

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
09/20/2013	Advance Fee	Advance Fee	1335838	\$0.00	\$1,350.00
09/20/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/20/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/20/2013	Crying Sale			\$10.00	\$0.00
09/20/2013	Docketing			\$15.00	\$0.00
09/20/2013	Levy			\$15.00	\$0.00
09/20/2013	Mailing Costs			\$42.00	\$0.00
09/20/2013	Posting Handbill			\$15.00	\$0.00
09/20/2013	Press Enterprise Inc			\$1,008.42	\$0.00
09/20/2013	Sheriff Automation Fund			\$50.00	\$0.00
09/20/2013	Web Posting			\$100.00	\$0.00
01/29/2014	Service			\$210.00	\$0.00
01/29/2014	Service Mileage			\$24.00	\$0.00
01/29/2014	Copies			\$7.00	\$0.00
01/29/2014	Notary Fee			\$10.00	\$0.00
01/29/2014	Tax Claim Search			\$5.00	\$0.00
01/29/2014	Surcharge			\$150.00	\$0.00
				\$1,693.92	\$1,350.00
TOTAL BALANCE:				\$(343.92)	

ORIGINAL RECEIPT PRINTED ON GREEN PAPER. THIS RECEIPT IS VALID ONLY WHEN USED WITHIN THE TIME FRAME OF 90 DAYS.

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

TD Bank, NA
3-180/360

001415789

DATE
4/25/2014

AMOUNT
***\$343.92

PAY THREE HUNDRED FORTY-THREE AND 92 / 100 Dollars

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

DXB 1819031 218 HUGHES STREET (2013-CV-935)

THIS RECEIPT CONTAINS THE SIGNATURE OF THE PERSON WHO HAS AUTHORIZED THE PAYMENT OF THIS RECEIPT.

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001415789⑈ ⑆036001808⑆ 361508666⑈

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

February 3, 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: **BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING,
LP v.
ROBERT A. DICKERSHEID
218 HUGHES STREET BERWICK, PA 18603-4618
No.: 2013-CV-935**

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for February 5, 2014 due to the following:

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

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,
PATRICK WIRT for
Phelan Hallinan, LLP

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Patrick Wirt

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: February 3, 2014

Re: Dickersheid

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 \$343.92.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
ROBERT A DICKERSHEID

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, February 5, 2014

Writ of Execution No. : 2013CV935

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 218 HUGHES 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.	\$1,008.42
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	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

Total Sheriff Costs **\$1,863.92**

Municipal Costs

Sewer	\$1,006.85
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Total Municipal Costs **\$1,006.85**

Distribution Costs

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

Grand Total: **\$2,925.77**

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)

© 2013 Columbia County Sheriff's Office, Inc.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America vs Kebott Dickerson

NO. 152-13 ED NO. 735-13 JD

DATE/TIME OF SALE: Feb 5 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

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

+ DOCKET/RETURN	(\$15.00)	
+ SERVICE PER DEF.	\$ <u>210.00</u>	
+ LEVY (PER PARCEL	\$15.00	
+ MAILING COSTS	\$ <u>12.00</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>7.00</u>	
+ NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>465.50</u>

+ WEB POSTING	(\$150.00)	
+ PRESS ENTERPRISE INC.	\$ <u>1008.42</u>	
+ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1233.42</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

+ SEWER 20	\$ <u>1006.85</u>	9-26
WATER 20	\$	
TOTAL *****		\$ <u>1006.85</u>

+ SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2925.77

**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

December 11, 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: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING,
LP v.
ROBERT A. DICKERSHEID
218 HUGHES STREET BERWICK, PA 18603-4618
No.: 2013-CV-935**

Dear Sir/Madam:

**Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for
December 18, 2013 due to the following: Per Client.**

The Property is to be relisted for the February 5, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

**Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan, LLP**

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

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

vs.

ROBERT A. DICKERSHEID

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2013-CV-933

No.: 2013-ED-152

FILED
PROTHONOTARY
2013 NOV 20 12 3:50
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 20th day of November, 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	\$74,030.24
Interest Through November 20, 2013	\$10,364.16
Late Charges	\$417.19
Legal fees	\$1,300.00
Cost of Suit and Title	\$769.42
Mortgage Insurance Premium/ Private Mortgage Insurance	\$691.48
Escrow Deficit	\$2,350.63

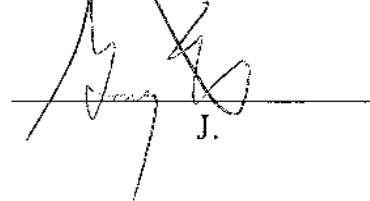
TOTAL

\$89,923.12

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.

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

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

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

No.: 2013-CV-935
No.: 2013-ED-152

Re: **BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP VS. ROBERT A.
DICKERSHEID**
No.: 2013-CV-935, No.: 2013-ED-152

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 12/18/2013 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:

Jessica Gliwa, 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

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

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION

v.

ROBERT A. DICKERSHEID
Defendant(s)

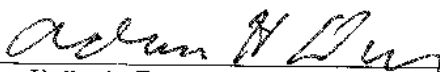
No.: 2013-CV-935
No.: 2013-ED-152

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: 11/19/13

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.

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

Philadelphia, PA 19103

15 OCT 28 2013

Postmaster, Per (Name of
Residing Firm/over)

Form 3877 Facsimile

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV935

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 20, 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 lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Dickensheid, by Deed from Cindy L. Vargo, n/b/m Cindy L. Nevius and John Nevius, w/h, dated 12/01/2004, recorded 12/10/2004 in Instrument Number 200413987.

Tax Parcel: 04C-04-064-00.000

Premises Being: 218 HUGHES STREET, BERWICK, PA 18603-4618

PROPERTY ADDRESS: 218 HUGHES STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-064

Seized and taken into execution to be sold as the property of ROBERT A DICKERSHEID in suit of BANK OF AMERICA 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.

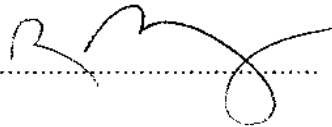
IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price 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:
PHILAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

law deposes and says that Press Enterprise is
nal office and place of business at 3185
lumbia and State of Pennsylvania, and was
s been published daily, continuously in said
attached notice October 30 and November 6.

or designated agent of the owner or publisher of
published; that neither the affiant nor Press
id notice and advertisement and that all of the
place, and character of publication are true.



14th day of November 2013

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

..... I hereby certify that the advertising and
.....for publishing the foregoing notice, and the

**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

October 23, 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: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING,
LP v.
ROBERT A. DICKERSHEID
218 HUGHES STREET BERWICK, PA 18603-4618
No.: 2013-CV-935

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for November 20, 2013 due to the following: Additional Lienholder(s).

The Property is to be relisted for the December 18, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran 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: 570-389-8625 **Date:** October 22, 2013

Phone: 570-389-5622 **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 December 2013. Currently the sale is set for 11/20/13 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. ROBERT
A. DICKERSHEID
COLUMBIA County, 2013-CV-935

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 December 18, 2013 9AM

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SHERIFF'S RETURN OF SERVICE

10/10/2013 12:20 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 218 HUGHES 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

Notary Seal
Sarah Jane Klingaman, Notary Public
Town of Berwyn, Columbia County
My Commission Expires 12/31/2015



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

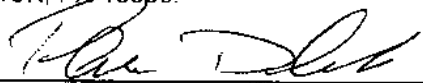


BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SHERIFF'S RETURN OF SERVICE

09/24/2013 10:45 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 THE DEFENDANT, TO WIT: ROBERT A DICKERSHEID AT 107 VINE STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

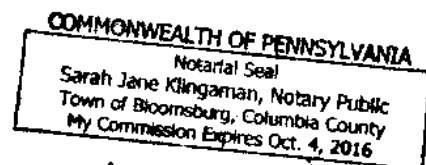

TIMOTHY T. CHAMBERLAIN, SHERIFF

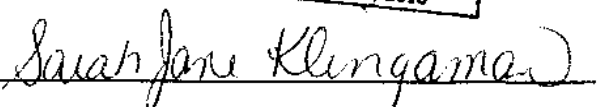
September 24, 2013

NOTARY

Affirmed and subscribed to before me this

24TH day of SEPTEMBER, 2013





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

Downloaded by State Sheriff's Office, 10/24/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 10/18/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 218 HUGHES 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: *1220*

Deputy: *DANGLER* Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2013CV935

218 HUGHES STREET, BERWICK, PA 18603

EXP: 10/18/2013

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

REAL ESTATE TAX CERTIFICATION

Date: 09/20/2013

Fee: \$5.00

Cert. NO: 16545

DICKERSHEID ROBERT A
218 HUGHES STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20041 -3987
Location: 218 HUGHES ST LOT 16
Parcel Id:04C-04 -064-00,000

Assessment: 15,413

Balances as of 09/20/2013

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

By: Columbia County Sheriff

Per: dm.



September 26, 2013

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

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

VS.

ROBERT A. DICKERSHEID

**NO: 2013-CV-935
NO: 2013-ED-152**

Dear Timothy:

The amount due on the sewer account #113824 for the property located at 218 Hughes Street, Berwick, Pa through December 31, 2013 is **\$1006.85**. 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/18/2013

Warrant:

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

Serve To:

Name: ANTHONY MCDONALD, ESQ.

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SALLY NASATKA

Relation: SECRETARY

Date: 9/25/13 Time: 1010

Deputy: S-3 S-17 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

MCDONALD ESQ., ANTHO

2013CV935

106 MARKET STREET, BERWICK, PA 18603

EXP: 10/18/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/18/2013

Zone:

Warrant:

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

218

Serve To:

Name: ROBERT A DICKERSHEID

Primary Address: 107 VINE STREET
BERWICK, PA 18603 APT 218

Phone: DOB:

Alternate Address: 218 HUGHES STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: ROBT DICKERSHEID

Relation:

Date: 09/24/13 Time: 1045

Deputy: S-3 S-17 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DICKERSHEID, ROBERT A

2013CV935

107 VINE STREET, BERWICK, PA 18603

EXP: 10/18/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 10/18/2013 **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: 09/24/13 **Time:** 1110
Deputy: S-3 S-17 **Mileage:**

Attorney / Originator:

Name: PHELAN & HALLINAN LLP **Phone:** 215-563-7000

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BERWICK SEWER AUTHORITY

2013CV935

1108 FREAS AVE, BERWICK, PA 18603

EXP: 10/18/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/18/2013

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 218 HUGHES STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

VALANT / POSTED

Relation:

Date:

09/24/13

Time:

1020

Deputy:

S-5 S-17

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2013CV935

218 HUGHES STREET, BERWICK, PA 18603

EXP: 10/18/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/18/2013

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: MARGE HOSE

Relation: CLERK

Date: 09/24/13

Time: 1100

Deputy: S-3 S-17

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

GINGHER, CONNIE C.

2013CV935

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 10/18/2013

Tax Notice 2013 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C GINGER
1815 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2013BILL NO.
3320

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,413	9.146	138.15	140.97	155.07
SINKING		1.345	20.32	20.73	22.80
FIRE		1.25	18.88	19.27	20.23
LIGHT		1.75	26.43	26.97	28.32
BORO RE		11.1	167.66	171.08	179.63
Connie GINGER					
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	371.44 April 30 If paid on or before	379.02 June 30 If paid on or before
					406.05 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

DICKERSHEID ROBERT A
218 HUGHES STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-04 -064-00,000
218 HUGHES ST
1205 Acres Land 2,500
Buildings 12,913
Total Assessment 15,413

This tax returned
to courthouse on:
January 1, 2014

FILE COPY

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

BERWICK AREA SCHOOL DISTRICT		2013 SCHOOL REAL ESTATE DATE 07/01/2013 BILL# 001029				TAXPAYER COPY	
BERWICK BOROUGH		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: CONNIE GINGER 1615 LINCOLN AVE BERWICK, PA 18603		REAL ESTATE	15413	44.7500	500.87	511.09	562.20
		Connie GINGER					
HOURS MON, TUE, THUR. 9:30AM-4:00PM CLOSED WEDNESDAY & FRIDAY CLOSED HOLIDAYS PHONE 570-752-7442		ASSESSED VALUE	15413	689.732	500.87	511.09	562.20
		GAMING REVENUE	-3992	-178.642			
		TAXABLE ASSESSMENT	11421	511.090			
					IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1

NO REFUNDS UNDER \$5.00

M
A DICKERSHEID ROBERT A
I 218 HUGHES STREET
L BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C04 06400000 500.87 d		8506
218 HUGHES ST	2500.00	
20041-3987	12913.00	
0.12 ACRES		

DELINQUENT TAX TO
COLLECTIONS DEC. 16

NO PERSONAL CHECKS AFTER DEC. 1, 2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/18/2013

Zone:

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:

Debbie Miller

Relation:

Clerk

Date:

9-20-13

Time:

13:33

Deputy:

16

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2013CV935

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/18/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/18/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Cou

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 9-20-13

Time: 1:30

Deputy: KC

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV935

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/18/2013

Document Receipt

Trans #	972	Carrier / service:	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000009734

Doc Ref # 152ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	971	Carrier / service:	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Sh p to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000009727

Doc Ref # 152ED2013

Postage 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	970	Carrier / service:	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000009710

Doc Ref # 152ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	969	Carrier / service	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901*40006000009703

Doc Ref # 152ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt					
Trans #	968	Carrier / service	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
Ship to					
INTERNAL REVENUE SERVICE					
1000 LIBERTY AVE ROOM 704			Tracking #:	71901140006000009697	
			Doc Ref #	152ED2013	
			Postage	4.6100	
PITTSBURGH	PA	15222			

Document Receipt

Trans #	967	Carrier / service:	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to

U.S. DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking # 71901*4000600009680

Doc Ref # 152ED2013

Postage 4.8100

HARRISBURG PA 17108

Document Receipt

Trans #	965	Carrier / service	USPS Server	First-Class Mail®	9/20/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking # 71901140006000009666

Doc Ref #: 152ED2013

Postage 4.8100

HARRISBURG PA 17105

BANK OF AMERICA, N.A., AS SUCCESSOR BY	:	COURT OF COMMON PLEAS
MERGER TO BAC HOME LOANS SERVICING, LP	:	
F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2013-CV-935</u>
v.	:	2013-ED-152
	:	
ROBERT A. DICKERSHEID	:	COLUMBIA COUNTY
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, 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 **218 HUGHES STREET, BERWICK, PA 18603-4618**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
ROBERT A. DICKERSHEID	107 N VINE STREET, APARTMENT 218 BERWICK, PA 18603-4727
	107 VINE STREET, APARTMENT 218 BERWICK, PA 18603-4727

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
ROBERT A. DICKERSHEID	107 N VINE STREET, APARTMENT 218 BERWICK, PA 18603-4727
	107 VINE STREET, APARTMENT 218 BERWICK, PA 18603-4727

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

4. Name and address of last recorded holder of every mortgage of record:

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

5. Name and address of every other person who has any record lien on the property:

Name	Address (if address cannot be reasonably ascertained, please indicate)
BERWICK AREA JOINT SEWER AUTHORITY	1108 FREAS AVENUE BERWICK, PA 18603

**BERWICK AREA JOINT SEWER
AUTHORITY
C/O ANTHONY J. MCDONALD, ESQUIRE**

**106 MARKET STREET
BERWICK, PA 18603**

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name

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

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

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

TENANT/OCCUPANT

**218 HUGHES STREET
BERWICK, PA 18603-4618**

**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: 11/8/01

By: 

Phelan Hallinan, LLP

Melissa J. Cantwell, Esq., Id. No.308912

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV935

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 20, 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 lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Dickersheid, by Deed from Cindy L. Vargo, n/b/m Cindy L. Nevius and John Nevius, w/h, dated 12/01/2004, recorded 12/10/2004 in Instrument Number 200413987.

Tax Parcel: 04C-04-064-00,000

Premises Being: 218 HUGHES STREET, BERWICK, PA 18603-4618

PROPERTY ADDRESS: 218 HUGHES STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-064

Seized and taken into execution to be sold as the property of ROBERT A DICKERSHEID in suit of BANK OF AMERICA 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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 152-13

DATE RECEIVED 9-19-13
DOCKET AND INDEX 7-20-13

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>13-5852</u>

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

SALE DATE	<u>10-8-13</u>	TIME <u>5:00</u>
POSTING DATE	<u>Oct. 10, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 30</u>	
	2 ND WEEK <u>Nov. 6</u>	
	3 RD WEEK <u>Nov. 13</u>	

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

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

vs.

ROBERT A. DICKERSHEID
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: 218 HUGHES STREET, BERWICK, PA 18603-4618
(See Legal Description attached)

Amount Due
Interest from 08/31/2013 to Date of Sale
@ \$13.98 per diem

\$85,044.73
\$_____ and costs.

Dated

09-19-13
(SEAL)

PH # 819031

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-935

2013-ED-152
COLUMBIA COUNTY

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

FROM: Clerk of Sov. Courts
My Comm. Expires Monday in 2014

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

Attorneys for Plaintiff

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

Plaintiff

v.

ROBERT A. DICKERSHEID

Defendant(s)

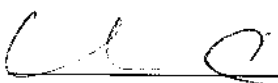
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-935
:
: 2013-ED-152
:
: COLUMBIA COUNTY
:

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

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

Attorney for Plaintiff

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

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-935**
:

vs.

ROBERT A. DICKERSHEID

2013-ED-152

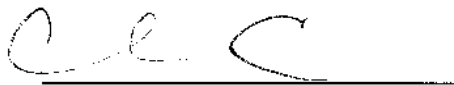
VERIFICATION OF NON-MILITARY SERVICE

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 ROBERT A. DICKERSHEID is over 18 years of age and has last known addresses at 107 NORTH VINE STREET, APARTMENT 218, BERWICK, PA 18603 and 107 VINE STREET, APARTMENT 218, BERWICK, PA 18603.

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



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

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

Attorneys for Plaintiff

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

v.

ROBERT A. DICKERSHEID
Defendant(s)


: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-935
:
: 2013-ED-152
:
: 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
- () 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
Melissa J. Cantwell, Esq., Id. No.308912
Attorney for Plaintiff

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

Attorney for Plaintiff

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

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-935
: 2013-ED-152

vs.

ROBERT A. DICKERSHEID

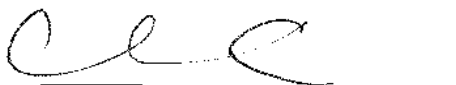
VERIFICATION OF NON-MILITARY SERVICE

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 ROBERT A. DICKERSHEID is over 18 years of age and has last known addresses at 107 NORTH VINE STREET, APARTMENT 218, BERWICK, PA 18603 and 107 VINE STREET, APARTMENT 218, BERWICK, PA 18603.

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



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

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

v.

ROBERT A. DICKERSHEID
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-935
: 2013-ED-152
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, 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 **218 HUGHES STREET, BERWICK, PA 18603-4618**.

1. Name and address of Owner(s) or reputed Owner(s):
Name: **ROBERT A. DICKERSHEID**
Address (if address cannot be reasonably ascertained, please so indicate):
**107 N VINE STREET, APARTMENT 218
BERWICK, PA 18603-4727**
**107 VINE STREET, APARTMENT 218
BERWICK, PA 18603-4727**
2. Name and address of Defendant(s) in the judgment:
Name: **ROBERT A. DICKERSHEID**
Address (if address cannot be reasonably ascertained, please so indicate):
**107 N VINE STREET, APARTMENT 218
BERWICK, PA 18603-4727**
**107 VINE STREET, APARTMENT 218
BERWICK, PA 18603-4727**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:
Name: **BERWICK AREA JOINT SEWER AUTHORITY**
Address (if address cannot be reasonably ascertained, please indicate):
**1108 FREAS AVENUE
BERWICK, PA 18603**

**BERWICK AREA JOINT SEWER
AUTHORITY
C/O ANTHONY J. MCDONALD, ESQUIRE**

**106 MARKET STREET
BERWICK, PA 18603**

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name

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

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

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

TENANT/OCCUPANT

**218 HUGHES STREET
BERWICK, PA 18603-4618**

**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.

SEP 18 2013

Date: _____

By: _____

Phelan Hallinan, LLP

Melissa J. Cantwell, Esq., Id. No.308912

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER	:	COURT OF COMMON PLEAS
TO BAC HOME LOANS SERVICING, LP F/K/A	:	
COUNTRYWIDE HOME LOANS SERVICING, LP	:	CIVIL DIVISION
	:	
	Plaintiff :	NO.: <u>2013-CV-935</u>
	:	
vs.	:	<u>2013-ED-152</u>
	:	COLUMBIA COUNTY
ROBERT A. DICKERSHEID	:	
	:	
	Defendant(s)	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

****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 **218 HUGHES STREET, BERWICK, PA 18603-4618** 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 \$85,044.73 obtained by **BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-935**

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

v.

ROBERT A. DICKERSHEID

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

218 HUGHES STREET, BERWICK, PA 18603-4618

Parcel No. 04C-04-064-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$85,044.73**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Dickersheid, by Dced from Cindy L. Vargo, n/b/m Cindy L. Nevius and John Nevius, w/h, dated 12/01/2004, recorded 12/10/2004 in Instrument Number 200413987.

Tax Parcel: 04C-04-064-00,000

Premises Being: 218 HUGHES STREET, BERWICK, PA 18603-4618

LEGAL DESCRIPTION

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

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Dickersheid, by Deed from Cindy L. Vargo, n/b/m Cindy L. Nevius and John Nevius, w/h, dated 12/01/2004, recorded 12/10/2004 in Instrument Number 200413987.

Tax Parcel: 04C-04-064-00,000

Premises Being: 218 HUGHES STREET, BERWICK, PA 18603-4618

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-935 2013-ED-152

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

v.

ROBERT A. DICKERSHEID

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

218 HUGHES STREET, BERWICK, PA 18603-4618

Parcel No. 04C-04-064-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$85,044.73**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

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

Plaintiff

vs.

ROBERT A. DICKERSHEID

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-935

2013-ED-152

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 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP		No.: <u>2013-CV-935</u> 2013-ED-152	
Defendant ROBERT A. DICKERSHEID		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) <u>218 HUGHES STREET</u>		
BERWICK, PA 18603-4618			

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 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 — Defendant		Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		(215)563-7000	
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
Sheriff of _____		

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2013-CV-935

2013-ED-152

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

Plaintiff

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

Defendant

ROBERT A. DICKERSHEID

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ROBERT A. DICKERSHEID

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

218 HUGHES STREET

BERWICK, PA 18603-4618

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff

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

No.: 2013-CV-935

2013-ED-152

Defendant

ROBERT A. DICKERSHEID

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

ROBERT A. DICKERSHEID

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

218 HUGHES STREET

BERWICK, PA 18603-4618

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2013-CV-935

2013-ED-152

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

Defendant
ROBERT A. DICKERSHEID

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.

ROBERT A. DICKERSHEID

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

107 N VINE STREET

APT. 218

BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2013-CV-935

2013-ED-152

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

Plaintiff

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

Defendant

ROBERT A. DICKERSHEID

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ROBERT A. DICKERSHEID

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

107 VINE STREET

APT. 218

BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

001335838

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
08/13/2013

AMOUNT
****\$1,350.00

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

ABA [819031] 218 HUGHES STREET (2013-CV-935)

AUTHORIZED SIGNATURE

Travis S. Hallinan

THIS DOCUMENT CONTAINS NEAR SENSITIVE INFORMATION FOR PRESS. THESE RECORDS SHOULD BE KEPT WITH CARE.

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