

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America VS Nicholas + Amy Szkodny

NO. 161-13 ED NO. 1003-13 JD

DATE/TIME OF SALE: 2-5-14

BID PRICE (INCLUDES COST) \$ 2459.26

POUNDAGE - 2% OF BID \$ 49.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2499.26

PURCHASER(S): Tracy P. Mull

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

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

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

TOTAL DUE: \$ 2499.26

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1149.26

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
BANK OF AMERICA N.A.

vs.

**Defendant**  
NICHOLAS SZKODNY  
AMY SZKODNY

**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. :** 2013CV1003

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 436 EAST 8TH STREET, BLOOMSBURG, PA 17815

## 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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,341.06
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	\$270.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$190.00

**Total Sheriff Costs** **\$2,297.56**

## Municipal Costs

Sewer	\$96.70
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**Total Municipal Costs** **\$96.70**

## Distribution Costs

Recording Fees	\$56.00
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**Total Distribution Costs** **\$56.00**

**Grand Total:** **\$2,450.26**

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 Sheriff's Office of Columbia County, PA



Phelan  
Hallinan

Representing Lenders in Pennsylvania

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

KINYON LANIER  
Legal Assistant,

February 26, 2014

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

Re: NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY  
436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808  
2013-CV-1003

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," to **SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America**, 1000 Liberty Avenue, Pittsburgh, PA 15222.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER  
On behalf of Phelan Hallinan, LLP

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

PH # 801318

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

**See Reverse for Instructions**

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name **Phelan Hallinan, LLP** Telephone Number **Area Code 215-563-7000**

Street Address **1617 JFK Boulevard, Suite 1400** City **Philadelphia** State **PA** Zip Code **19103**  
**One Penn Center Plaza**

## B. TRANSFER DATA

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

## C. Date of Acceptance of Document

Grantee(s)/Lessee(s)  
**SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America**

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

Street Address  
**1000 Liberty Avenue**

City **Bloomshurg** State **PA** Zip Code **17815**

City **Pittsburgh** State **PA** Zip Code **15222**

## D. REAL ESTATE LOCATION

Street Address  
**436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808**

City, Township, Borough  
**BLOOMSBURG TOWN**

County  
**COLUMBIA**

School District  
**BLOOMSBURG**

Tax Parcel Number  
**05E-12-172-00,000**

## E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration  
**\$2,450.26 (winning bid)**

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

3. Total Consideration  
**= \$2,450.26**

4. County Assessed Value  
**\$34,281.00**

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

6. Fair Market Value  
**= \$121,697.55**

## F. EXEMPTION DATA

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

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

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

## Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

(Name of Decedent)

Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)

☒ \*Other (Please explain exemption claimed, if other than listed above.)

Transfer to SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America is Exempt Pursuant to Sec. #91 (b)(1)(v) of the Pennsylvania Realty Transfer Tax Regulations. This is a Government Agency.

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

Signature of Correspondent or Responsible Party

**KINYON LANIER**

Date

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

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>54.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>526.50</u>

WEB POSTING	\$150.00	
- PRESS ENTERPRISE INC.	\$ <u>1341.06</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1566.06</u>

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>96.70</u>	
WATER 20	\$	
TOTAL *****		\$ <u>96.70</u>

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>---</u>

TOTAL COSTS (OPENING BID) \$ 2450.26

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

TD Bank. NA  
3-180/360

001431895

DATE  
6/20/2014

AMOUNT  
\*\*\*\*\$1,149.26

PAY ONE THOUSAND ONE HUNDRED FORTY-NINE AND 26 / 100 Dollars

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

KXL [801318] 436 EAST 8TH STREET (2013-CV-1003)

  
AUTHORIZED SIGNATURE

⑈001431895⑈ ⑆036001808⑆ 361508666⑈

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

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 16993

SZKODNY AMY M  
215 JACKSON ST  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20110 -1491  
Location: 436 E EIGHTH ST  
Parcel Id: 05E-12 -172-00,000

Assessment: 34,281  
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

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

Per: \_\_\_\_\_

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.

NICHOLAS M. SZKODNY A/K/A NICHOLAS  
SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY  
Defendant(s)

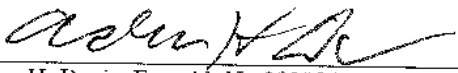
: No.: 2013-CV-1003  
: No.: 2013-ED-169

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: 1/8/14

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.



Name and  
Address Of  
Sender

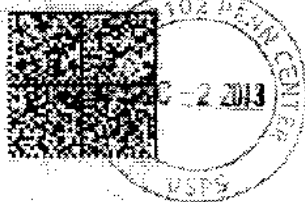
Piedmont Hallman, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/RJG - 02052014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 436 EAST 8TH STREET BLOOMSBURG, PA 17815-2808	\$0.45
2	****	AMY SZKODNY C/O NOAH G. NAPARSTECK, ESQ. 120 W. MAIN STREET BLOOMSBURG, PA 17815	\$0.45
3	****	BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA 417 CENTRAL ROAD, SUITE 2 BLOOMSBURG, PA 17815	\$0.45
4	****	BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA C/O NICHOLE WEAVER 417 CENTRAL ROAD, SUITE 2 BLOOMSBURG, PA 17815	\$0.45
5	****	BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA C/O ROSEMARY MILLER 417 CENTRAL ROAD, SUITE 2 BLOOMSBURG, PA 17815	\$0.45
6	****	BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA, C/O US RECORDINGS, INC. 2925 COUNTRY DRIVE ST. PAUL, MN 55117	\$0.45
7	****	LAKWOOD ESTATES C/O WILLIAM HYDE, JR. 5747 W. LUFF DR LAKEWOOD, CO 80227	\$0.45
8	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 386 BLOOMSBURG, PA 17815	\$0.45
9	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.45
10	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15221	\$0.45
11	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 228 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.45
		RE: NICHOLAS M. SZKODNY-NICHOLAS SZKODNY (COLUMBIA) PH # 8013181021	\$0.45

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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US POSTAGE & PAYMENT SERVICE  
ZIP 19103 \$ 006.26  
000 381191 DEC 02 2013



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

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

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

No.: 2013-CV-1003  
No.: 2013-ED-169

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. NICHOLAS M.  
SZKODNY A/K/A NICHOLAS SZKODNY, and AMY M. SZKODNY A/K/A AMY SZKODNY**  
No.: 2013-CV-1003, No.: 2013-ED-169

**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 02/05/2014 Sheriff Sale.\*\***

**IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.**

Very truly yours,

**Phelan Hallinan, LLP**

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SHERIFF'S RETURN OF SERVICE

01/02/2014 09:17 AM - DEPUTY MARTIN BOUDMAN, 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 436 EAST 8TH STREET, BLOOMSBURG, PA 17816.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

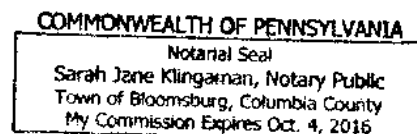
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 03, 2014

NOTARY

Affirmed and subscribed to before me this

3RD day of JANUARY, 2014



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.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 436 EAST 8TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Front Door

Relation:

Date: 01-02-14 Time: 0917

Deputy: 16 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2013CV1003

436 EAST 8TH STREET, BLOOMSBURG, PA 17815

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SHERIFF'S RETURN OF SERVICE

10/09/2013 03:50 PM - DEPUTY MARTIN BOUDMAN, 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: NICHOLAS SZKODNY AT 301 E 2ND STREET, BLOOMSBURG, PA 17815.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 10, 2013

## NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
10/09/2013	Advance Fee	Advance Fee	1343434	\$0.00	\$1,350.00
10/09/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/09/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/09/2013	Crying Sale			\$10.00	\$0.00
10/09/2013	Docketing			\$15.00	\$0.00
10/09/2013	Levy			\$15.00	\$0.00
10/09/2013	Mailing Costs			\$54.00	\$0.00
10/09/2013	Posting Handbill			\$15.00	\$0.00
10/09/2013	Poundage			\$49.00	\$0.00
10/09/2013	Press Enterprise Inc.			\$1,341.06	\$0.00
10/09/2013	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
10/09/2013	Sheriff Automation Fund			\$50.00	\$0.00
10/09/2013	Sheriff's Deed			\$35.00	\$0.00
10/09/2013	Solicitor Services			\$75.00	\$0.00
10/09/2013	Transfer Tax Form			\$25.00	\$0.00
10/09/2013	Web Posting			\$100.00	\$0.00
01/29/2014	Service			\$270.00	\$0.00
01/29/2014	Service Mileage			\$6.00	\$0.00
01/29/2014	Distribution Form			\$25.00	\$0.00
01/29/2014	Copies			\$9.00	\$0.00
01/29/2014	Notary Fee			\$15.00	\$0.00
01/29/2014	Tax Claim Search			\$5.00	\$0.00
01/29/2014	Surcharge			\$190.00	\$0.00
01/29/2014	Sewer			\$96.70	\$0.00
01/29/2014	Recording Fees			\$56.00	\$0.00
				<b>\$2,499.26</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$ (1,149.26)</b>
-----------------------	----------------------

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
801318	6/20/2014	1,149.26	0.00	001370261	1,149.26
KXL[801318] 436 EAST 8TH STREET (2013-CV-1003)					
TOTAL		1,149.26	0.00		1,149.26

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
801318 KXL [801318] 436 EAST 8TH STREET (2013-CV-1003)	6/20/2014	1,149.26	0.00	001370261	1,149.26
TOTAL		1,149.26	0.00		1,149.26

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

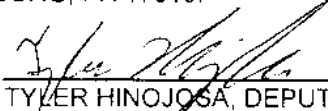


BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SHERIFF'S RETURN OF SERVICE

10/16/2013 05:35 PM - DEPUTY TYLER HINOJOSA, 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: AMY SZKODNY AT 215 JACKSON STREET, BLOOMSBURG, PA 17815.

  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

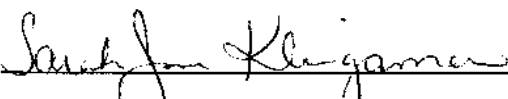
October 17, 2013

NOTARY

Affirmed and subscribed to before me this

17TH 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



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





**MUNICIPAL AUTHORITY OF THE  
TOWN OF BLOOMSBURG**

Town Hall 301 E Second Street Bloomsburg PA 17815  
570.784.5422 570.784.1518 fax bloomsburgpa.org

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October 16, 2013

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815


RE: Szkodny, Nicholas & Amy  
436 E. 8<sup>th</sup> Street  
Bloomsburg PA 17815  
DOCKET # 2013-ED-169

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against 436 E. 8<sup>th</sup> Street for unpaid sewer charges totaling \$96.70.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

  
Amber Kenney  
Office Manager

---

**Board of Directors:**

Thomas Evans, Chairman   George Turner, Vice Chairman   Claude Renninger, Treasurer  
Andrew Keister   Lawrence Mack

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/08/2013

Zone:

Warrant:

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

### Serve To:

Name: AMY SZKODNY

Primary Address: 215 JACKSON STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 436 EAST 8TH STREET  
BLOOMSBURG, PA 17815

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/16/13

Time: 17:35

Deputy: 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. \_\_\_\_\_

SZKODNY, AMY

2013CV1003

215 JACKSON STREET, BLOOMSBURG, PA 17815

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

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: Sherry Evans

Relation: Clerk

Date: 10/9/13

Time: 1:50 PM

Deputy: 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.

COLUMBIA COUNTY TAX C

2013CV1003

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**

**Manner:** < Not Specified > **Expires:** 11/08/2013 **Warrant:**

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

### Serve To:

**Name:** NICHOLAS SZKODNY

**Primary Address:** ~~215 JACKSON STREET~~  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:** ~~426 EAST 8TH STREET~~  
BLOOMSBURG, PA 17815

**Phone:** 301 E 2nd St  
Bloom's Burg PA 17815

### Final Service:

**Served:** Personally Adult In Charge Posted Other

**Adult In Charge:** Nicholas SZKODNY

**Relation:** DEF

**Date:** 10-09-13 **Time:** 1550

**Deputy:** 12 **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. \_\_\_\_\_

SZKODNY, NICHOLAS

2013CV1003

215 JACKSON STREET, BLOOMSBURG, PA 17815

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 11/08/2013

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 436 EAST 8TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

10-09-13

Time:

1437

Deputy:

160

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

2013CV1003

436 EAST 8TH STREET, BLOOMSBURG, PA 17815

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/08/2013

Zone:

Warrant:

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

### Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall  
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

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. \_\_\_\_\_

WARD, MARY F.

2013CV1003

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/08/2013

Zone:

Warrant:

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

### Serve To:

Name: BLOOMSBURG SEWER

Primary Address: 2ND STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: ☒ Personal ☒ Adult In Charge ☐ Posted ☐ Other

Adult In Charge: ~~WILLY SEARAS~~ KENNEY

Relation: A & C

Date: 10-09-13

Time: 1400

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.

BLOOMSBURG SEWER

2013CV1003

2ND STREET, BLOOMSBURG, PA 17815

EXP: 11/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/08/2013

Zone:

Warrant:

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

### Serve To:

Name: NOAH NAPERSTECK, ESQ.

Primary Address: 120 W. MAIN STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Linda Froisman

Relation: Receptionist

Date: 10-09-13 Time: 1430

Deputy: kb 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.

NAPERSTECK ESQ., NOAH

2013CV1003

120 W. MAIN STREET, BLOOMSBURG, PA 17815

EXP: 11/08/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 11/08/2013

Zone:

Warrant:

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

### Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

Primary Address: 417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-09-13

Time:

1500

Deputy:

16

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. No longer there

2.

3.

4.

5.

6.

BENEFICIAL CONSUMER C

2013CV1003

417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA 17815 EXP: 11/08/2013

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

Plaintiff : NO.: 2013-CV-1003

vs.

: 2013-ED-169

: COLUMBIA COUNTY

NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY

Defendant(s)

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

TO: NICHOLAS M. SZKODNY A/K/A  
NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY  
215 JACKSON STREET  
BLOOMSBURG, PA 17815-9616

NICHOLAS M. SZKODNY A/K/A NICHOLAS  
SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY  
436 EAST 8TH STREET  
BLOOMSBURG, PA 17815-2808

**\*\*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 **436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808** is scheduled to be sold at the Sheriff's Sale on Feb 5, 2014 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 \$118,519.25 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.)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
NICHOLAS SZKODNY (et al.)

Case Number  
2013CV1003

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/08/2013
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 · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Laura Kremser		
Relation:	Receptionist		
Date:	10/9/13	Time:	16:45
Deputy:	17	Mileage:	

### Attorney / Originator:

Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
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### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2013CV1003 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 11/08/2013

## Document Receipt

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Trans #	1099	Carrier / service:	USPS Server	First-Class Mail®	10/9/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000011003

Doc Ref #: 169ED2013

Postage 4.8100

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	1098	Carrier / service	USPS Server	First-Class Mail®	10/9/2013 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 # 71901140006000010990

Doc Ref #: 169ED2013

Postage 4.8100

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	1097	Carrier / service:	USPS Server	First-Class Mail®	10/9/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A. R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking # 7190114000600001C983

Doc Ref #: 169ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	1096	Carrier / service:	USPS Server	First-Class Mail®	10/9/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000010976

Doc Ref #: 169ED2013

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	1095	Carrier / service:	USPS Server	First-Class Mail®	10/9/2013 12:00:00 AM
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Ship to:

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 71921140006000010969

Doc Ref #: 169ED2013

Postage 4.8100

HARRISBURG PA 17108



## Document Receipt

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Trans #	1094	Carrier / service	USPS Server	First Class Mail®	10/9/2013 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

PITTSBURGH PA 15222

Tracking # 71901140006000010952

Doc Ref # 169ED2013

Postage 4.8100

## Document Receipt

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Trans #	1093	Carrier / service:	USPS Server	First-Class Mail®	10/9/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000010945

Doc Ref #: 169ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	1092	Carrier / service:	USPS Server	First-Class Mail®	10/9/2013 12:00:00 AM
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Ship to:

LAKEWOOD ESTATES

C/O WILLIAM HYDE

5747 WILLIFF DR

Tracking #: 71901140006000010938

Doc Ref #: 169ED2013

Postage 4.8100

LAKEWOOD CO 80227

## Document Receipt

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Trans #	1091	Carrier / service:	USPS Server	First-Class Mail®	10/9/2013 12:00:00 AM
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Ship to:

BENEFICIAL CONSUMER DISCOUNT  
CO

2925 COUNTRY DRIVE

Tracking #: 71901140006003010921

Doc Ref #: 169ED2013

Postage 4.8100

ST. PAUL MN 55117

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV1003

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, FEBRUARY 05, 2014**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL those two certain pieces and parcels and land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point in the south side of said East Eighth Street, being the intersection of the northeast corner of lot now or formerly of William Hyde, Jr. and on the south side of East Eighth Street; THENCE along the south side of said East Eighth Street, North 73 degrees 51 minutes East a distance of fifty (50) feet to a point in the center of a ten (10) foot driveway; THENCE through the center of said driveway, South 16 degrees 9 minutes East a distance of 168.5 feet to an iron pin corner in the bank of the abandoned Pennsylvania Canal; THENCE along the same, South 73 degrees 2 minutes West a distance of fifty (50) feet to a line of land now or formerly of the said William Hyde, Jr.; THENCE along the eastern line of same, North 16 degrees 9 minutes West a distance of 169 feet to a point in the southerly line of East Eighth Street, the place of BEGINNING.

IT IS UNDERSTOOD AND AGREED that the 10 foot driveway situate on the easterly side of said premises shall remain free and unobstructed for the use of this lot and on the east for the mutual use of the owners of said lots, their heirs and assigns, said driveway being situate in width one-half on the above-described premises and one-half on the adjoining lot on the east.

TRACT NO. 2: BEGINNING at an iron pin at the southwest corner of lands of James K. Romig, said pin being on the northerly line of Old Pennsylvania Canal; THENCE running along lands of James K. Romig, North 76 degrees 02 minutes East 11.61 feet to an iron pin; THENCE running along said lands, North 69 degrees 00 minutes East 38.6 feet to an iron pin and lands now or formerly of William E. Romig; THENCE running along said lands, South 15 degrees 00 minutes East 85.45 feet to an iron pin on the northerly line of lands now or formerly of Harry L. Magee; THENCE running along the northerly line of lands now or formerly of said Magee, South 70 degrees 12 minutes West 50.18 feet to an iron pin and lands now or formerly of William, Jr. and Tillie M. Hyde; THENCE running along said lands, North 15 degrees 00 minutes West 85.83 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Amy M. Szkodny, by Deed from Nicholas M. Szkodny, single and Amy M. Szkodny, single, dated 09/03/2010, recorded 02/11/2011 in Instrument Number 20110 1491.

Tax Parcel: 05E-12-172-00,000

Premises Being: 436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808

PROPERTY ADDRESS: 436 EAST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-12-172

Seized and taken into execution to be sold as the property of NICHOLAS SZKODNY, AMY SZKODNY 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

For County Sale Sheriff, Telecall, etc.

# REAL ESTATE OUTLINE

ED # 169-13

DATE RECEIVED 10-8-13  
DOCKET AND INDEX 10-9-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>1343434</u>

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

SALE DATE	<u>Feb. 5, 14</u>	TIME <u>9:00</u>
POSTING DATE	<u>Jan 8, 14</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Jan 14</u>	
	2 <sup>ND</sup> WEEK <u>Jan 21</u>	
	3 <sup>RD</sup> WEEK <u>Jan 28</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

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2013-CV-1003**

**2013-ED-169**  
**COLUMBIA COUNTY**

vs.

NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY  
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: 436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808  
(See Legal Description attached)

Amount Due

\$118,519.25

Interest from 09/20/2013 to Date of Sale

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

@ \$19.48 per diem

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

Dated 10-8-13  
(SEAL)

ETERNAL CLERK OF SEV. COURTS

My Comm. Exp. 1st Monday in 2014

PH # 801318

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

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-1003  
:  
: 2013-ED-169  
: COLUMBIA COUNTY  
:

v.


**NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY**  
Defendant(s)

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- (X) 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-1003  
: 2013-ED-169

vs.

**NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY**

**VERIFICATION OF NON-MILITARY SERVICE**

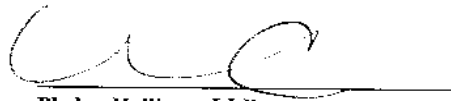
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY is over 18 years of age and resides at 215 JACKSON STREET, BLOOMSBURG, PA 17815-9616.

(c) that defendant AMY M. SZKODNY A/K/A AMY SZKODNY is over 18 years of age and resides at 215 JACKSON STREET, BLOOMSBURG, PA 17815-9616.

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

**COURT OF COMMON PLEAS  
CIVIL DIVISION**

v.

**NO.: 2013-CV-1003**

**2013-ED-169**

**COLUMBIA COUNTY**

**NICHOLAS M. SZKODNY A/K/A NICHOLAS  
SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY**  
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 Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **436 EAST 8TH  
STREET, BLOOMSBURG, PA 17815-2808**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained,  
please so indicate)  
  
**AMY M. SZKODNY A/K/A AMY SZKODNY 215 JACKSON STREET, BLOOMSBURG, PA  
17815-9616**
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably  
ascertained, please so indicate)  
  
**NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY 215 JACKSON STREET  
BLOOMSBURG, PA 17815-9616**  
  
**AMY M. SZKODNY A/K/A AMY SZKODNY 215 JACKSON STREET  
BLOOMSBURG, PA 17815-9616**
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)  
  
**BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL  
MORTGAGE COMPANY OF PENNSYLVANIA 417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815**  
  
**BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL  
MORTGAGE COMPANY OF PENNSYLVANIA C/O NICOLE WEAVER 417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815**

**BENEFICIAL CONSUMER DISCOUNT  
COMPANY, D/B/A BENEFICIAL  
MORTGAGE COMPANY OF  
PENNSYLVANIA C/O ROSEMARY MILLER**

**417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815**

**BENEFICIAL CONSUMER DISCOUNT  
COMPANY, D/B/A BENEFICIAL  
MORTGAGE COMPANY OF  
PENNSYLVANIA, C/O US RECORDINGS,  
INC.**

**2925 COUNTRY DRIVE  
ST. PAUL, MN 55117**

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)

**LAKEWOOD ESTATES**

**C/O WILLIAM HYDE, JR.  
5747 W LLIFF DR  
LAKEWOOD, CO 80227**

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**

**436 EAST 8TH STREET  
BLOOMSBURG, PA 17815-2808**

**AMY SZKODNY C/O NOAH G.  
NAPARSTECK, ESQ.**

**120 W. MAIN STREET  
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

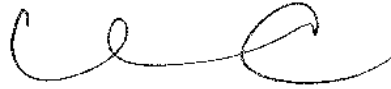
228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

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.

OCT 7 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 TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
	:	
Plaintiff	:	NO.: <u>2013-CV-1003</u>
	:	
vs.	:	<u>2013-ED-169</u>
	:	COLUMBIA COUNTY
	:	
NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY AMY M. SZKODNY A/K/A AMY SZKODNY	:	
	:	
Defendant(s)	:	

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

TO: NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY AMY M. SZKODNY A/K/A AMY SZKODNY 215 JACKSON STREET BLOOMSBURG, PA 17815-9616	NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY AMY M. SZKODNY A/K/A AMY SZKODNY 436 EAST 8TH STREET BLOOMSBURG, PA 17815-2808
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**\*\*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 **436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808** 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 \$118,519.25 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-1003**

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

v.

**NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY**

owner(s) of property situate in the **BLOOMSBURG TOWN**, COLUMBIA County,  
Pennsylvania, being

**436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808**

**Parcel No. 05E-12-172-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$118,519.25**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### **LEGAL DESCRIPTION**

ALL those two certain pieces and parcels and land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point in the south side of said East Eighth Street, being the intersection of the northeast corner of lot now or formerly of William Hyde, Jr. and on the south side of East Eighth Street; THENCE along the south side of said East Eighth Street, North 73 degrees 51 minutes East a distance of fifty (50) feet to a point in the center of a ten (10) foot driveway; THENCE through the center of said driveway, South 16 degrees 9 minutes East a distance of 168.5 feet to an iron pin corner in the bank of the abandoned Pennsylvania Canal; THENCE along the same, South 73 degrees 2 minutes West a distance of fifty (50) feet to a line of land now or formerly of the said William Hyde, Jr.; THENCE along the eastern line of same, North 16 degrees 9 minutes West a distance of 169 feet to a point in the southerly line of East Eighth Street, the place of BEGINNING.

IT IS UNDERSTOOD AND AGREED that the 10 foot driveway situate on the easterly side of said premises shall remain free and unobstructed for the use of this lot and on the east for the mutual use of the owners of said lots, their heirs and assigns, said driveway being situate in width one-half on the above-described premises and one-half on the adjoining lot on the east.

TRACT NO. 2: BEGINNING at an iron pin at the southwest corner of lands of James K. Romig, said pin being on the northerly line of Old Pennsylvania Canal; THENCE running along lands of James K. Romig, North 76 degrees 02 minutes East 11.61 feet to an iron pin; THENCE running along said lands, North 69 degrees 00 minutes East 38.6 feet to an iron pin and lands now or formerly of William E. Romig; THENCE running along said lands, South 15 degrees 00 minutes East 85.45 feet to an iron pin on the northerly line of lands now or formerly of Harry L. Magee; THENCE running along the northerly line of lands now or formerly of said Magee, South 70 degrees 12 minutes West 50.18 feet to an iron pin and lands now or formerly of William, Jr. and Tillie M. Hyde; THENCE running along said lands, North 15 degrees 00 minutes West 85.83 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Amy M. Szkodny, by Deed from Nicholas M. Szkodny, single and Amy M. Szkodny, single, dated 09/03/2010, recorded 02/11/2011 in Instrument Number 201101491.

Tax Parcel: 05E-12-172-00,000

Premises Being: 436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808



### LEGAL DESCRIPTION

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TRACT NO. 1: BEGINNING at a point in the south side of said East Eighth Street, being the intersection of the northeast corner of lot now or formerly of William Hyde, Jr. and on the south side of East Eighth Street; THENCE along the south side of said East Eighth Street, North 73 degrees 51 minutes East a distance of fifty (50) feet to a point in the center of a ten (10) foot driveway; THENCE through the center of said driveway, South 16 degrees 9 minutes East a distance of 168.5 feet to an iron pin corner in the bank of the abandoned Pennsylvania Canal; THENCE along the same, South 73 degrees 2 minutes West a distance of fifty (50) feet to a line of land now or formerly of the said William Hyde, Jr.; THENCE along the eastern line of same, North 16 degrees 9 minutes West a distance of 169 feet to a point in the southerly line of East Eighth Street, the place of BEGINNING.

IT IS UNDERSTOOD AND AGREED that the 10 foot driveway situate on the easterly side of said premises shall remain free and unobstructed for the use of this lot and on the east for the mutual use of the owners of said lots, their heirs and assigns, said driveway being situate in width one-half on the above-described premises and one-half on the adjoining lot on the east.

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Tax Parcel: 05E-12-172-00,000

Premises Being: 436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2013-CV-1003 2013-ED-169

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

v.

**NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY**

owner(s) of property situate in the **BLOOMSBURG TOWN**, COLUMBIA County,  
Pennsylvania, being

**436 EAST 8TH STREET, BLOOMSBURG, PA 17815-2808**

**Parcel No. 05E-12-172-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$118,519.25**

**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.

NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2013-CV-1003

2013-ED-109  
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.: 2013-CV-1003  2013-ED-169
Defendant NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY AMY M. SZKODNY A/K/A AMY SZKODNY	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)  
436 EAST 8TH STREET

BLOOMSBURG, PA 17815-2808

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 _____ 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____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">           SO ANSWERS            Signature of Dep. Sheriff         </td> <td style="width: 20%;">           Date         </td> </tr> <tr> <td>           Signature of Sheriff         </td> <td>           Date         </td> </tr> <tr> <td colspan="2">           Sheriff of _____         </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

# SHERIFF'S 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, L.P

No.: 2013-CV-1003

2013-ED-169

Defendant

NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY

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.  
NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
436 EAST 8TH STREET

BLOOMSBURG, PA 17815-2808

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

### RETURNED:

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

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Sheriff of

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2013-ED-169

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Date

Signature of Sheriff

Date

Sheriff of

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of



ORIGINAL COPIES MUST BE PRINTED ON CHEMICALLY RESISTIVE PAPER WITH MICROPRINTED SECURITY

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

TD Bank, NA  
3-180/360

001343434

DATE  
9/4/2013

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

ABA [801318] 436 EAST 8TH STREET (2013-CV-1003)

  
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS NEAR SENSITIVE INFORMATION OF THE BUREAU OF PRISONS - RECORDS OF THE PENNSYLVANIA DEPARTMENT OF CORRECTIONS

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