

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank vs Brian Bergstresser

NO. 146-13 ED NO. 1426-12 JD

DATE/TIME OF SALE: Nov 13 3:00

BID PRICE (INCLUDES COST) \$ 328,38

POUNDAGE - 2% OF BID \$ 65.73

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3352.11

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

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

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

PURCHASER(S) SIGNATURE(S): [Signature]  
Agent for Phelan, Hallinan

TOTAL DUE: \$ 3352.11

LESS DEPOSIT: \$ 1550.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 2002.11

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

JP MORGAN CHASE BANK N.A.

## Defendant

BRIAN K BERGSTRESSER

vs.

### Attorney for the Plaintiff:

GRENN & BIRSIC P.C.  
1 GATEWAY CENTER  
9TH FLOOR  
PITTSBURGH, PA 15222

Sheriff's Sale Date: Wednesday, November 13, 2014

Writ of Execution No. : 2012CV1426

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1300 WEST FRONT STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,087.62
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Other	\$74.10
Surcharge	\$130.00

**Total Sheriff Costs \$1,966.22**

## Municipal Costs

Sewer	\$1,265.16
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**Total Municipal Costs \$1,265.16**

## Distribution Costs

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

**Grand Total: \$3,286.38**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

# SHERIFF - OFFICE OF COLUMBIA C. JNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK N.A.  
vs.  
BRIAN K BERGSTRESSER

Case Number  
2012CV1426

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
09/11/2013	Advance Fee	Advance Fee	1344782	\$0.00	\$1,350.00
09/11/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/11/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/11/2013	Crying Sale			\$10.00	\$0.00
09/11/2013	Docketing			\$15.00	\$0.00
09/11/2013	Levy			\$15.00	\$0.00
09/11/2013	Mailing Costs			\$42.00	\$0.00
09/11/2013	Posting Handbill			\$15.00	\$0.00
09/11/2013	Poundage			\$65.73	\$0.00
09/11/2013	Press Enterprise Inc.			\$1,087.62	\$0.00
09/11/2013	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
09/11/2013	Sheriff Automation Fund			\$50.00	\$0.00
09/11/2013	Sheriff's Deed			\$35.00	\$0.00
09/11/2013	Solicitor Services			\$75.00	\$0.00
09/11/2013	Transfer Tax Form			\$25.00	\$0.00
09/11/2013	Web Posting			\$100.00	\$0.00
09/12/2013	Deputize Advance Fee		6266	\$100.00	\$0.00
10/22/2013	Advance Fee		326662	\$0.00	\$25.90
11/08/2013	Service			\$180.00	\$0.00
11/08/2013	Service Mileage			\$24.00	\$0.00
11/08/2013	Distribution Form			\$25.00	\$0.00
11/08/2013	Copies			\$6.00	\$0.00
11/08/2013	Notary Fee			\$10.00	\$0.00
11/08/2013	Tax Claim Search			\$5.00	\$0.00
11/08/2013	Sewer			\$1,265.16	\$0.00
11/08/2013	Surcharge			\$130.00	\$0.00
11/08/2013	Recording Fees			\$55.00	\$0.00
				<b>\$3,378.01</b>	<b>\$1,375.90</b>
				<b>TOTAL BALANCE: \$(2,002.11)</b>	

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

TD Bank, NA  
3-180/360

001393918

DATE  
2/14/2014

AMOUNT  
\*\*\*\*\$65.73

PAY SIXTY-FIVE AND 73 / 100 Dollars

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

  
AUTHORIZED SIGNATURE

SAM [817727] 1300 WEST FRONT STREET (2012-CV-1426)

⑈001393918⑈ ⑆036001808⑆ 361508666⑈

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

TD Bank, NA  
3-180/360

001393199

PAY ONE THOUSAND NINE HUNDRED THIRTY-SIX AND 38 / 100 Dollars

DATE  
2/12/2014

AMOUNT  
\*\*\*\*\$1,936.38

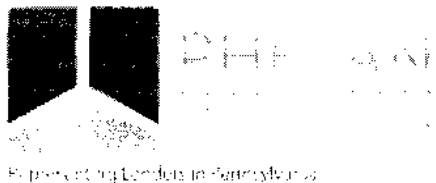
TO THE  
ORDER  
OF  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

SAM [817727] 1300 WEST FRONT STREET (2012-CV-1426)

AUTHORIZED SIGNATURE

*Travis S. Hallinan*

⑈001393199⑈ ⑆036001808⑆ 361508666⑈



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

SEAN MCDONNELL  
Legal Assistant, Ext. 1422

January 22, 2014

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

Re: BRIAN K. BERGSTRESSER  
1300 WEST FRONT STREET  
BERWICK, PA 18603-4404  
2012-CV-1426

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," please prepare the Sheriff's Deed to, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, 1111 POLARIS PARKWAY, COLUMBUS, OH 43240.

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,

  
SEAN MCDONNELL  
For Phelan Hallinan, LLP

cc: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

PH # 817727

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

## B. TRANSFER DATA

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

## C. Date of Acceptance of Document

Grantee(s)/Lessee(s)  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

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

Street Address  
**1111 POLARIS PARKWAY**

City State Zip Code  
**Bloomsburg PA 17815**

City State Zip Code  
**COLUMBUS OH 43240**

## D. REAL ESTATE LOCATION

Street Address  
**1300 WEST FRONT STREET  
BERWICK, PA 18603-4404**

City, Township, Borough  
**BERWICK BOROUGH**

County  
**COLUMBIA**

School District  
**BERWICK AREA S.D.**

Tax Parcel Number  
**04D09-052-000-00**

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

☐ Y ☒ N

1. Actual Cash Consideration  
**\$3,286.38 (winning bid)**

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

3. Total Consideration  
**= \$3,286.38**

4. County Assessed Value  
**\$20,029.00**

5. Common Level Ratio Factor  
**x 3.55**

6. Fair Market Value  
**= \$71,102.95**

## F. EXEMPTION DATA

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

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

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

## Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) Estate File Number \_\_\_\_\_
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_
- If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Assignment of Mortgage Instrument #: 201208496 (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.)

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

SEAN MCDONNELL

Date

2/10/14

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

# SHERIFF'S SALE COST SHEET

146 ED 2013

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

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>160.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>47.00</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>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>434.50</u>	

✓ WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1087.67</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1312.67</u>	

✓ PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>5.00</u>
TOTAL ***** \$ <u>15.00</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>1265.16</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>1265.16</u>	

## SURCHARGE FEE (DSTE)

MISC. <u>ADDITIONAL</u>	\$ <u>74.10</u>
_____	\$ _____
TOTAL ***** \$ <u>74.10</u>	

TOTAL COSTS (OPENING BID) \$ 3256.38





**Northumberland County**

Controller's Office  
399 S. 5th Street  
Sunbury, PA 17801

CHECK DATE	CHECK NO.
10/11/2013	326662

**M&T Bank**

Manufacturers and Traders Trust Company  
Sunbury, PA 17801

60-295/313

AMOUNT
*****25.90

VOID AFTER SIX MONTHS

TWENTY FIVE DOLLARS AND 90 CENTS

DOLLARS

PAY  
TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF  
COURT HOUSE  
PO BOX 380  
BLOOMSBURG, PA 17815  
USA

*[Handwritten signatures]*

AUTHORIZED SIGNATURE(S)

⑈326662⑈ ⑈031302955⑈ 8892659478⑈

ORIGINAL

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

Plaintiff

vs.

BRIAN K. BERGSTRESSER

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2012-CV-1426

CLERK OF COURTS OFFICE  
JULY 2013

2013 OCT 30 PM 2:41

FILED  
PROTHONOTARY

**ORDER**

AND NOW, this 30 day of October, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

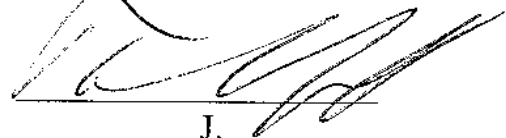
Principal Balance	\$105,828.08
Interest Through November 13, 2013	\$7,281.58
Late Charges	\$78.30
Legal fees	\$1,650.00
Cost of Suit and Title	\$959.22
Property Inspections	\$196.00
Property Preservation	\$433.99
Appraisal/Brokers Price Opinion	\$310.00
Mortgage Insurance Premium to be paid	\$258.70
Escrow Deficit	\$2,829.93

**TOTAL** \$119,825.80

Plus interest at six percent per annum.

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

BY THE COURT



J.

# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff



Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT FOR  
THE  
vs.  
BRIAN K BERGSTRESSER

Case Number  
12 CV 01426

## SHERIFF'S RETURN OF SERVICE

09/20/2013 02:50 PM - DEPUTY HENRY SCHRADER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFFS SALE AND DEBTORS RIGHTS FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRIAN K BERGSTRESSER AT 32 NORTH SHAMOKIN STREET, SHAMOKIN, PA 17872. MAKING IT KNOWN UNTO HIM THE CONTENTS WITHIN.

SO ANSWERS,

CHAD A REINER, SHERIFF

September 23, 2013

Sworn to and subscribed before  
me this 23rd day of Sept  
A.D. 2013

PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2014

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT FOR  
THE  
vs.  
BRIAN K BERGSTRESSER

Case Number  
12 CV 01426

## PERSONAL PROPERTY REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
09/18/2013	Advance Fee	Advance Fee	6266	\$0.00	\$100.00
09/23/2013	Service Mileage			\$22.60	\$0.00
09/26/2013	Docketing			\$9.00	\$0.00
09/27/2013	Other	FAX		\$7.50	\$0.00
09/27/2013	Wages			\$20.00	\$0.00
09/27/2013	Service Costs			\$15.00	\$0.00
10/03/2013	Refund		326662	\$25.90	\$0.00
				<b>\$100.00</b>	<b>\$100.00</b>
				<b>TOTAL BALANCE: \$0.00</b>	

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

CHRISTINE SCHOFFLER  
Legal Assistant, 1286

Representing Lenders in  
Pennsylvania

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

No.: 2012-CV-1426  
No.:

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. BRIAN K. BERGSTRESSER  
No.: 2012-CV-1426, No.:

**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 11/13/2013 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:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
Plaintiff,

v.


BRIAN K. BERGSTRESSER  
Defendant(s)

: COLUMBIA COUNTY  
:  
:  
: COURT OF COMMON PLEAS  
:  
:  
: CIVIL DIVISION  
:  
:  
: No.: 2012-CV-1426  
No.:

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".



Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

Date: 10/17/13

**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.

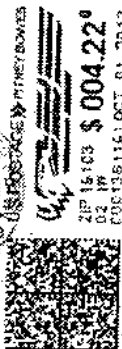
Name and  
Address  
Of Sender



Pactan Hallinan, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/SCL - 11/13/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1300 WEST FRONT STREET BERWICK, PA 18603-4404	\$0.45
2	****	Berwick Area Joint Sewer Authority 1198 FREAS AVE BERWICK, PA 18603-1710	\$0.45
3	****	BERWICK AREA JOINT SEWER AUTHORITY C/O JOHN McDONALD, ESQ 106 N MARKET ST BERWICK, PA 18603-4820	\$0.45
4	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.45
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.45
7	****	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
TOTAL POSTAGE AND FEE			\$3.15
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, P.c. (Name of Receiving Employee)
<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of insurable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R990 S913 and S921 for instructions of coverage.</p>			



Form 3877 Facsimile

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK N.A.  
vs.  
BRIAN K BERGSTRESSER

Case Number  
2012CV1426

## SHERIFF'S RETURN OF SERVICE

10/10/2013 12:30 PM - 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 1300 WEST FRONT STREET, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 11, 2013

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2013

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



Plaintiff Attorney: GRENN & BIRSIC P.C., 1 GATEWAY CENTER, 9TH FLOOR, PITTSBURGH, PA 15222

Columbia County Sheriff's Office, Berwick, PA



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK N.A.  
vs.  
BRIAN K BERGSTRESSER

Case Number  
2012CV1426

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 10/10/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1300 WEST FRONT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: POSTED

Relation:

Date: 10/10/13 Time: 1230

Deputy: DANGELO Mileage:

### Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2012CV1426

1300 WEST FRONT STREET, BERWICK, PA 18603

EXP: 10/10/2013

# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff



Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT FOR  
THE  
vs.  
BRIAN K BERGSTRESSER

Case Number  
12 CV 01426

## SHERIFF'S RETURN OF SERVICE

09/20/2013 02:50 PM - DEPUTY HENRY SCHRADER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SHERIFFS SALE AND DEBTORS RIGHTS FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BRIAN K BERGSTRESSER AT 32 NORTH SHAMOKIN STREET, SHAMOKIN, PA 17872. MAKING IT KNOWN UNTO HIM THE CONTENTS WITHIN.

SO ANSWERS,

September 23, 2013

CHAD A REINER, SHERIFF

Sworn to and subscribed before  
me this 23<sup>rd</sup> day of Sept  
A.D. 2013

  
PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2014



September 26, 2013

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

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**

VS.

**BRIAN K. BERGSTRESSER**

**NO: 2012-CV-1426**

**NO: 2013-ED-146**

Dear Timothy:

The amount due on the sewer account #119604 for the property located at 1300 W. Front Street, Berwick, Pa through December 31, 2013 is **\$1265.16**. This amount includes fees to satisfy a lien on the property.

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

Sincerely,

Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

## Northumberland County Sheriff's Office

201 Market Street, Sunbury, PA 17801

Chad A. Reiner, Sheriff



Tony Matulewicz, Esq., Solicitor

Phone: 570-988-4155

Fax: 570-988-4496

[www.northumberlandsheriff.com](http://www.northumberlandsheriff.com)

DATE:

9-23-13

TO: (TELEPHONE #):

TO: (OFFICE):

Columbia Co. Sheriff

ATTENTION: (PERSONS NAME):

TO: (FAX #):

389-5625

FROM: (YOUR NAME):

Debbie

OF THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE

NUMBER OF PAGES NOT INCLUDING TRANSMITTAL SHEET

1

IF THERE IS ANY PROBLEM WITH THIS TRANSMITTAL PLEASE  
CALL (570) 988-4155

COMMENTS:

For your information

## SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
Sheriff



Tony Matulewicz, Esq  
Solicitor

Randy Coe  
Chief Deputy

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT FOR  
THE  
vs.  
BRIAN K BERGSTRESSER

Case Number  
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DATE:

9-23-13

Corrected One

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NUMBER OF PAGES NOT INCLUDING TRANSMITTAL SHEET

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Chad A Reiner  
SheriffTony Matulewicz, Esq  
SolicitorRandy Coe  
Chief DeputyJPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT FOR  
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BRIAN K BERGSTRESSERCase Number  
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CHAD A REINER, SHERIFF

September 23, 2013

Sworn to and subscribed before  
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A.D. 2013

  
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## SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Chad A Reiner  
SheriffTony Matulewicz, Esq  
SolicitorRandy Coe  
Chief DeputyJPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT FOR  
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BRIAN K BERGSTRESSERCase Number  
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CHAD A REINER, SHERIFF

September 23, 2013

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## Northumberland County Sheriff's Office

201 Market Street, Sunbury, PA 17801

Chad A. Reiner, Sheriff



Tony Matulewicz, Esq., Solicitor

Phone: 570-988-4155

Fax: 570-988-4496

[www.northumberlandsheriff.com](http://www.northumberlandsheriff.com)

DATE:

9-23-13

(Corrected One)

TO: (TELEPHONE #):

TO: (OFFICE):

Columbia Co. Sheriff

ATTENTION: (PERSONS NAME):

TO: (FAX #):

389-5625

FROM: (YOUR NAME):

Debbie

OF THE NORTHUMBERLAND COUNTY SHERIFF'S OFFICE

NUMBER OF PAGES NOT INCLUDING TRANSMITTAL SHEET 1IF THERE IS ANY PROBLEM WITH THIS TRANSMITTAL PLEASE  
CALL (570) 988-4155

COMMENTS:

For your information

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

REAL ESTATE TAX CERTIFICATION

Date: 09/17/2013

Fee: \$5.00

Cert. NO: 16529

BERGSTRESSER BRIAN K  
1300 WEST FRONT STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20120 -0299  
Location: PART LOT 4  
Parcel Id:04D-09 -052-00,000

Assessment: 20,029

Balances as of 09/17/2013

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

By: Columbia Co. Sheriff

Per: 

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK N.A.  
vs.  
BRIAN K BERGSTRESSER

Case Number  
2012CV1426

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/10/2013

Warrant:

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

### Serve To:

Name: BRIAN K BERGSTRESSER

Primary Address: 1300 WEST FRONT STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 32 N. SHAMOKIN ST.  
SHAMOKIN, PA 17872

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

Attn: Deb.

### Service Attempt Notes:

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

988-4494

BERGSTRESSER, BRIAN K

2012CV1426

1300 WEST FRONT STREET, BERWICK, PA 18603

EXP: 10/10/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK N.A.  
vs.  
BRIAN K BERGSTRESSER

Case Number  
2012CV1426

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/10/2013

Warrant:

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

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KELLY JOHNSON

Relation: CLERK

Date: 09/12/13 Time: 1315

Deputy: DANGELO Mileage:

### Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2012CV1426

1108 FREAS AVE, BERWICK, PA 18603

EXP: 10/10/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

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vs.  
BRIAN K BERGSTRESSER

Case Number  
2012CV1426

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/10/2013

Zone:

Warrant:

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

### Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

CONNIE GINGHER

Relation:

Date:

09/12/13

Time:

1010

Deputy:

DANIEL

Mileage:

### Attorney / Originator:

Name: GRENEN & BIRSIC P.C.

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV1426

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 10/10/2013

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

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

**PHONE:** 570-752-7442

R: COLUMBIA County

**DATE**  
03/01/2013

**BILL NO.**  
2545

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,029	9.146	179.53	183.19	201.51
SINKING		1.345	26.40	26.94	29.63
FIRE		1.25	24.54	25.04	26.29
LIGHT		1.75	34.35	35.05	36.80
BORO RE		11.1	217.87	222.32	233.44
The discount & penalty have been calculated for your convenience			482.69 April 30 If paid on or before	492.54 June 30 If paid on or before	527.67 June 30 If paid after
<b>PAY THIS AMOUNT</b>					

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

BERGSTRESSER BRIAN K  
1300 WEST FRONT STREET  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04D-09 -052-00,000  
1300 W FRONT ST  
.0955 Acres  
Land 2,496  
Buildings 17,533  
Total Assessment 20,029

This tax returned to courthouse on:  
**January 1, 2014**

If you desire a receipt, send a self-addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

*10,086.63*  
*9559.87*  
*52476*  
*6136.06*  
*2,496*  
*17,533*  
*20,029*  
**Connie Gingher**  
FILE COPY  
*4/30/13*

BERWICK AREA SCHOOL DISTRICT		2013 SCHOOL REAL ESTATE DATE 07/01/2013		BILL# 000262			
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE GINGHER 1615 LINCOLN AVE BERWICK, PA 18603		DESCRIPTION REAL ESTATE	ASSESSMENT 20029	RATE 44.7500	2% DISC 878.37	FACE AMOUNT 896.30	10% PENALTY 985.93
HOURS MON. TUE. THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442					878.37 IF PAID ON OR BEFORE Aug. 31	896.30 IF PAID ON OR BEFORE Oct. 31	985.93 IF PAID AFTER Nov. 1

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

M  
A  
I  
L  
  
T  
O  
  
BERGSTRESSER BRIAN K  
1300 WEST FRONT STREET  
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04D09 05200000		5192
1300 W FRONT ST	2496.00	
20120-0299	17533.00	
0.10 ACRES		
		DELINQUENT TAX TO COLLECTIONS DEC. 10

NO REFUNDS UNDER \$5.00

NO PERSONAL CHECKS AFTER DEC. 1, 2013

*This notice is  
paid by  
don back  
(in state form  
Bank - must  
works get  
Chase)*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK N.A.  
vs.  
BRIAN K BERGSTRESSER

Case Number  
2012CV1426

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/10/2013

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 Richendfer

Relation: Clerk II

Date: 9-11-13

Time: 2:55

Deputy: 8

Mileage:

### Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV1426 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/10/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
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Earl D. Mordan, Jr.  
Chief Deputy

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vs.  
BRIAN K BERGSTRESSER

Case Number  
2012CV1426

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/10/2013

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: HEATHER S. Hyatt

Relation: Tax Clerk

Date: 9/11/13

Time: 1453

Deputy: 8

Mileage:

### Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2012CV1426

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/10/2013



## Document Receipt

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Trans #	888	Carrier / service:	USPS Server	First-Class Mail®	9/11/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000008898

Doc Ref #: 146ED2013

Postage: 4.8100

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	887	Carrier / service:	USPS Server	First-Class Mail®	9/11/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE	US SMALL BUSINESS ADMINISTRATION
------------------------------	-------------------------------------

900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000008881
Doc Ref #:	146ED2013
Postage	4.8100

PHILADELPHIA	PA	19107
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Trans #	886	Carrier / service	USPS Server	First-Class Mail®	9/11/2013 12:00:00 AM
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HARRISBURG PA 17105

## Document Receipt

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Trans #	885	Carrier / service	USPS Server	First-Class Mail®	9/11/2013 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140036000008867

Doc Ref # 146ED2013

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	883	Carrier / service	USPS Server	First Class Mail®	9/11/2013 12:00:00 AM
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Ship to

U.S. DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 719C1140006000008843

Doc Ref #: 146ED2C13

Postage 4.8100

HARRISBURG PA 17108

## Document Receipt

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Trans #	882	Carrier / service:	USPS Server	First-Class Mail®	9/11/2013 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 719C1140006000008836

Doc Ref #: 146ED2013

Postage 4.8100

PITTSBURGH PA 15222

## Document Receipt

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Trans #	081	Carrier / service:	USPS Server	First-Class Mail®	9/11/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901142006000008829

Doc Ref #: 146ED2013

Postage 4.8100

HARRISBURG PA 17105

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV1426

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, NOVEMBER 13, 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 that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwesterly corner of Lot No. 3 on the southerly side of Front Street; thence south 2 degrees 30 minutes east 160 feet to a fifteen foot alley; thence along the same south 87 degrees 30 minutes west 26 feet to a corner; thence north 2 degrees 30 minutes west 160 feet to the southerly side of Front Street aforesaid; thence along the same north 87 degrees 30 minutes east 26 feet to the northwesterly corner of Lot No. 3, the place of beginning. CONTAINING 4,160 square feet of land, and being part of Lot No. 4 as numbered and designated upon plot or plan of C. A. Rasely's Addition to Berwick, Pennsylvania, as surveyed by Brown and Eyer October 7, 1901.

BEING the same premises conveyed by Richard N. Polk and Patricia A. Polk, his wife, to Brian K. Bergstresser by deed dated January 6, 2011, about to be recorded.

TITLE TO SAID PREMISES IS VESTED IN Brian K. Bergstresser, by Deed from Richard N. Polk and Patricia A. Polk, his wife, dated 01/06/2012, recorded 01/11/2012 in Instrument Number 201200299.

Tax Parcel: 04D09-052-000-00

Premises Being: 1300 WEST FRONT STREET, BERWICK, PA 18603-4404

PROPERTY ADDRESS: 1300 WEST FRONT STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-09-052

Seized and taken into execution to be sold as the property of BRIAN K BERGSTRESSER in suit of JP MORGAN CHASE BANK N.A..

**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:  
GRENEN & BIRSIC P.C.  
PITTSBURGH, PA

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

my commission expires December 31, 2014



# REAL ESTATE OUTLINE

ED # 146-13

DATE RECEIVED 9-2-13  
DOCKET AND INDEX 7-2-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>1344782</u>

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

SALE DATE	<u>Nov. 18, 13</u>	TIME <u>9:00</u>
POSTING DATE	<u>Oct. 10, 13</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Oct. 23</u>	
	2 <sup>ND</sup> WEEK <u>30</u>	
	3 <sup>RD</sup> WEEK <u>Nov. 6, 13</u>	

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

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

BRIAN K. BERGSTRESSER

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-1426

2013 - ED - 146  
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: 1300 WEST FRONT STREET, BERWICK, PA 18603-4404  
(See Legal Description attached)

Amount Due

\$111,560.44

Interest from 01/01/2013 to Date of Sale

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

@ \$18.34 per diem

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

Dated

9-16-13  
(SEAL)

PH # 817727

Prothonotary Clerk of Sov. Courts

Barbara N. Silvestri 9/16/13 4

### LEGAL DESCRIPTION

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

BEGINNING at the northwesterly corner of Lot No. 3 on the southerly side of Front Street; thence south 2 degrees 30 minutes east 160 feet to a fifteen foot alley; thence along the same south 87 degrees 30 minutes west 26 feet to a corner; thence north 2 degrees 30 minutes west 160 feet to the southerly side of Front Street aforesaid; thence along the same north 87 degrees 30 minutes east 26 feet to the northwesterly corner of Lot No. 3, the place of beginning. CONTAINING 4,160 square feet of land, and being part of Lot No. 4 as numbered and designated upon plot or plan of C. A. Rasely's Addition to Berwick, Pennsylvania, as surveyed by Brown and Fyer October 7, 1901.

BEING the same premises conveyed by Richard N. Polk and Patricia A. Polk, his wife, to Brian K. Bergstresser by deed dated January 6, 2011, about to be recorded.

TITLE TO SAID PREMISES IS VESTED IN Brian K. Bergstresser, by Deed from Richard N. Polk and Patricia A. Polk, his wife, dated 01/06/2012, recorded 01/11/2012 in Instrument Number 201200299.

Tax Parcel: 04D09-052-000-00

Premises Being: 1300 WEST FRONT STREET, BERWICK, PA 18603-4404

PHELAN 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

Attorneys for Plaintiff

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
Plaintiff

v.

**BRIAN K. BERGSTRESSER**  
Defendant(s)

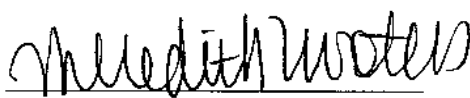
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2012-CV-1426**  
:  
: **COLUMBIA COUNTY**  
:

**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
- (X) 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**  
Meredith Wooters, Esq., Id. No.307207  
Attorney for Plaintiff

PHELAN 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

Attorneys for Plaintiff

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
Plaintiff

v.

**BRIAN K. BERGSTRESSER**  
Defendant(s)


: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2012-CV-1426**  
:  
: **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
- (X) 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**  
Meredith Wooters, Esq., Id. No.307207  
Attorney for Plaintiff

PHELAN 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

<b>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION</b>	:	<b>COLUMBIA COUNTY</b>
	:	
	:	<b>COURT OF COMMON PLEAS</b>
<b>vs.</b>	:	
	:	<b>CIVIL DIVISION</b>
<b>BRIAN K. BERGSTRESSER</b>	:	
	:	<b>NO.: <u>2012-CV-1426</u></b>
	:	

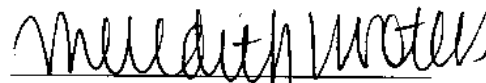
**VERIFICATION OF NON-MILITARY SERVICE**

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 BRIAN K. BERGSTRESSER is over 18 years of age and resides at 1300 WEST FRONT STREET, BERWICK, PA 18603-4404.

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



Phelan Hallinan, LLP  
Meredith Wooters, Esq., Id. No.307207  
Attorney for Plaintiff

PHELAN 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

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

**vs.**

**BRIAN K. BERGSTRESSER**

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-1426  
:

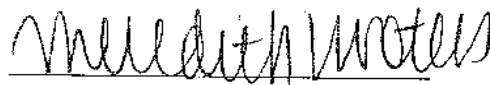
**VERIFICATION OF NON-MILITARY SERVICE**

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 BRIAN K. BERGSTRESSER is over 18 years of age and resides at 1300 WEST FRONT STREET, BERWICK, PA 18603-4404.

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



Phelan Hallinan, LLP  
Meredith Wooters, Esq., Id. No.307207  
Attorney for Plaintiff

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION**

Plaintiff

v.

**BRIAN K. BERGSTRESSER**

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-1426  
:  
: COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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 **1300 WEST FRONT STREET, BERWICK, PA 18603-4404**.

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

Name

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

**BRIAN K. BERGSTRESSER**

**1300 WEST FRONT STREET, BERWICK, PA  
18603-4404**

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

Name

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

**BRIAN K. BERGSTRESSER**

**1300 WEST FRONT STREET  
BERWICK, PA 18603-4404**

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 C/O JOHN MCDONALD, ESQ**

**106 N MARKET ST  
BERWICK, PA 18603-4820**

**Berwick Area Joint Sewer Authority**

**1108 FREAS AVE  
BERWICK, PA 18603-1710**

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

1300 WEST FRONT STREET  
BERWICK, PA 18603-4404

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

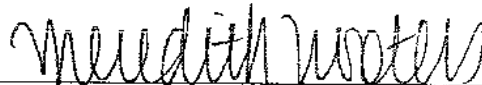
228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754

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:

9/9/13

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
VS.	:	NO.: <u>2012-CV-1426</u>
	:	
BRIAN K. BERGSTRESSER	:	
	:	
Defendant(s)	:	COLUMBIA COUNTY
	:	

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

**TO: BRIAN K. BERGSTRESSER  
1300 WEST FRONT STREET  
BERWICK, PA 18603-4404**

**\*\*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 **1300 WEST FRONT STREET, BERWICK, PA 18603-4404** 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 **\$111,560.44** obtained by **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** (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**

Issue of a Writ of Execution No. **2012-CV-1426**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

v.

**BRIAN K. BERGSTRESSER**

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

**1300 WEST FRONT STREET, BERWICK, PA 18603-4404**

**Parcel No. 04D09-052-000-00**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$111,560.44**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### **LEGAL DESCRIPTION**

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

BEGINNING at the northwesterly corner of Lot No. 3 on the southerly side of Front Street; thence south 2 degrees 30 minutes east 160 feet to a fifteen foot alley; thence along the same south 87 degrees 30 minutes west 26 feet to a corner; thence north 2 degrees 30 minutes west 160 feet to the southerly side of Front Street aforesaid; thence along the same north 87 degrees 30 minutes east 26 feet to the northwesterly corner of Lot No. 3, the place of beginning. CONTAINING 4,160 square feet of land, and being part of Lot No. 4 as numbered and designated upon plot or plan of C. A. Rasely's Addition to Berwick, Pennsylvania, as surveyed by Brown and Eyer October 7, 1901.

BEING the same premises conveyed by Richard N. Polk and Patricia A. Polk, his wife, to Brian K. Bergstresser by deed dated January 6, 2011, about to be recorded.

TITLE TO SAID PREMISES IS VESTED IN Brian K. Bergstresser, by Deed from Richard N. Polk and Patricia A. Polk, his wife, dated 01/06/2012, recorded 01/11/2012 in Instrument Number 201200299.

Tax Parcel: 04D09-052-000-00

Premises Being: 1300 WEST FRONT STREET, BERWICK, PA 18603-4404

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Tax Parcel: 04D09-052-000-00

Premises Being: 1300 WEST FRONT STREET, BERWICK, PA 18603-4404

**SHORT DESCRIPTION**

Writ of a Writ of Execution No. 2012-CV-1426

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

v.

**BRIAN K. BERGSTRESSER**

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

**1300 WEST FRONT STREET, BERWICK, PA 18603-4404**

**Parcel No. 04D09-052-000-00**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$111,560.44**

**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) BRIAN K. BERGSTRESSER 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 RETURN

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff

vs.

BRIAN K. BERGSTRESSER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2012-CV-1426

ISSUED

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

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

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

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

No.: 2012-CV-1426

Defendant

BRIAN K. BERGSTRESSER

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)  
1300 WEST FRONT STREET

BERWICK, PA 18603-4404

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. WATVER 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 ☒ 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

9/9/12

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
	Expiration date _____

Plaintiff <b>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION</b>	No.: <u>2012-CV-1426</u>
---	--------------------------

Defendant <b>BRIAN K. BERGSTRESSER</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
---	--

**SERVE**  
  
**AT**

{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SAID. <u>BRIAN K. BERGSTRESSER</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1300 WEST FRONT STREET</u>
---	--

**BERWICK, PA 18603-4404**

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 <u>XX</u> Plaintiff <div style="text-align: right; margin-right: 50px;">Defendant</div> ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number (215)563-7000	Date <u>9/9/13</u>
--	-----------------------------------	-----------------------

**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 _____	

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA  
3-180/360

001344782

DATE  
9/9/2013

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

AY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

ATZ 18177271 1300 WEST FRONT STREET (2012-CV-1426)

AUTHORIZED SIGNATURE

*Thomas S. Hallinan*

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