: 2013-CV-459
:
: 2013-ED-124
Defendant(s) : COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JIMMY D. MULLEN
211 MAIN STREET
ORANGEVILLE, PA 17859-9079

****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 1415 2ND AVENUE, BERWICK, PA 18603-1507 is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$75,535.69 obtained by SUNTRUST MORTGAGE, INC. (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.

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**.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN

Case Number
2013CV459

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/23/2013

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 1415 2ND AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Kelly Johnson

Relation:

Wife Posted

Date:

07-30-13

Time:

1645

Deputy:

8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:	<i>7-29-13</i>	<i>7-30-13</i>				
Time:	<i>11:00</i>	<i>1345</i>				
Mileage:						
Deputy:	<i>4</i>	<i>8</i>				

Service Attempt Notes:

1. *4/C*

2. *W/2 Cur Home Call Still On Deck*

3.

4.

5.

6.

OCCUPANT

2013CV459

1415 2ND AVENUE, BERWICK, PA 18603

EXP: 08/23/2013

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

JR: COLUMBIA County

DATE
03/01/2013

BILL NO.
5160

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,092	9.146	153.19	156.32	171.95
SINKING		1.345	22.53	22.99	25.29
FIRE		1.25	20.94	21.37	22.44
LIGHT		1.75	29.31	29.91	31.41
BORO RE		11.1	185.93	189.72	199.21
The discount & penalty have been calculated for your convenience			411.90	420.31	450.30
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

MULLEN JIMMY D
1415 SECOND AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-06 -081-00,000
1415 SECOND AVE
.3306 Acres Land 5,760
Buildings 11,332
Total Assessment 17,092

This tax returned
to courthouse on:
January 2, 2014

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

He 2688

4-8

Sur Trust

Connie Gingham

BERWICK AREA SCHOOL DISTRICT

2013 SCHOOL REAL ESTATE DATE 07/01/2013 BILL# 002863

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE GINGHER
1615 LINCOLN AVE
BERWICK, PA 18603

HOURS MON. TUE. THUR. 9:30AM-4:00PM
CLOSED WEDNESDAY & FRIDAY
CLOSED HOLIDAYS
PHONE 570-752-7442

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	17092	44.7500	749.57	764.87	841.36
			749.57	764.87	841.36
			IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1

NO REFUNDS UNDER \$5.00

M
A MULLEN JIMMY D
I 211 MAIN ST
L ORANGEVILLE PA 17859

PROPERTY DESCRIPTION	ACCT.
PARCEL 04D06 08100000	3936
1415 SECOND AVE	5760.00
20071-1326	11332.00
0.33 ACRES	

DELINQUENT TAX TO
COLLECTIONS DEC.16

NO PERSONAL CHECKS AFTER DEC. 1, 2013

Tim
Cos Boro was paid
As of 7/29/13 the school tax
has not been paid
Connie

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN

Case Number
2013CV459

SHERIFF'S RETURN OF SERVICE

07/29/2013 01:20 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE PATTY MCCAWLEY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JIMMY MULLEN AT 211 MAIN STREET, ORANGEVILLE, PA 17859.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

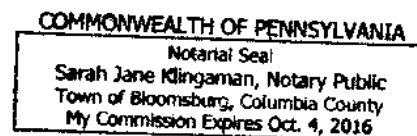

TIMOTHY T. CHAMBERLAIN, SHERIFF

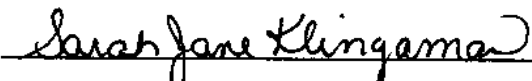
July 29, 2013

NOTARY

Affirmed and subscribed to before me this

29TH day of JULY, 2013





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

(2) County Surrogate (Notary Public) - 10

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

REAL ESTATE TAX CERTIFICATION

Date: 07/29/2013

Fee: \$5.00

Cert. NO: 14905

MULLEN JIMMY D
211 MAIN ST
ORANGEVILLE PA 17859

District: BERWICK BORO
Deed: 20071 -1326
Location: LOT 768
Parcel Id:04D-06 -081-00,000

Assessment: 17,092
Balances as of 07/29/2013

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

By: Columbia County Sheriff Per: dm

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN

Case Number
2013CV459

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/23/2013

Warrant:

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

Serve To:

Name: JIMMY MULLEN

Primary Address: 211 MAIN STREET
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Hy McCawley

Relation: Girlfriend

Date: 07-29-13 Time: 1320

Deputy: 8 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.

MULLEN, JIMMY

2013CV459

211 MAIN STREET, ORANGEVILLE, PA 17859

EXP: 08/23/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN

Case Number
2013CV459

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/23/2013

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:

Def

Date:

Time:

10:45

Deputy:

4

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.

2013CV459

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 08/23/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN

Case Number
2013CV459

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/23/2013

Warrant:

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

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE

Address: BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Kelly Johnson

Relation:

Clerk

Date:

7-29-13

Time:

0:50

Deputy:

4

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 AUTHORITY

2013CV459

1108 FREAS AVE, BERWICK, PA 18603

EXP: 08/23/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN

Case Number
2013CV459

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/23/2013

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: Deb Miller

Relation: Clerk

Date: 7-24-13

Time: 0855

Deputy: 17

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 C

2013CV459

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/23/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SUNTRUST MORTGAGE INC
vs.
JIMMY MULLEN

Case Number
2013CV459

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/23/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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: Karen Richendrfer

Relation: Clerk II

Date: 7-29-13

Time: 8:55

Deputy: 17

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 OF

2013CV459

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/23/2013

Document Receipt

Trans #	552	Carrier / service:	USPS Server	First-Class Mail®	7/26/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 719C1140006000005538

Doc Ref #: 129ED2013

Postage 4 8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	551	Carrier / service	USPS Server	First-Class Mail®	7/26/2013 12:00:00 AM
---------	-----	-------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #: 71901140006000005521

Doc Ref #: 129ED2013

Postage 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	550	Carrier / service:	USPS Server	First-Class Mail®	7/26/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000005514

Doc Ref #: 129ED2013

Postage 4 8100

HARRISBURG PA 17105

Document Receipt

Trans #	549	Carrier / service	USPS Server	First-Class Mail®	7/26/2013 12:00:00 AM
---------	-----	-------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140005000005507

Doc Ref # 129ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	548	Carrier / service:	USPS Server	First-Class Mail®	7/26/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 71901140006000005491

Doc Ref #: 129ED2013

Postage 4.8100

HARRISBURG PA 17108

Document Receipt

Trans #	547	Carrier / service:	USPS Server	First-Class Mail®	7/26/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE., ROOM 704

Tracking #: 71901140906000005484

Doc Ref #: 129ED2013

Postage 4.8100

PITTSBURGH PA 15222

Document Receipt

Trans #	546	Carrier / service:	USPS Server	First-Class Mail®	7/26/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000005477

Doc Ref #: 129ED2013

Postage 4.8100

HARRISBURG PA 17105

SUNTRUST MORTGAGE, INC.
Plaintiff

v.

JIMMY D. MULLEN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-459**
:
: **2013-ED-129**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

SUNTRUST MORTGAGE, INC., 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 **1415 2ND AVENUE, BERWICK, PA 18603-1507**.

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

JIMMY D. MULLEN **211 MAIN STREET, ORANGEVILLE, PA 17859-9079**
2. Name and address of Defendant(s) in the judgment:
Name
Address (if address cannot be reasonably ascertained, please so indicate)

JIMMY D. MULLEN **211 MAIN STREET**
ORANGEVILLE, PA 17859-9079
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

**1415 2ND AVENUE
BERWICK, PA 18603-1507**

**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: 7/24/13

By: _____

Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No. 312174

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV459

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 09, 2013
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 THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at the southwest corner of Lot No. 767 on the North side of Second Avenue; thence North along Lot No. 767, a distance of one hundred sixty (160) feet to an alley; thence West along said alley, forty-five (45) feet to the corner of Lot No. 769; thence South along Lot No. 769, a distance of one hundred sixty (160) feet to Second Avenue; thence a long Second Avenue, forty-five (45) feet to the place of Beginning.

BEING Lot No. 768 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, Pennsylvania.

PARCEL NO. 2: BEGINNING at the southwest corner of Lot No. 768, this being the West side of the third lot West of Mercer Street, on the North side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's Addition to the Borough of West Berwick, now the Borough of Berwick, which was formerly the Ferris Farm; see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, Miscellaneous Book 8, Page 366; thence in a Northerly direction along Lot No. 768, a distance of one hundred sixty (160) feet to a fifteen foot alley; thence in a Westerly direction along said alley, forty-five (45) feet to the corner of Lot No. 770; thence in a Southerly direction along Lot No. 770, a distance of one hundred sixty (160) feet to Second Avenue; thence in an Easterly direction along Second Avenue forty-five (45) feet to the place of Beginning.

BEING Lot No. 769.

TITLE TO SAID PREMISES IS VESTED IN Jimmy D. Mullen, by Deed from Fiorangelo J. Spezialetti and Lorraine S. Spezialetti, h/w, dated 10/22/2007, recorded 11/05/2007 in Instrument Number 200711326.

PARCEL NO.: 04D-06-081

Premises Being: 1415 2ND AVENUE, BERWICK, PA 18603-1507

PROPERTY ADDRESS: 1415 2ND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-06-081

Seized and taken into execution to be sold as the property of JIMMY MULLEN in suit of SUNTRUST MORTGAGE INC.

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 & SCHMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

By: Jimmy Sale Sheriff, Telephone: 717-339-1234

REAL ESTATE OUTLINE

ED # 129-13

DATE RECEIVED 7-26-13
DOCKET AND INDEX 7-26-13

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>1329733</u>

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

SALE DATE	<u>Oct. 9, 13</u>	TIME <u>2900</u>
POSTING DATE	<u>Sept. 5, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Sept. 18</u>	
	2 ND WEEK <u>25</u>	
	3 RD WEEK <u>Oct. 2, 13</u>	

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

SUNTRUST MORTGAGE, INC.

vs.

JIMMY D. MULLEN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-459

2013-ED-129
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: 1415 2ND AVENUE, BERWICK, PA 18603-1507
(See Legal Description attached)

Amount Due

Interest from 06/04/2013 to Date of Sale

@ \$12.42 per diem

\$75,535.69

\$_____ and costs.

Dated 7-26-13
(SEAL)

PH # 810854

Barbara D. Silvestri | KPB |
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

Print & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2014

PHELAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

SUNTRUST MORTGAGE, INC.
Plaintiff

v.

JIMMY D. MULLEN
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-459
:
: 2013-ED-124
: 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, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

SUNTRUST MORTGAGE, INC.
Plaintiff

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO.: 2013-CV-459

:

: 2013-ED-129

:

: COLUMBIA COUNTY

:

v.

JIMMY D. MULLEN
Defendant(s)

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, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

SUNTRUST MORTGAGE, INC.

Plaintiff

v.

JIMMY D. MULLEN

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-459
: 2013-ED-129
: COLUMBIA COUNTY
:


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 JIMMY D. MULLEN is over 18 years of age and resides at 211 MAIN STREET, ORANGEVILLE, PA 17859-9079.

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



Phelan Hallinan, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Jonathan Lobb, Esq., Id. No.312174
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jonathan.Lobb@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

SUNTRUST MORTGAGE, INC.
Plaintiff

v.

JIMMY D. MULLEN
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-459
:
: 2013-ED-189
: COLUMBIA COUNTY
:

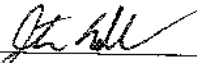
VERIFICATION OF NON-MILITARY SERVICE

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 JIMMY D. MULLEN is over 18 years of age and resides at 211 MAIN STREET, ORANGEVILLE, PA 17859-9079.

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


Phelan Hallinan, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff

SUNTRUST MORTGAGE, INC.
Plaintiff

v.

JIMMY D. MULLEN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-459**
:
: **2013-ED-129**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

SUNTRUST MORTGAGE, INC., 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 **1415 2ND AVENUE, BERWICK, PA 18603-1507**.

1. Name and address of Owner(s) or reputed Owner(s):
Name
JIMMY D. MULLEN
Address (if address cannot be reasonably ascertained, please so indicate)
211 MAIN STREET, ORANGEVILLE, PA 17859-9079
 2. Name and address of Defendant(s) in the judgment:
Name
JIMMY D. MULLEN
Address (if address cannot be reasonably ascertained, please so indicate)
**211 MAIN STREET
ORANGEVILLE, PA 17859-9079**
 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
- PH # 810854

reasonably ascertained, pl indicate)

TENANT/OCCUPANT

**1415 2ND AVENUE
BERWICK, PA 18603-1507**

**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**

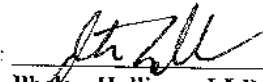
**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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:

7/24/13

By:



Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No. 312174

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

SUNTRUST MORTGAGE, INC.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-459

JIMMY D. MULLEN

Defendant(s) : 2013-ED-129
: COLUMBIA COUNTY

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: JIMMY D. MULLEN
211 MAIN STREET
ORANGEVILLE, PA 17859-9079**

****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 **1415 2ND AVENUE, BERWICK, PA 18603-1507** is scheduled to be sold at the Sheriff's Sale on _____ at _____ **in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$75,535.69** obtained by **SUNTRUST MORTGAGE, INC.** (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.

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. **2013-CV-459**

SUNTRUST MORTGAGE, INC.

v.

JIMMY D. MULLEN

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

1415 2ND AVENUE, BERWICK, PA 18603-1507

Parcel No. 040-06-081-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$75,535.69**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at the southwest corner of Lot No. 767 on the North side of Second Avenue; thence North along Lot No. 767, a distance of one hundred sixty (160) feet to an alley; thence West along said alley, forty-five (45) feet to the corner of Lot No. 769; thence South along Lot No. 769, a distance of one hundred sixty (160) feet to Second Avenue; thence a long Second Avenue, forty-five (45) feet to the place of Beginning.

BEING Lot No. 768 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, Pennsylvania.

PARCEL NO. 2: BEGINNING at the southwest corner of Lot No. 768, this being the West side of the third lot West of Mercer Street, on the North side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's Addition to the Borough of West Berwick, now the Borough of Berwick, which was formerly the Ferris Farm; see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, Miscellaneous Book 8, Page 366; thence in a Northerly direction along Lot No. 768, a distance of one hundred sixty (160) feet to a fifteen foot alley; thence in a Westerly direction along said alley, forty-five (45) feet to the corner of Lot No. 770; thence in a Southerly direction along Lot No. 770, a distance of one hundred sixty (160) feet to Second Avenue; thence in an Easterly direction along Second Avenue forty-five (45) feet to the place of Beginning.

BEING Lot No. 769.

TITLE TO SAID PREMISES IS VESTED IN Jimmy D. Mullen, by Deed from Fiorangelo J. Spezialetti and Lorraine S. Spezialetti, h/w, dated 10/22/2007, recorded 11/05/2007 in Instrument Number 200711326.

PARCEL NO.: 04D-06-081

Premises Being: 1415 2ND AVENUE, BERWICK, PA 18603-1507

LEGAL DESCRIPTION

ALL THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at the southwest corner of Lot No. 767 on the North side of Second Avenue; thence North along Lot No. 767, a distance of one hundred sixty (160) feet to an alley; thence West along said alley, forty-five (45) feet to the corner of Lot No. 769; thence South along Lot No. 769, a distance of one hundred sixty (160) feet to Second Avenue; thence a long Second Avenue, forty-five (45) feet to the place of Beginning.

BEING Lot No. 768 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, Pennsylvania.

PARCEL NO. 2: BEGINNING at the southwest corner of Lot No. 768, this being the West side of the third lot West of Mercer Street, on the North side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a portion of the Berwick Land and Improvement Company's Addition to the Borough of West Berwick, now the Borough of Berwick, which was formerly the Ferris Farm; see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, Miscellaneous Book 8, Page 366; thence in a Northerly direction along Lot No. 768, a distance of one hundred sixty (160) feet to a fifteen foot alley; thence in a Westerly direction along said alley, forty-five (45) feet to the corner of Lot No. 770; thence in a Southerly direction along Lot No. 770, a distance of one hundred sixty (160) feet to Second Avenue; thence in an Easterly direction along Second Avenue forty-five (45) feet to the place of Beginning.

BEING Lot No. 769.

TITLE TO SAID PREMISES IS VESTED IN Jimmy D. Mullen, by Deed from Fiorangelo J. Spezialetti and Lorraine S. Spezialetti, h/w, dated 10/22/2007, recorded 11/05/2007 in Instrument Number 200711326.

PARCEL NO.: 04D-06-081

Premises Being: 1415 2ND AVENUE, BERWICK, PA 18603-1507

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-459 2013-ED-129

SUNTRUST MORTGAGE, INC.

v.

JIMMY D. MULLEN

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

1415 2ND AVENUE, BERWICK, PA 18603-1507

Parcel No. 040-06-081-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: \$75,535.69

Attorneys for Plaintiff

Phelan Hallinan, LLP

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) JIMMY D. MULLEN at any out of county address(es) via process server for this action.

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

Thank You

Patricia A. Singiser
Supervisor
Writ Department
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 ext. 1125
Front Desk: (215) 563-7000 ext. 1125
Fax: (215) 563-3826

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
SUNTRUST MORTGAGE, INC.

No.: 2013-CV-459

2013-ED-129

Defendant
JIMMY D. MULLEN

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)

1415 2ND AVENUE

BERWICK, PA 18603-1507

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20__

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2013-CV-459

Plaintiff

SUNTRUST MORTGAGE, INC.

Defendant

JIMMY D. MULLEN

2013-ED-129

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.

JIMMY D. MULLEN

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

1415 2ND AVENUE, BERWICK, PA 18603-1507

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

— Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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
SUNTRUST MORTGAGE, INC.

No.: 2013-CV-459

Defendant
JIMMY D. MULLEN

2013-ED-129

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 SAID.
JIMMY D. MULLEN
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1415 2ND AVENUE, BERWICK, PA 18603-1507

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.							
Plaintiff SUNTRUST MORTGAGE, INC.		Expiration date No.: <u>2013-CV-459</u> <u>2013-ED-129</u>							
Defendant JIMMY D. MULLEN		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. JIMMY D. MULLEN ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 211 MAIN STREET, ORANGEVILLE, PA 17859								
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.									
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW, _____, 20__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law. <div style="text-align: right; margin-right: 100px;"> Sheriff of COLUMBIA County, Penna. </div> <p style="font-size: small; margin-top: 20px;"> 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. </p>									
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;"> Defendant </div>		Telephone Number (215)563-7000	Date						
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814									
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__		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 20%; padding: 5px;"> Date </td> </tr> <tr> <td style="padding: 5px;"> Signature of Sheriff </td> <td style="padding: 5px;"> Date </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Sheriff of </td> </tr> </table>		SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of	
SO ANSWERS Signature of Dep. Sheriff	Date								
Signature of Sheriff	Date								
Sheriff of									

SHERIFF'S RETURN

SUNTRUST MORTGAGE, INC.

Plaintiff

vs.

JIMMY D. MULLEN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-459

2013-ED-129

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

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

TD Bank, NA
3-180/360

001329733

DATE
7/24/2013

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

JIN [810854] 1415 2ND AVENUE (2013-CV-459)

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001329733⑈ ⑆036001808⑆ 361508666⑈