

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u>                 | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u>                     | <u>CREDIT</u>     |
|-------------|---------------------------------|-------------|--------------|----------------------------------|-------------------|
| 09/17/2013  | Advance Fee                     | Advance Fee | 1345188      | \$0.00                           | \$1,350.00        |
| 09/17/2013  | Advertising Sale (Newspaper)    |             |              | \$15.00                          | \$0.00            |
| 09/17/2013  | Advertising Sale Bills & Copies |             |              | \$17.50                          | \$0.00            |
| 09/17/2013  | Crying Sale                     |             |              | \$10.00                          | \$0.00            |
| 09/17/2013  | Docketing                       |             |              | \$15.00                          | \$0.00            |
| 09/17/2013  | Levy                            |             |              | \$15.00                          | \$0.00            |
| 09/17/2013  | Mailing Costs                   |             |              | \$54.00                          | \$0.00            |
| 09/17/2013  | Posting Handbill                |             |              | \$15.00                          | \$0.00            |
| 09/17/2013  | Press Enterprise Inc            |             |              | \$1,230.18                       | \$0.00            |
| 09/17/2013  | Sheriff Automation Fund         |             |              | \$50.00                          | \$0.00            |
| 09/17/2013  | Web Posting                     |             |              | \$100.00                         | \$0.00            |
| 03/10/2014  | Tax Claim Search                |             |              | \$5.00                           | \$0.00            |
| 03/10/2014  | Surcharge                       |             |              | \$170.00                         | \$0.00            |
| 03/10/2014  | Service                         |             |              | \$240.00                         | \$0.00            |
| 03/10/2014  | Service Mileage                 |             |              | \$14.00                          | \$0.00            |
| 03/10/2014  | Copies                          |             |              | \$8.00                           | \$0.00            |
| 03/10/2014  | Notary Fee                      |             |              | \$15.00                          | \$0.00            |
|             |                                 |             |              | <b>\$1,973.68</b>                | <b>\$1,350.00</b> |
|             |                                 |             |              | <b>TOTAL BALANCE: \$(623.68)</b> |                   |

Sheriff of Columbia County

DATE 6/11/2014

CHECK # 001428535

VENDOR SCOLU

| INVOICE #  | INVOICE DATE | AMOUNT | DISCOUNT | VOUCHER # | NET AMOUNT |
|--|--------------|--------|----------|-----------|------------|
| 817513<br>DXB [817513] 422 EAST FIFTH STREET (2012-CV-847) | 6/11/2014    | 623.68 | 0.00     | 001367053 | 623.68     |
| <i>Payee</i>   |              |        |          |           |            |
| <b>TOTAL</b>   |              | 623.68 | 0.00     |           | 623.68     |

Sheriff of Columbia County

DATE 6/11/2014

CHECK # 001428535

VENDOR SCOLU

| INVOICE #  | INVOICE DATE | AMOUNT | DISCOUNT | VOUCHER # | NET AMOUNT |
|--|--------------|--------|----------|-----------|------------|
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| <b>TOTAL</b>   |              | 623.68 | 0.00     |           | 623.68     |

SAFEGUARD LITHO USA DESKTOP 1111

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDERS

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

TD Bank, NA  
3-180/360

001428535

DATE  
6/11/2014

AMOUNT  
\*\*\*\*\$623.68

PAY SIX HUNDRED TWENTY-THREE AND 68 / 100 Dollars

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

DXB [817513] 422 EAST FIFTH STREET (2012-CV-847)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

110001L28535 1036001808 361508666

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Mandy David

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** March 10, 2014

**Re:** Pitre

**CC:**

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

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$623.68

VENDOR SCOLU

| INVOICE #  | INVOICE DATE | AMOUNT | DISCOUNT | VOUCHER # | NET AMOUNT |
|--|--------------|--------|----------|-----------|------------|
| 817513<br>DXB [817513] 422 EAST FIFTH STREET (2012-CV-847) | 6/11/2014    | 623.68 | 0.00     | 001367053 | 623.68     |
| TOTAL  |              | 623.68 | 0.00     |           | 623.68     |

VENDOR SCOLU

| INVOICE #  | INVOICE DATE | AMOUNT | DISCOUNT | VOUCHER # | NET AMOUNT |
|--|--------------|--------|----------|-----------|------------|
| 817513<br>DXB [817513] 422 EAST FIFTH STREET (2012-CV-847) | 6/11/2014    | 623.68 | 0.00     | 001367053 | 623.68     |
| TOTAL  |              | 623.68 | 0.00     |           | 623.68     |

**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) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

March 7, 2014

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v.  
ATHINA M. PITRE and ANTONIO E. PITRE  
422 EAST FIFTH STREET A/K/A 601 EAST JOHN STREET  
MIFFLINVILLE,  
PA 18631  
No.: 2012-CV-847

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for March 19, 2014 due to the following: Bankruptcy.

filed a Chapter 13, Bankruptcy Number 5:13-05808, on November 12, 2013.

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,  
MANDY DAVID for  
Phelan Hallinan, LLP

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2014 - REAL ESTATE

As of Date: 01/28/2014 01:50:38 PM

Owner: PITRE ATHINA M

601 EAST JOHN STREET

MIFFLINVILLE PA 18631

Municipality: MIFFLIN TWP

Parcel #: 23 -05 -046-04,000

Property Desc:

| Bill # |   | Discount: |            | Face:    |            | Penalty: |            |
|--------|---|-----------|------------|----------|------------|----------|------------|
|        |   | Amount    | Due Date   | Amount   | Due Date   | Amount   | Due Date   |
| 024200 | G | \$362.61  | 04/30/2014 | \$370.01 | 06/30/2014 | \$407.01 | 08/31/2014 |
|        |   | Payment   |            |          |            |          |            |
| 024200 | S | \$53.32   | 04/30/2014 | \$54.41  | 06/30/2014 | \$59.85  | 08/31/2014 |
|        |   | Payment   |            |          |            |          |            |
| 024200 | R | \$186.34  | 04/30/2014 | \$190.14 | 06/30/2014 | \$199.65 | 08/31/2014 |
|        |   | Payment   |            |          |            |          |            |

\$602.27

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

**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) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

January 8, 2014

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v.  
ATHINA M. PITRE and ANTONIO E. PITRE  
422 EAST FIFTH STREET A/K/A 601 EAST JOHN STREET MIFFLINVILLE,  
PA 18631  
No.: 2012-CV-847

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for February 5, 2014 due to the following: Bankruptcy.

The Property is to be relisted for the March 19, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP

1617 John F. Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan LLP**

# Fax

**To:** Columbia County Sheriff Office

**From:** Patrick Ralston

**Fax:** 570-389-6626

**Date:** January 8, 2014

**Phone:** 570-389-6622

**Pages:** 1

**Re:** Postpone Sale Date

**CC:**

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

**•Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for one month to a date in March 2014 prior to 3/23/14. Currently the sale is set for 02/05/14 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. ATHINA M. & ANTONIO  
E. PITRE  
COLUMBIA County, 2012-CV-847

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you.

Patrick Ralston

Fax - 215-563-8656

*Sale March 19, 2014 9:00 AM*



# Laputka Law Office

Charles Laputka  
Attorney at Law

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November 12, 2013

**VIA FACSIMILE ONLY**

Columbia County Sheriff  
ATTN: SHERIFF CHAMBERLAIN

**RE: Chase Bank vs. Athina M. Pitre**  
**Property Address: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST,**  
**MIFFLINVILLE, PA 18631**  
**Columbia County CCP No: 2012-CV-847**

Dear Sheriff Chamberlain:

Enclosed please find a Chapter 13 Notice of Bankruptcy Filing in relation to the above-referenced sheriff sale scheduled for Wednesday, November 12, 2013. As such, the sale for tomorrow is stayed by 11 USC Section 362 as the property scheduled for sale is property of the debtor's estate.

If you have any questions, please feel free to contact me immediately. If I do not hear from you, I will assume the sale has been removed from the list pursuant to the United States Bankruptcy code.

Thank you for your anticipated cooperation.

Very truly yours,



Mary E. Kocher, Paralegal

Enclosure

cc: GRENEN & BIRSIC P.C.-(w/enc.)-Via Fax Only (412-281-7657)

---

1344 West Hamilton Street • Allentown, PA 18102 • Phone 610-477-0155 • Fax 484-350-3581

25 East Broad Street • Hazleton, PA 18201 • Phone 570-606-0965 • Fax 484-350-3581

*~Please send all correspondence to the Allentown office~*

United States Bankruptcy Court  
Middle District of Pennsylvania

## Notice of Bankruptcy Case Filing



A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 11/12/2013 at 11:09 AM and filed on 11/12/2013.

**Athina M. Pitre**  
PO Box 78  
Mifflinville, PA 18631  
SSN / ITIN: xxx-xx-5262

The case was filed by the debtor's attorney:

**Charles Laputka**  
Laputka Law Offices  
1344 West Hamilton Street  
Allentown, PA 18102  
6104770155

The case was assigned case number 5:13-bk-05808.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

To view the bankruptcy petition and other documents filed in this case, please visit the following Internet link: <http://ecf.pamb.uscourts.gov/> There is an .08 fee per page or page view (charges do not apply up to the first per calendar year) and you must first register at this web site: <http://pacer.psc.uscourts.gov/> Public access computer terminals are also available at the Clerk's Office's two locations, 9:00 am to 4:00 pm, M-F (closed on all federal holidays): Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701 and Ronald Reagan Federal Building and Courthouse, 228 Walnut Street, Harrisburg, PA 17101.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Terrence S. Miller**  
Clerk, U.S. Bankruptcy  
Court

**PACER Service Center**

**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) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

November 1, 2013

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v.  
ATHINA M. PITRE and ANTONIO E. PITRE  
422 EAST FIFTH STREET A/K/A 601 EAST JOHN ST MIFFLINVILLE, PA  
18631  
No.: 2012-CV-847 150

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for November 13, 2013 due to the following: Service of NOS.

The Property is to be relisted for the February 5, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SHERIFF'S RETURN OF SERVICE

10/10/2013 04:05 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 422 EAST FIFTH STREET A/K/A 601 EAST JOHN STREET, MIFFLINVILLE, PA 18631.

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 10/17/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 422 EAST FIFTH STREET A/K/A 601 EAST JOHN STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: *POSTED*

Relation:

Date: 10/10/13 Time: 1605

Deputy: *DANIEL* 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)

2012CV847

122 EAST FIFTH STREET A/K/A 601 EAST JOHN STREET, EXP: 10/17/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SHERIFF'S RETURN OF SERVICE

09/18/2013 11:05 AM - DEPUTY PAUL D'ANGELO, 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 ELY RODRIGUEZ, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ATHINA PITRE AT 601 JOHN STREET, MIFFLINVILLE, PA 18631.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

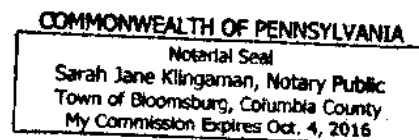
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

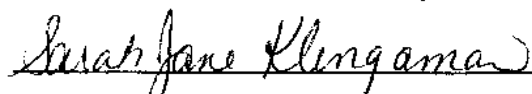
September 19, 2013

NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2013





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

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

REAL ESTATE TAX CERTIFICATION

Date: 09/19/2013

Fee: \$5.00

Cert. NO: 16539

PITRE ATHINA M  
601 EAST JOHN STREET  
MIFFLINVILLE PA 18631

District: MIFFLIN TWP  
Deed: 20130 -0857  
Location: 601 E JOHN ST  
Parcel Id:23 -05 -046-04,000

Assessment: 40,456  
Balances as of 09/19/2013

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

By: Columbia County Sheriff

Per: dm.

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2013 - REAL ESTATE

As of Date: 09/19/2013 09:07:58 AM

Owner: PITRE ANTONIO E & ATHINA M

601 EAST JOHN STREET

MITCHELLVILLE PA 18631

Municipality: MITCHELL TWP

Parcel #: 23 -05 -046-04,000

Property Desc:

| Bill # |   | Discount:        |            | Face:      |            | Penalty: |            |
|--------|---|------------------|------------|------------|------------|----------|------------|
|        |   | Amount           | Due Date   | Amount     | Due Date   | Amount   | Due Date   |
| 024149 | G | \$362.61         | 04/30/2013 | \$370.01   | 06/30/2013 | \$407.01 | 08/31/2013 |
|        |   | Discount Payment |            | 05/03/2013 |            | \$362.61 |            |
| 024149 | S | \$53.32          | 04/30/2013 | \$54.41    | 06/30/2013 | \$59.85  | 08/31/2013 |
|        |   | Discount Payment |            | 05/03/2013 |            | \$53.32  |            |
| 024149 | R | \$186.34         | 04/30/2013 | \$190.14   | 06/30/2013 | \$199.65 | 08/31/2013 |
|        |   | Discount Payment |            | 05/03/2013 |            | \$186.34 |            |

Total Paid To Date:

\$602.27

Signature

dm.

Date

9-19-13

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.





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.

**ATHINA M. PITRE  
ANTONIO E. PITRE**

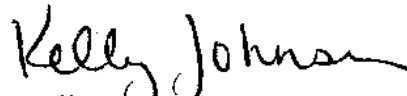
**NO: 2012-CV-847  
NO: 2013-ED-150**

Dear Timothy:

The amount due on the sewer account #701875 for the property located at 601 E. John Street, Mifflinville, Pa through December 31, 2013 is **\$294.73**.

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

Sincerely,

  
Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

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

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/17/2013

Warrant:

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

### Serve To:

Name: SUSAN HILL, ESQ.  
Primary Address: 38 W 3RD STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Debbie Blank

Relation: Secretary

Date: 9/18/13 Time: 15.00

Deputy: 17 Mileage:

### Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

HILL ESQ., SUSAN

2012CV847

38 W 3RD STREET, BLOOMSBURG, PA 17815

EXP: 10/17/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/17/2013

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: David Good

Relation: Chief Assessor

Date: 9-19-13 Time: 0830

Deputy: 16 Mileage:

### Attorney / Originator:

Name: GRENEN & BIRSIC P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV847

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/17/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/17/2013

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Col

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

Date: 9-19-13

Time: 08:30

Deputy: 16

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

2012CV847

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/17/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/17/2013

Warrant:

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

### Serve To:

Name: ANTONIO PITRE

Primary Address: 601 E. JOHN STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address: 854-2062 - Disconnected

Phone: NESCOPECK

### 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:  |  |  |  |  |  |  |

### Service Attempt Notes:

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

PITRE, ANTONIO

2012CV847

601 E. JOHN STREET, MIFFLINVILLE, PA 18631

EXP: 10/17/2013

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

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

ATHINA M. PITRE  
ANTONIO E. PITRE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-847

2013-ED-150  
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: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631  
(See Legal Description attached)

Amount Due

\$194,323.80

Interest from 09/11/2012 to Date of Sale

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

@ \$31.94 per diem

Barbara N. Salvetti-acting

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

Dated

09-17-13

(SEAL)

PH # 817513

*[Signature]*

*[Signature]* 2016

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION : COURT OF COMMON PLEAS  
 :  
 Plaintiff : CIVIL DIVISION  
 :  
 vs. : NO.: 2012-CV-847  
 :  
 ATHINA M. PITRE :  
 ANTONIO E. PITRE : COLUMBIA COUNTY  
 Defendant(s) :

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

TO: ATHINA M. PITRE                      ANTONIO E. PITRE  
 422 EAST FIFTH STREET, A/K/A 601 EAST    204 EAST 5TH STREET  
 JOHN ST                                      APT. A  
 MIFFLINVILLE, PA 18631                  MIFFLINVILLE, PA 18631

150 ED 2013

**\*\*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 **422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631** is scheduled to be sold at the Sheriff's Sale on November 13 at 9 AM in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$194,323.80 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**

By virtue of a Writ of Execution No. 2012-CV-847

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

v.

**ATHINA M. PITRE**

**ANTONIO E. PITRE**

owner(s) of property situate in the **MIFFLIN TOWNSHIP, COLUMBIA County,**  
Pennsylvania, being

**422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631**  
**Parcel No. 23-05-046-04,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$194,323.80**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and tract of land situated in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 5;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 00 minutes 00 seconds East, 80 feet to the northwesterly corner of Lot No. 7;

THENCE running along the westerly line of Lot No. 7, South 27 degrees 00 minutes 00 seconds East 277.00 feet to the northerly right of way line of an unopened 50 foot wide private street;

THENCE running along the northerly right-of-way line of the unopened 50 foot wide private street, South 63 degrees 00 minutes 00 seconds West, 80.00 feet to the southeasterly corner of Lot No. 5;

THENCE running along the easterly line of Lot No. 5, North 27 degrees 00 minutes 00 seconds West, 277.00 feet to the place of BEGINNING.

CONTAINING 22,160 square feet of land (incorrectly listed as 21,160 square feet in previous deeds in the chain of title). (See Charles B. Webb, P.E., P.L.S. survey subdivision plat more fully shown in Columbia County Map Book 7, Page 151). Being more fully shown as Parcel Number 6 on survey subdivision plat prepared by Charles B. Webb, P.E., P.L.S. dated November 13, 1975.

TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857.

Tax Parcel: 23-05-046-04,000

Premises Being: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/17/2013

Warrant:

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

### Serve To:

Name: Central Columbia SD  
Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult in Charge · Posted · Other

Adult In Charge: HARRY MATTHIAS

Relation: SPT

Date: 09/18/13 Time: 1045

Deputy: 8-3 S-6 Mileage:

### Attorney / Originator:

Name: GRENNEN & BIRSIC P.C.

Phone:

### Service Attempts:

|          |  |  |  |  |  |
|----------|--|--|--|--|--|
| Date:    |  |  |  |  |  |
| Time:    |  |  |  |  |  |
| Mileage: |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |

### Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2012CV847

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 10/17/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/17/2013

Warrant:

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

### Serve To:

Name: ATHINA PITRE

Primary Address: 204 EAST 5TH STREET APT A  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address: 601 JOHN ST.

Phone: MIFFLINVILLE

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ELY RODRIGUEZ

Relation: BOYFRIEND

Date: 09/18/13 Time: 1105

Deputy: J-3 J-6 Mileage:

### Attorney / Originator:

Name: GRENN & BIRSIC P.C.

Phone:

### Service Attempts:

|          |          |  |  |  |  |  |
|----------|----------|--|--|--|--|--|
| Date:    | 09/18/13 |  |  |  |  |  |
| Time:    | 1100     |  |  |  |  |  |
| Mileage: |          |  |  |  |  |  |
| Deputy:  | J-3 J-6  |  |  |  |  |  |

### Service Attempt Notes:

1. NO ANSWER - U/L

2.

3.

4.

5.

6.

PITRE, ATHINA

2012CV847

204 EAST 5TH STREET APT A, MIFFLINVILLE, PA 18631 EXP: 10/17/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
ANTONIO PITRE (et al.)

Case Number  
2012CV847

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/17/2013

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: 1400

Deputy: 5-3 5-6 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

2012CV847

1108 FREAS AVE, BERWICK, PA 18603

EXP: 10/17/2013

## Document Receipt

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|         |     |                    |             |                   |                       |
|---------|-----|--------------------|-------------|-------------------|-----------------------|
| Trans # | 937 | Carrier / service: | USPS Server | First-Class Mail® | 9/17/2013 12:00:00 AM |
|---------|-----|--------------------|-------------|-------------------|-----------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000009383

Doc Ref # 150ED2013

Postage 4.8100

PHILADELPHIA PA 19106

## Document Receipt

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|         |     |                    |             |                   |                       |
|---------|-----|--------------------|-------------|-------------------|-----------------------|
| Trans # | 936 | Carrier / service: | USPS Server | First-Class Mail® | 9/17/2013 12:00:00 AM |
|---------|-----|--------------------|-------------|-------------------|-----------------------|

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000009376

Doc Ref #: 150ED2013

Postage 4 8100

PHILADELPHIA PA 19107

## Document Receipt

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|         |     |                    |             |                   |                       |
|---------|-----|--------------------|-------------|-------------------|-----------------------|
| Trans # | 935 | Carrier / service: | USPS Server | First-Class Mail® | 9/17/2013 12:00:00 AM |
|---------|-----|--------------------|-------------|-------------------|-----------------------|

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140306000009369

Doc Ref #: 150ED2013

Postage 4 8100

HARRISBURG PA 17105



## Document Receipt

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|         |     |                    |             |                   |                       |
|---------|-----|--------------------|-------------|-------------------|-----------------------|
| Trans # | 934 | Carrier / service: | USPS Server | First-Class Mail® | 9/17/2013 12:00:00 AM |
|---------|-----|--------------------|-------------|-------------------|-----------------------|

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901143006000039352

Doc Ref #: 153ED2013

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

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|         |     |                    |             |                   |                       |
|---------|-----|--------------------|-------------|-------------------|-----------------------|
| Trans # | 933 | Carrier / service: | USPS Server | First-Class Mail® | 9/17/2013 12:00:00 AM |
|---------|-----|--------------------|-------------|-------------------|-----------------------|

---

Ship to:

U.S. DEPT OF JUSTICE

PO BOX 11754

Tracking # 71901140006000009345

Doc Ref # 150502013

Postage 4.8100

HARRISBURG PA 17108

## Document Receipt

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|         |     |                    |             |                   |                       |
|---------|-----|--------------------|-------------|-------------------|-----------------------|
| Trans # | 932 | Carrier / service: | USPS Server | First-Class Mail® | 9/17/2013 12:00:00 AM |
|---------|-----|--------------------|-------------|-------------------|-----------------------|

Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 71901140006000009338

Doc Ref #: 150ED2013

Postage 4.8100

PITTSBURGH PA 15222

## Document Receipt

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|         |     |                    |             |                   |                       |
|---------|-----|--------------------|-------------|-------------------|-----------------------|
| Trans # | 931 | Carrier / service: | USPS Server | First-Class Mail® | 9/17/2013 12:03:00 AM |
|---------|-----|--------------------|-------------|-------------------|-----------------------|

Ship to

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000009321

Doc Ref #: 150ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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|         |     |                   |             |                   |                       |
|---------|-----|-------------------|-------------|-------------------|-----------------------|
| Trans # | 930 | Carrier / service | USPS Server | First-Class Mail® | 9/17/2013 12:00:00 AM |
|---------|-----|-------------------|-------------|-------------------|-----------------------|

Ship to:

CITIBANK, N.A.

C/O BR T SUTTELL, ESQ.

1060 ANDREW DR STE 170

Tracking # 71901140006000009314

Doc Ref # 150ED2013

Postage 4.8100

WEST CHESTER PA 19380

## Document Receipt

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|         |     |                    |             |                   |                       |
|---------|-----|--------------------|-------------|-------------------|-----------------------|
| Trans # | 929 | Carrier / service: | USPS Server | First-Class Mail® | 9/17/2013 12:00:00 AM |
|---------|-----|--------------------|-------------|-------------------|-----------------------|

Ship to:

CITIBANK, NA

701 EAST 60TH STREET NORTH

Tracking # 71901140006000009307

Doc Ref # 150ED2013

Postage 4.8100

SIOUX FALLS SD 57117

# REAL ESTATE OUTLINE

ED # 150ED2013

DATE RECEIVED 9-17-13  
DOCKET AND INDEX 9-17-13

## 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>1345188</u> |

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

|                          |  |                  |
|--------------------------|--|------------------|
| SALE DATE                | <u>Nov. 13, 13</u>                     | TIME <u>0900</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> |                  |

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV847

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, parcel and tract of land situated in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 5;  
THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 00 minutes 00 seconds East, 80 feet to the northwesterly corner of Lot No. 7;  
THENCE running along the westerly line of Lot No. 7, South 27 degrees 00 minutes 00 seconds East 277.00 feet to the northerly right of way line of an unopened 50 foot wide private street;  
THENCE running along the northerly right-of-way line of the unopened 50 foot wide private street, South 63 degrees 00 minutes 00 seconds West, 80.00 feet to the southeasterly corner of Lot No. 5;  
THENCE running along the easterly line of Lot No. 5, North 27 degrees 00 minutes 00 seconds West, 277.00 feet to the place of BEGINNING.

CONTAINING 22,160 square feet of land (incorrectly listed as 21,160 square feet in previous deeds in the chain of title). (See Charles B. Webb, P.E., P.L.S. survey subdivision plat more fully shown in Columbia County Map Book 7, Page 151). Being more fully shown as Parcel Number 6 on survey subdivision plat prepared by Charles B. Webb, P.E., P.L.S. dated November 13, 1975. TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857.

Tax Parcel: 23-05-046-04,000

Premises Being: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631

PROPERTY ADDRESS: 422 EAST FIFTH STREET A/K/A 601 EAST JOHN STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05-046-04

---

Seized and taken into execution to be sold as the property of ANTONIO PITRE, ATHINA PITRE in suit of JP MORGAN CHASE BANK.

---

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

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



WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

ATHINA M. PITRE  
ANTONIO E. PITRE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-847

2013-ED-150  
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: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631  
(See Legal Description attached)

Amount Due

Interest from 09/11/2012 to Date of Sale

@ \$31.94 per diem

\$194,323.80

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

Dated

09-17-13

(SEAL)

PH # 817513

Barbara N. Selwitz acting  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Protn & Clock of Sev. Courts

My Com. Ex. to Monday in 2016

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

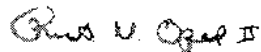
|   |   |                                     |
|---|---|-------------------------------------|
| IN RE:                                      | ) | BANKRUPTCY CASE NO.: 5-11-07711-RNO |
|   | ) |                                     |
| Athina M. Pitre a/k/a Athina M. Toledo      | ) | CHAPTER 7                           |
|   | ) |                                     |
| Debtor.                                     | ) |                                     |
| _____                                       | ) | _____                               |
|   | ) |                                     |
| JPMorgan Chase Bank, National               | ) |                                     |
| Association,                                | ) |                                     |
|   | ) |                                     |
| Movant,                                     | ) |                                     |
|   | ) |                                     |
| vs.   | ) |                                     |
|   | ) |                                     |
| Athina M. Pitre a/k/a Athina M. Toledo,     | ) |                                     |
| Debtor, and Robert P. Sheils, Jr., Trustee, | ) |                                     |
|   | ) |                                     |
| Respondents.                                | ) |                                     |

**ORDER OF COURT**

Upon consideration of the Motion for Relief from the Automatic Stay filed on behalf of JPMorgan Chase Bank, National Association, and its successors and assigns, it is hereby ORDERED, ADJUDGED, and DECREED that the Motion is granted and the automatic stay is terminated as it affects the interests of Movant in the real property and improvements thereon commonly known as 422 East Fifth Street, Mifflinville, PA 18631.

Dated: January 3, 2012

**By the Court,**



Robert N. Opel, II, Bankruptcy Judge  
(JAT)

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situated in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 5;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 00 minutes 00 seconds East, 80 feet to the northwesterly corner of Lot No. 7;

THENCE running along the westerly line of Lot No. 7, South 27 degrees 00 minutes 00 seconds East 277.00 feet to the northerly right of way line of an unopened 50 foot wide private street;

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THENCE running along the easterly line of Lot No. 5, North 27 degrees 00 minutes 00 seconds West, 277.00 feet to the place of BEGINNING.

CONTAINING 22,160 square feet of land (incorrectly listed as 21,160 square feet in previous deeds in the chain of title). (See Charles B. Webb, P.E., P.L.S. survey subdivision plat more fully shown in Columbia County Map Book 7, Page 151). Being more fully shown as Parcel Number 6 on survey subdivision plat prepared by Charles B. Webb, P.E., P.L.S. dated November 13, 1975.

TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857.

Tax Parcel: 23-05-046-04,000

Premises Being: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631

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

Attorneys for Plaintiff

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
Plaintiff

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2012-CV-847**

:

:

: **COLUMBIA COUNTY**

:

v.

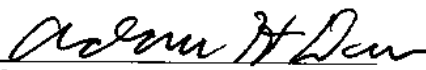
**ATHINA M. PITRE**  
**ANTONIO E. PITRE**  
Defendant(s)

**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:

- (X) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:   
**Phelan Hallinan, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

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

Attorneys for Plaintiff

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
Plaintiff

v.

**ATHINA M. PITRE**  
**ANTONIO E. PITRE**  
Defendant(s)

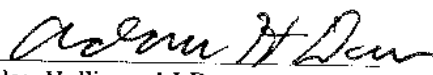
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-847  
:  
:  
: COLUMBIA COUNTY  
:

**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:

- (X) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) Act 91 procedures have been fulfilled
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Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

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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

|   |   |                         |
|---|---|-------------------------|
| JPMORGAN CHASE BANK, NATIONAL ASSOCIATION | : | COLUMBIA COUNTY         |
|   | : |                         |
| vs.                                       | : | COURT OF COMMON PLEAS   |
|   | : |                         |
| ATHINA M. PITRE                           | : | CIVIL DIVISION          |
| ANTONIO E. PITRE                          | : |                         |
|   | : | NO.: <u>2012-CV-847</u> |
|   | : |                         |

**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 ATHINA M. PITRE is over 18 years of age and resides at 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631.

(c) that defendant ANTONIO E. PITRE is over 18 years of age and resides at 204 EAST 5<sup>TH</sup> STREET, APT. A MIFFLINVILLE, PA 18631

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



**Phelan Hallinan, LLP**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

ATHINA M. PITRE  
ANTONIO E. PITRE

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-847  
:

**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 ATHINA M. PITRE is over 18 years of age and resides at 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631.

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

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION**

Plaintiff

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2012-CV-847**

**COLUMBIA COUNTY**

v.

**ATHINA M. PITRE  
ANTONIO E. PITRE**  
Defendant(s)

**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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name: **ATHINA M. PITRE**  
Address (if address cannot be reasonably ascertained, please so indicate): **422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631**
2. Name and address of Defendant(s) in the judgment:  
Name: **ATHINA M. PITRE**  
Address (if address cannot be reasonably ascertained, please so indicate): **422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631**  
**ANTONIO E. PITRE**  
Address (if address cannot be reasonably ascertained, please so indicate): **204 EAST 5TH STREET APT. A MIFFLINVILLE, PA 18631**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name: **CITIBANK, N.A.**  
Address (if address cannot be reasonably ascertained, please indicate): **701 EAST 60TH STREET NORTH SIOUX FALLS, SD 57117**  
**CITIBANK, N.A. C/O BRIT J. SUTTELL, ESQUIRE**  
Address (if address cannot be reasonably ascertained, please indicate): **1060 ANDREW DR STE 170 WEST CHESTER, PA 19380**  
**JP MORGAN CHASE BANK, N.A C/O KRISTINE M. ANTHOU, ESQUIRE**  
Address (if address cannot be reasonably ascertained, please indicate): **ONE GATEWAY CTR 9TH FL PITTSBURGH, PA 15222**  
**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**  
Address (if address cannot be reasonably ascertained, please indicate): **1111 POLARIS PARKWAY COLUMBUS, OH 43240**
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**

**422 EAST FIFTH STREET  
A/K/A 601 EAST JOHN ST  
MIFFLINVILLE, PA 18631**

**ANTONIO E. PITRE C/O SUSAN M. HILLS,  
ESQUIRE**

**38 W 3RD ST  
BLOOMSBURG, PA 17815**

**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**

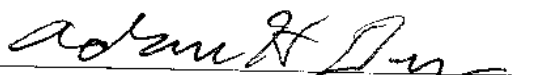
**1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222**

**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: 9/13/13

By: 

**Phelan Hallinan, LLP**

Adam H. Davis, Esq., Id. No. 203034

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-847</u> |
|   | : |                         |
| ATHINA M. PITRE                           | : |                         |
| ANTONIO E. PITRE                          | : | COLUMBIA COUNTY         |
| Defendant(s)                              | : |                         |

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

|                                       |                        |
|---------------------------------------|------------------------|
| TO: ATHINA M. PITRE                   | ANTONIO E. PITRE       |
| 422 EAST FIFTH STREET, A/K/A 601 EAST | 204 EAST 5TH STREET    |
| JOHN ST                               | APT. A                 |
| MIFFLINVILLE, PA 18631                | MIFFLINVILLE, PA 18631 |

**\*\*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 **422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631** 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 **\$194,323.80** 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**

By virtue of a Writ of Execution No. **2012-CV-847**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

v.

**ATHINA M. PITRE**

**ANTONIO E. PITRE**

owner(s) of property situate in the **MIFFLIN TOWNSHIP**, COLUMBIA County,  
Pennsylvania, being

**422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631**

**Parcel No. 23-05-046-04,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$194,323.80**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and tract of land situated in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 5;

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TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857.

Tax Parcel: 23-05-046-04,000

Premises Being: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631

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Tax Parcel: 23-05-046-04,000

Premises Being: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2012-CV-847

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

v.

**ATHINA M. PITRE**

**ANTONIO E. PITRE**

owner(s) of property situate in the **MIFFLIN TOWNSHIP**, COLUMBIA County,  
Pennsylvania, being

**422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631**  
**Parcel No. 23-05-046-04,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$194,323.80**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP



# SHERIFF'S RETURN

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
Plaintiff

vs.

ATHINA M. PITRE  
ANTONIO E. PITRE

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2012-CV-847

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

|  |  |
|--|--|
| <b>SHERIFF SERVICE</b><br><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<br><b>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION</b>  | No.: <u>2012-CV-847</u>                                      |
| Defendant<br><b>ATHINA M. PITRE</b><br><b>ANTONIO E. PITRE</b> | Type or Writ of Complaint<br><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 SALE.

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

422 EAST FIFTH STREET

A/K/A 601 EAST JOHN ST

MIFFLINVILLE, PA 18631

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 <u>XX</u> Plaintiff<br><i>[Signature]</i> Defendant<br>ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400<br>Philadelphia, PA 19103-1814 | Telephone Number<br>(215)563-7000 | Date<br><u>9/13/13</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<br><br>of _____ 20____ | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; border-bottom: 1px solid black;">SO ANSWERS<br/>Signature of Dep. Sheriff</td> <td style="width: 20%; border-bottom: 1px solid black;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Signature of Sheriff</td> <td style="border-bottom: 1px solid black;">Date</td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;">Sheriff of _____</td> </tr> </table> | SO ANSWERS<br>Signature of Dep. Sheriff | Date | Signature of Sheriff | Date | Sheriff of _____ |  |
| SO ANSWERS<br>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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

No.: 2012-CV-847

Defendant

ATHINA M. PITRE  
ANTONIO E. PITRE

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.

ATHINA M. PITRE

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

422 EAST FIFTH STREET

A/K/A 601 EAST JOHN ST

MIFFLINVILLE, PA 18631

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 ☒ 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

9/10/13

**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><br><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.<br><b>Expiration date</b> |
|--|--|

|   |                         |
|---|-------------------------|
| <b>Plaintiff</b><br>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION | No.: <u>2012-CV-847</u> |
|---|-------------------------|

|   |  |
|---|--|
| <b>Defendant</b><br>ATHINA M. PITRE<br>ANTONIO E. PITRE | <b>Type or Writ of Complaint</b><br>EXECUTION/NOTICE OF SALE |
|---|--|

|                               |   |
|-------------------------------|---|
| <b>SERVE</b><br><br><b>AT</b> | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE<br><u>ATHINA M. PITRE</u><br>ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)<br><u>204 EAST 5<sup>TH</sup> STREET</u><br><u>APT. A</u><br><u>MIFFLINVILLE, PA 18631</u> |
|-------------------------------|---|

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 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 <u>_____</u> Defendant<br><i>Robert H. Don</i><br>ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400<br>Philadelphia, PA 19103-1814 | Telephone Number<br>(215)563-7000 | Date<br><u>9/13/13</u> |
|---|-----------------------------------|------------------------|

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

|                  |                     |
|------------------|---------------------|
| <b>PLAINTIFF</b> | <b>Court Number</b> |
|------------------|---------------------|

**RETURNED:**

|  |  |            |      |                           |  |                      |      |                  |  |
|--|--|------------|------|---------------------------|--|----------------------|------|------------------|--|
| AFFIRMED and subscribed to before me this _____ day<br>of _____ 20____ | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">SO ANSWERS</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Signature of Dep. Sheriff</td> <td></td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table> | SO ANSWERS | Date | Signature of Dep. Sheriff |  | Signature of Sheriff | Date | Sheriff of _____ |  |
| SO ANSWERS   | Date   |            |      |                           |  |                      |      |                  |  |
| Signature of Dep. Sheriff  |  |            |      |                           |  |                      |      |                  |  |
| Signature of Sheriff   | Date   |            |      |                           |  |                      |      |                  |  |
| Sheriff of _____   |  |            |      |                           |  |                      |      |                  |  |

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

TD Bank, NA  
3-180/360

001345188

DATE  
09/10/2013

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

GIL [817513] 422 EAST FIFTH STREET (2012-CV-847)

*Travis S. Hallinan*  
AUTHORIZED SIGNATURE

⑈001345188⑈ ⑆036001808⑆ 361508666⑈