

UNITED STATES BANKRUPTCY COURT

MIDDLE DISTRICT OF PENNSYLVANIA

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Richard D Shaffer
Debtor(s)

Chapter

13

Case No.

5:14-bk-00448-RNO

Notice

The confirmation hearing has been scheduled for the Debtor on the date indicated below.

A deadline of **April 17, 2014** has been set for objections to confirmation of the Plan. Any objections to confirmation of the Plan will be heard at this hearing. Counsel should be prepared to proceed with said hearing on any unresolved objections to the plan at this time.

United States Bankruptcy Court
Courtroom #2, Max Rosenn US
Courthouse, 197 South Main
Street, Wilkes-Barre, PA 18701

Date: May 28, 2014

Time: 09:30 AM

A copy of the Plan can be obtained by accessing the case docket through PACER, or from the Bankruptcy Clerk's Office at the address listed below during normal business hours.

Initial requests for a continuance of hearing (*I.B.F. 9013-4, Request to Continue Hearing/Trial with Concurrence*) shall be filed with the Court. Requests received by the Court within twenty-four (24) hours of the hearing will not be considered except in emergency situations. Additional requests for continuance must be filed as a Motion.

Requests to participate in a hearing telephonically shall be made in accordance with I.B.R. 9074-1(a).

Electronic equipment, including cell phones, pagers, laptops, etc., will be inspected upon entering the Courthouse. These devices may be used in common areas and should be turned to silent operation upon entering the Courtroom and Chambers.

Photo identification is required upon entering the Courthouse.

Address of the Bankruptcy Clerk's Office:

U.S. Bankruptcy Court
274 Max Rosenn U.S. Courthouse
197 South Main Street
Wilkes-Barre, PA 18701
(570) 831-2500

For the Court:

Clerk of the Bankruptcy Court:
Terrence S. Miller

Hours Open: Monday – Friday 9:00 AM – 4:00 PM

Date: March 19, 2014

LOCAL BANKRUPTCY FORM 3015-1**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA****IN RE:**

RICHARD D. SHAFFER

: **CHAPTER 13**
 : **CASE NO.** 5 - 14 -bk- 00448
 :
 : **CHAPTER 13 PLAN**
 :
 : **(Indicate if applicable)**
 : **# MOTIONS TO AVOID LIENS**
 : **# MOTIONS TO VALUE COLLATERAL**
 :
 : ☒ **ORIGINAL PLAN**
 : **AMENDED PLAN**
 : **(Indicate 1ST, 2ND, 3RD, etc.)**

YOUR RIGHTS WILL BE AFFECTED

READ THIS PLAN CAREFULLY. If you oppose any provision of this plan you must file a timely written objection. This plan may be confirmed and become binding on you without further notice or hearing unless a written objection is filed before the deadline stated on the Notice issued in connection with the filing of the plan

PLAN PROVISIONS**DISCHARGE: (Check one)**

The debtor will seek a discharge of debts pursuant to Section 1328(a).



The debtor is not eligible for a discharge of debts because the debtor has previously received a discharge described in Section 1328(f).

NOTICE OF SPECIAL PROVISIONS: (Check if applicable)

This plan contains special provisions that are not included in the standard plan as approved by the U.S. Bankruptcy Court for the Middle District of Pennsylvania. Those provisions are set out in Section 8 of this plan. Other than to insert text into the designated spaces or to expand the tables to include additional claims, the preprinted language of this form may not be altered. This does not mean that the Debtor is prohibited from proposing additional or different plan provisions in Section 8. The Debtor may propose additional or different plan provisions or specify that any of the provisions will not be applicable, provided however, that each such provision or deletion shall be set forth herein in Section 8.

sale of property known and designated as _____
 _____. All sales shall be completed by
 _____, 20____. If the property does not sell by the date
 specified, then the disposition of the property shall be as follows:

2. Other payments from any source(s) (describe specifically) shall be paid to the Trustee as follows: \$7,591.00 - see paragraph 8 for more information
3. The Debtor estimates that the liquidation value of this estate is \$ 0.00. (Liquidation value is calculated as the value of all non-exempt assets after the deduction of valid liens and encumbrances and before the deduction of Trustee fees and priority claims.)

2. SECURED CLAIMS

- A. Pre-Confirmation Distributions. Adequate protection and conduit payments in the following amounts will be paid by the Debtor to the Trustee. The Trustee will disburse these payments for which a proof of claim has been filed as soon as practicable after receipt of said payments from the Debtor.

Name of Creditor	Address	Account #	Estimated Monthly Payment
			\$
			\$

The Trustee will not make a partial payment. If the Debtor makes a partial plan payment, or if it is not paid on time and the Trustee is unable to pay timely a payment due on a claim in this section, the Debtor's cure of this default must include any applicable late charges.

Upon receipt, Debtor shall mail to the Trustee all notices from mortgagees including statements, payment coupons, impound and escrow notices, and notices concerning changes of the interest rate on variable interest rate loans. If any such notice informs the Debtor that the amount of the payment has increased or decreased, the change in the plan payment to the Trustee will not require modification of this plan.

- B. Mortgages and Other Direct Payments by Debtor. Payments will be made outside the plan according to the original contract terms, with no modification of contract terms and with liens retained. All mortgage and other lien claim balances survive the plan if not avoided or paid in full under the plan.

Name of Creditor	Description of Collateral	Modified Principal Balance	Interest Rate	Total Payment	Plan* or Adversary Action
		\$	%	\$	
		\$	%	\$	
		\$	%	\$	

*** "PLAN" INDICATES THAT THE DEBTOR(S) PROPOSES TO AVOID OR LIMIT THE LIEN OF THE CREDITOR IN THIS PLAN. CONFIRMATION OF THE PLAN SHALL CONSTITUTE A FINDING OF VALUATION PURSUANT TO SECTION 506(a). NO ADVERSARY COMPLAINT OR MOTION WILL BE FILED AND THE LIEN WILL BE AVOIDED BY A CONFIRMATION ORDER UPON DISCHARGE. IF THE CREDITOR WISHES TO CONTEST THE AVOIDANCE OF THE LIEN, THE CREDITOR MUST FILE AN OBJECTION TO THIS PLAN. OTHERWISE CONFIRMATION OF THE PLAN WILL AVOID THE LIEN UPON DISCHARGE.**

E. Other Secured Claims. (Including conduit payments)

Name of Creditor	Description of Collateral	Principal balance of Claim	Interest Rate	Total to be paid in plan
		\$	%	\$
		\$	%	\$
		\$	%	\$

F. Surrender of Collateral. Debtor(s) surrenders the following assets to secured creditors. Upon confirmation of the plan, bankruptcy stays are lifted as to the collateral to be surrendered. This provision does not prejudice a creditor's right to move to lift the stay prior to confirmation.

Name of Creditor	Description of Collateral to be Surrendered

B. Administrative Claims:

- (1) **Trustee fees.** Percentage fees payable to the Trustee will be paid at the rate fixed by the United States Trustee, not to exceed 10%.
- (2) **Attorney fees.** In addition to the retainer of \$ 1000.00 already paid by the Debtor, the amount of \$ 3500.00 in the plan. Any amount exceeding the Trustee's applicable no-look fee will not be paid until a fee application for the requested amount is approved by the Court. These no-look fees are posted at: www.mdbba.net/Chapter13Trustee.html.
- (3) **Other administrative claims.**

Name of Creditor	Estimated Total Payment
	\$
	\$
	\$

4. UNSECURED CLAIMS

- A. **Claims of Unsecured Nonpriority Creditors Specially Classified.** Includes unsecured claims, such as co-signed unsecured debts, that will be paid in full even though all other unsecured claims may not be paid in full.

Name of Creditor	Reason for Special Classification	Amount of Claim	Interest Rate	Total Payment
		\$	%	\$
		\$	%	\$

- B. All remaining allowed unsecured claims shall receive a pro-rata distribution of any funds remaining after payment of the other classes.

9. ORDER OF DISTRIBUTION:

Payments from the plan will be made by the Trustee in the following order:

Level 1: _____
 Level 2: _____
 Level 3: _____
 Level 4: _____
 Level 5: _____
 Level 6: _____
 Level 7: _____
 Level 8: _____

If the above Levels are not filled-in, then the order of distribution of plan payments will be determined by the Trustee using the following as a guide:

Level 1: Adequate protection payments.
 Level 2: Debtor's attorney's fees.
 Level 3: Domestic Support Obligations.
 Level 4: Priority claims, pro rata.
 Level 5: Secured claims, pro rata.
 Level 6: Specially classified unsecured claims.
 Level 7: General unsecured claims.
 Level 8: Untimely filed unsecured claims to which the Debtor has not objected.

GENERAL PRINCIPLES APPLICABLE TO ALL PLANS

All pre-petition arrears and cramdowns shall be paid to the Trustee and disbursed to creditors through the plan.

If a pre-petition creditor files a secured, priority or specially classified claim after the bar date, the Trustee will treat the claim as allowed, subject to objection by the Debtor. Claims filed after the bar date that are not properly served on the Trustee will not be paid. The Debtor is responsible for reviewing claims and filing objections, if appropriate.

Dated: 02/03/2014 _____

/s/Kevin Tanribilir, Esquire

 Attorney for Debtor

/s/Richard D. Shaffer

 Debtor

 Joint Debtor

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
RICHARD SHAFFER (et al.)

Case Number
2013CV992

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
10/10/2013	Advance Fee	Advance Fee	14013449	\$0.00	\$1,350.00
10/10/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/10/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/10/2013	Crying Sale			\$10.00	\$0.00
10/10/2013	Docketing			\$15.00	\$0.00
10/10/2013	Levy			\$15.00	\$0.00
10/10/2013	Mailing Costs			\$36.00	\$0.00
10/10/2013	Posting Handbill			\$15.00	\$0.00
10/10/2013	Sheriff Automation Fund			\$50.00	\$0.00
10/10/2013	Web Posting			\$100.00	\$0.00
01/02/2014	Tax Claim Search			\$5.00	\$0.00
01/02/2014	Surcharge			\$130.00	\$0.00
01/02/2014	Service			\$180.00	\$0.00
01/02/2014	Service Mileage			\$12.00	\$0.00
01/02/2014	Copies			\$6.00	\$0.00
01/02/2014	Notary Fee			\$15.00	\$0.00
01/02/2014	Refund		6386	\$728.50	\$0.00
				\$1,350.00	\$1,350.00
				TOTAL BALANCE: \$0.00	

SHERIFF'S SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00
✓ SERVICE PER DEF.	\$ <u>180.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>36.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
✓ MILEAGE	\$ <u>12.00</u>
✓ POSTING HANDBILL	\$15.00
✓ CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>336.50</u>	

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

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ <u>—</u>
SCHOOL DIST.	20	\$ <u>—</u>
✓ DELINQUENT	20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>—</u>
WATER	20	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>		

✓ SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ <u>—</u>
_____	\$ <u>—</u>
TOTAL ***** \$ <u>—</u>	

TOTAL COSTS (OPENING BID) \$ 621.50

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DENARDO

Managing Partner

Admitted in Pennsylvania Only

PA Attorneys**CAITLIN M. DONNELLY +****BRADLEY J. OSBORNE +****NI Attorneys****RHONDI LYNN SCHWARTZ****STEPHANIE L. SOONDAR**

+ Also Licensed in New Jersey

January 2, 2014

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Deputy

RE: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP vs. Richard Shaffer and Regina Mackert
Docket No.: 2013-CV-992
Property Address: 160 Amron Street, Bloomsburg, PA 17815
S&D File No.: 13-043560
Sale Date: February 5, 2014

Dear Real Estate Deputy:

Kindly stay Sheriff's sale currently scheduled for February 5, 2014 in the above-referenced matter. No monies were received.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,
Meghan Williams
Foreclosure Department

cc: Richard Shaffer
160 Amron Street
Bloomsburg, PA 17815

Regina Mackert
160 Amron Street
Bloomsburg, PA 17815

SD

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NJ Attorneys

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Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

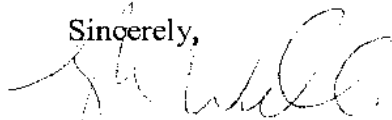
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To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,



Meghan Williams
Legal Assistant

S&D # 13-043560
Enclosures

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE,
ATTORNEY I.D. NO. 78447
CAITLIN M. DONNELLY, ESQUIRE,
ATTORNEY I.D. NO. 311403
BRADLEY J. OSBORNE, ATTORNEY I.D. NO.
312169
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 13-043560

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2013-CV-992

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, Meghan Williams, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on December 11, 2013, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

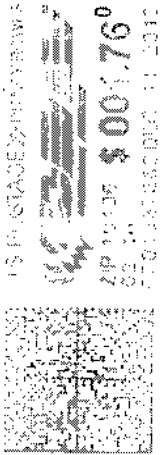
SHAPIRO & DENARDO, LLC

Date: 12-27-13

By: 

Meghan Williams
Legal Assistant

13-043560

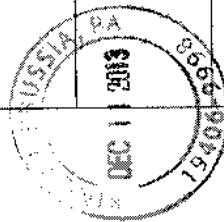


Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Check type of mail or service:
☐ Certified
☐ COD
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Insured

Name and Address of Sender
Shapiro & DeNardo, LLC
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RU Fee	RR Fee
1.	Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815										
2.	Commonwealth of Pennsylvania Department of Labor & Industry 651 Bous Street, 10th Floor Harrisburg, PA 17121										
3.	Tenant or Occupant 160 Amron Street Bloomsburg, PA 17815										
4.	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230										
5.											
6.											
7.											
8.											



Total Number of Pieces Listed by Sender 4
Total Number of Pieces Received at Post Office
Postmaster: Per (Name of receiving employee)
Sec. Privacy Act Statement on Reverse

Complete by Typewriter, Ink or Ball Point Pen

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




BANK OF AMERICA N.A.
vs.
RICHARD SHAFFER (et al.)

Case Number
2013CV992

SHERIFF'S RETURN OF SERVICE

10/11/2013 03:00 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: REGINA MACKERT AT 160 AMRON DRIVE, BLOOMSBURG, PA 17815.


TYLER HINOJOSA, DEPUTY

SO ANSWERS,

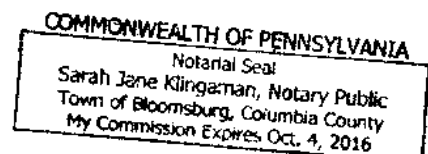

TIMOTHY T. CHAMBERLAIN, SHERIFF

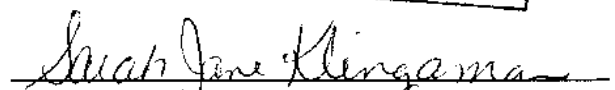
October 15, 2013

NOTARY

Affirmed and subscribed to before me this

15TH day of OCTOBER, 2013





Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KINGS OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

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TYLER HINOJOSA, DEPUTY

SO ANSWERS,



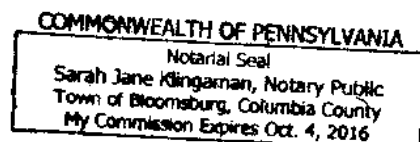
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 15, 2013

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15TH day of OCTOBER, 2013



Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KINGS OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

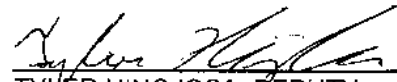


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TYLER HINOJOSA, DEPUTY

SO ANSWERS,

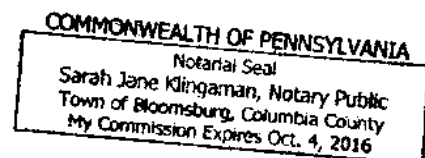

TIMOTHY T. CHAMBERLAIN, SHERIFF

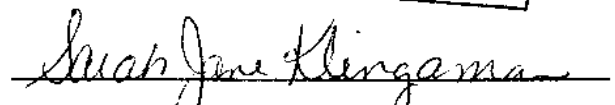
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Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KINGS OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
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TYLER HINOJOSA, DEPUTY

SO ANSWERS,



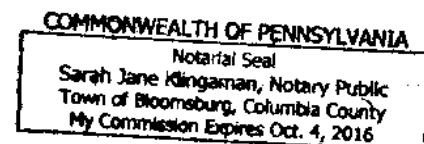
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 15, 2013

NOTARY

Affirmed and subscribed to before me this

15TH day of OCTOBER 2013



Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KINGS OF PRUSSIA, PA 19406

cc CountySolicitor Sheriff Telephone 717.334.1111

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
RICHARD SHAFFER (et al.)

Case Number
2013CV992

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: Linda J. Fedder

Primary Address: 6390 Third Street
Bloomsburg, PA 17815

Phone: 570-784-0219

DOB:

Alternate Address:

Phone:

Final Service:

Served: ~~Personally~~ Adult In Charge · Posted · Other

Adult In Charge:

LINDA FEDDER

Relation:

DEF

Date:

10-11-13

Time:

1515

Deputy:

16

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

FEDDER, LINDA J.

2013CV992

6390 THIRD STREET, BLOOMSBURG, PA 17815

EXP: 11/08/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



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Chief Deputy

BANK OF AMERICA N.A.
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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: RICHARD SHAFFER

Primary Address: 160 AMRON DRIVE
BLOOMSBURG, PA 17815

Phone: DOB: 05/08/1970

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Regina Maskett

Relation: France

Date: 10/11/13

Time: 15:00

Deputy: 17 8

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SHAFFER, RICHARD

2013CV992

160 AMRON DRIVE, 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.
RICHARD SHAFFER (et al.)

Case Number
2013CV992

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: REGINA MACKERT

Primary Address: 160 AMRON DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/11/13

Time: 15:00

Deputy: 17 S

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

MACKERT, REGINA

2013CV992

160 AMRON DRIVE, 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.
RICHARD SHAFFER (et al.)

Case Number
2013CV992

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		
Warrant:			

Serve To:

Name:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Terri Munaw
Relation:	Receptionist
Date:	10/11/13
Time:	14:46
Deputy:	17 J
Mileage:	

Attorney / Originator:

Name: SHAPIRO & DENARDO	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2013CV992

4777 OLD BERWICK ROAD, 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.
RICHARD SHAFFER (et al.)

Case Number
2013CV992

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:

Debbie Miller

Relation:

Clerk

Date:

10-11-13

Time:

11:20

Deputy:

16

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV992

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.
RICHARD SHAFFER (et al.)

Case Number
2013CV992

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: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Laura Kremser

Relation: Receptionist

Date: 10-11-13 Time: 1130

Deputy: 16 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV992

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

Document Receipt

Trans #	1162	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000011638

Doc Ref #: 172ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1161	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 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 #:	71901140006200011621
Doc Ref #:	172ED2013
Postage	4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	1160	Carrier / service	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000211614

Doc Ref #: 172ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1159	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000311607

Doc Ref #: 172ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1158	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

PA DEPT OF REVENUE

BUREAU OF COMPLIANCE

PO BOX 281230

Tracking #: 71901140006000011591

Doc Ref #: 172ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1157	Carrier / service:	USPS Server	First-Class Mail®	10/10/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT OF LABOR & INDUSTRY

651 BOAS STREET, 10TH FLOOR

Tracking #: 71901140906000011584

Doc Ref #: 172ED2013

Postage 4.8100

HARRISBURG PA 17121

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV992

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 that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot No. 31 and the southwest corner of land described herein; thence by Lot No. 31 north 18 degrees 20 minutes 00 seconds west 175 feet to an iron pin; thence by other lands now or formerly of Twin Hills Development Corporation, north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; thence by Lot No. 29 south 18 degrees 20 minutes 00 seconds east 182.33 feet to an iron pin on the northern edge of Amron Drive; thence by Amron Drive on a curve to the left having a radius of 156.47 feet an arc distance of 48.11 feet; thence by the same south 71 degrees 40 minutes 00 seconds west 52.65 feet to the place of BEGINNING.

CONTAINING 17,615.28 square feet. Being Lot No. 30 on a plan known as Lion Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

PARCEL No. 12-05D-005-00-000

BEING the same premises which Paul J. Reidinger, unmarried, by Deed dated January 12, 2009 and recorded in the Columbia County Recorder of Deeds Office on January 13, 2009 as Deed Instrument No. 200900269, granted and conveyed unto Richard Shaffer and Regina Mackert.

PROPERTY ADDRESS: 160 AMRON DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-05D-005

Seized and taken into execution to be sold as the property of RICHARD SHAFFER, REGINA MACKERT, OCCUPANTS / SHAFFER 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:
SHAPIRO & DENARDO
KINGS OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO,
ESQUIRE, ATTORNEY I.D. NO. 78447
CAITLIN M. DONNELLY, ESQUIRE,
ATTORNEY I.D. NO. 311403
KASSIA FIALKOFF, ESQUIRE,
ATTORNEY I.D. NO. 310530
AMY GLASS, ESQUIRE, ATTORNEY
I.D. NO. 308367
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 13-043560

172

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2013-CV-992

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **160 Amron Street, Bloomsburg, PA 17815.**

1. Name and address of Owner(s) or Reputed Owner(s)

Richard Shaffer
160 Amron Street
Bloomsburg, PA 17815

Regina Mackert
160 Amron Street
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Richard Shaffer
160 Amron Street
Bloomsburg, PA 17815

Regina Mackert
160 Amron Street
Bloomsburg, PA 17815

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
400 Countrywide Way
Simi Valley, CA 93065

Commonwealth of Pennsylvania
Department of Labor & Industry
651 Boas Street, 10th Floor
Harrisburg, PA 17121

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
400 Countrywide Way
Simi Valley, CA 93065

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

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

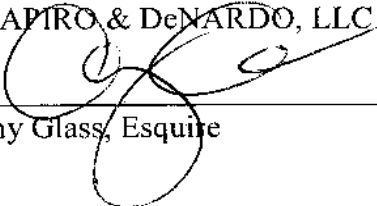
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT
160 Amron Street
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

SHAPIRO & DeNARDO, LLC
BY: 
Amy Glass, Esquire

13-043560

SD

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DeNARDO
Managing Partner
Admitted in Pennsylvania Only

PA Attorneys
CAITLIN M. DONNELLY +
KASSIA FIALKOFF +
AMY GLASS +

NJ Attorneys
RHONDI LYNN SCHWARTZ
STEPHANIE L. SOONDAR
+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Deputy

RE: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Richard Shaffer and Regina Mackert
Docket No.: 2013-CV-992
Property Address: 160 Amron Street, Bloomsburg, PA 17815
S&D File No.: 13-043560

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

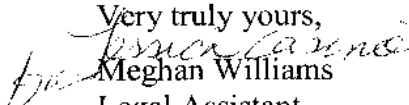
- Required Sale deposit: \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1;
- Request for posting, advertising, of the notice of sale.
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Thank you for your cooperation in this matter.

Very truly yours,


Meghan Williams
Legal Assistant

Enclosures

SD

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO
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PA Attorneys
CAITLIN M. DONNELLY +
KASSIA FIALKOFF +
AMY GLASS +

NJ Attorneys
RHONDI LYNN SCHWARTZ
STEPHANIE L. SOONDAR
+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP vs. Richard Shaffer and Regina Mackert
Docket No.: 2013-CV-992
Property Address: 160 Amron Street, Bloomsburg, PA 17815
S&D File No.: 13-043560

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses
provided:

Richard Shaffer, 160 Amron Street, Bloomsburg, PA 17815
Regina Mackert, 160 Amron Street, Bloomsburg, PA 17815

Please POST the HANDBILL on the property, 160 Amron Street, Bloomsburg,
PA 17815.

Upon service, please forward to this office in the enclosed self-addressed stamped
envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our
office requires a receipt for any funds that have been provided for this filing. Please return a
receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate
your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Meghan Williams
Meghan Williams
Legal Assistant

Enclosures

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP f/k/a Countrywide
Home Loans Servicing, LP
PLAINTIFF

No: 2013-CV-992

2013-ED-172

VS.

WRIT OF EXECUTION:

Richard Shaffer and Regina Mackert
DEFENDANTS

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy
upon and sell the following described property:

160 Amron Street, Bloomsburg, PA 17815

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$122,241.52

Interest from September 17, 2013 to

Costs to be Added

Seal of Court

Barbara N. Silvestri
PROTHONOTARY - Acting

Date: 10-04-13

Deputy Prothonotary

Prothonotary of the Court of Common Pleas

By Order of the Court on Monday, October 14, 2013

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447
CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403
KASSIA FIALKOFF, ESQUIRE, ATTORNEY I.D. NO. 310530
AMY GLASS, ESQUIRE, ATTORNEY I.D. NO. 308367
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 13-043560

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
400 Countrywide Way
Simi Valley, CA 93065

PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2013-CV-992

STATE OF: Pennsylvania

COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon information contained in the records of the Plaintiff or servicing agent of the Plaintiff and that the above captioned Defendants last known address is as set forth in the caption and they are not to the best of our knowledge, information or belief, in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

SHAPIRO & DeNARDO, LLC

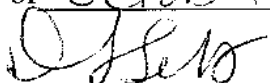
Date: 10/8/13

BY: 

Attorneys for Plaintiff

KASSIA FIALKOFF, ESQUIRE

Sworn to and subscribed
before me this 8th day
of October, 2013.



Notary Public

**Status Report
Pursuant to Servicemembers Civil Relief Act**

Last Name: SHAFFER

First Name: RICHARD

Middle Name:

Active Duty Status As Of: Oct-08-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: J4O1W0CFC0313B0



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: MACKERT

First Name: REGINA

Middle Name:

Active Duty Status As Of: Oct-08-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: G4K2A03FC031UE0

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447

CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403

KASSIA FIALKOFF, ESQUIRE, ATTORNEY I.D. NO. 310530

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610)278-6800

S & D FILE NO. 13-043560

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

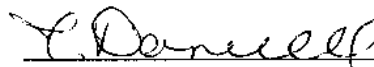
NO: 2013-CV-992

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, August 23, 2013 to the following Defendants:

Richard Shaffer, 160 Amron Street, Bloomsburg, PA 17815

Regina Mackert, 160 Amron Street, Bloomsburg, PA 17815



Tiffany Donnell, Legal Assistant
to Christopher A. DeNardo, Esquire for
Shapiro & DeNardo, LLC

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447
CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403
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Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2013-CV-992

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Richard Shaffer
DATE OF NOTICE: August 23, 2013

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

NOTIFICACION IMPORTANTE

Usted se encuentra en estado de rebeldía por no haber tomado la acción requerida de su parte en este caso. Al no tomar la acción debida dentro de un término de diez (10) días de la fecha de esta notificación, el tribunal podrá, sin necesidad de comparecer usted in corte o escuchar prueba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificación a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por teléfono a la oficina cuya dirección se encuentra escrita abajo para averiguar donde se puede conseguir asistencia legal:

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

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PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Richard Shaffer, 160 Amron Street, Bloomsburg, PA 17815

Regina Mackert, 160 Amron Street, Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC

Date: 01/31/23

BY:


Attorneys for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447
CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403
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S & D FILE NO. 13-043560

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to BAC Home Loans Servicing, LP f/k/a
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PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2013-CV-992

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Regina Mackert
DATE OF NOTICE: August 23, 2013

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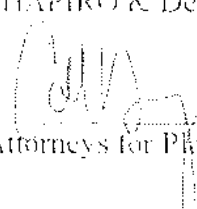
Richard Shaffer, 160 Amron Street, Bloomsburg, PA 17815

Regina Mackert, 160 Amron Street, Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC

Date: 3/26/13

BY:


Attorneys for Plaintiff

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447

CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403

KASSIA FIALKOFF, ESQUIRE, ATTORNEY I.D. NO. 310530

AMY GLASS, ESQUIRE, ATTORNEY I.D. NO. 308367

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610)278-6800

S & D FILE NO. 13-043560

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2013-CV-992

CERTIFICATE OF SERVICE

I, Amy Glass, Esquire, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

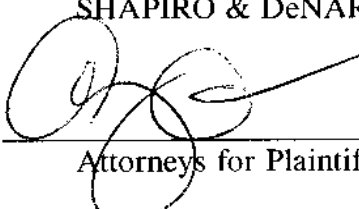
Richard Shaffer, 160 Amron Street, Bloomsburg, PA 17815

Regina Mackert, 160 Amron Street, Bloomsburg, PA 17815

Date Mailed: 10/8/13

Date: 10/8/13

BY:

SHAPIRO & DeNARDO, LLC

Attorneys for Plaintiff

AMY GLASS, ESQ.
PA BAR # 308367
NJ BAR # 13862010

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447

CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403

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VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2013-CV-992

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
400 Countrywide Way
Simi Valley, CA 93065

and that the last known addresses of the judgment debtors (Defendants) are:

Richard Shaffer
160 Amron Street
Bloomsburg, PA 17815

Regina Mackert
160 Amron Street
Bloomsburg, PA 17815

Date: 10/8/13

BY:

 SHAPIRO & DeNARDO, LLC

Attorneys for Plaintiff

13-043560

AMY GLASS, ESQ.
PA BAR # 308367
NJ BAR # 13862010

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS

Columbia County Clerk

35 West Main Street

P.O. Box 380

Bloomsburg, PA 17815

Tami B. Kline

Prothonotary

TO: Richard Shaffer

160 Amron Street

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
PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2013-CV-992

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Tami B. Kline
Prothonotary

☒ Judgment by Default

☐ Judgment for Possession

☐ Judgment on Award of Arbitration

☐ Judgment on Verdict

☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:
ATTORNEY AMY GLASS, ESQUIRE AT (610)278-6800.

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Columbia Couty Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Tami B. Kline
Prothonotary
TO: Regina Mackert
160 Amron Street
Bloomsburg, PA 17815

Bank of America, N.A., successor by merger to
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PLAINTIFF
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- ☐ Judgment on Court Findings

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ATTORNEY AMY GLASS, ESQUIRE AT (610)278-6800.

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447

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PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2013-CV-992

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Richard Shaffer
160 Amron Street
Bloomsburg, PA 17815
Your house (real estate) at:

160 Amron Street, Bloomsburg, PA 17815

12-05D-005-00-000

is scheduled to be sold at Sheriff's Sale on _____ at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at _____ to enforce the court judgment of \$122,241.52 obtained by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP against you.

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 cancelled if you pay back to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call: (610)278-6800.
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.
3. You may be able to stop the sale through other legal proceedings.

4. 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 of 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.

5. 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 (610)278-6800.
6. 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.
7. 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 *.
8. 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.
9. You have a 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.
10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house 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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

13-043560

All that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot No. 31 and the southwest corner of land described herein; thence by Lot No. 31 north 18 degrees 20 minutes 00 seconds west 175 feet to an iron pin; thence by other lands now or formerly of Twin Hills Development Corporation, north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; thence by Lot No. 29 south 18 degrees 20 minutes 00 seconds east 182.33 feet to an iron pin on the northern edge of Amron Drive; thence by Amron Drive on a curve to the left having a radius of 156.47 feet an arc distance of 48.11 feet; thence by the same south 71 degrees 40 minutes 00 seconds west 52.65 feet to the place of BEGINNING.

CONTAINING 17,615.28 square feet. Being Lot No. 30 on a plan known as Lion Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

PARCEL No. 12-05D-005-00-000

BEING the same premises which Paul J. Reidinger, unmarried, by Deed dated January 12, 2009 and recorded in the Columbia County Recorder of Deeds Office on January 13, 2009 as Deed Instrument No. 200900269, granted and conveyed unto Richard Shaffer and Regina Mackert.

SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447

CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403

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S & D FILE NO. 13-043560

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2013-CV-992

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Regina Mackert
160 Amron Street
Bloomsburg, PA 17815
Your house (real estate) at:

160 Amron Street, Bloomsburg, PA 17815

12-05D-005-00-000

is scheduled to be sold at Sheriff's Sale on _____ at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at _____ to enforce the court judgment of \$122,241.52 obtained by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP against you.

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9. You have a 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.
10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house 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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

13-043560

All that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot No. 31 and the southwest corner of land described herein; thence by Lot No. 31 north 18 degrees 20 minutes 00 seconds west 175 feet to an iron pin; thence by other lands now or formerly of Twin Hills Development Corporation, north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; thence by Lot No. 29 south 18 degrees 20 minutes 00 seconds east 182.33 feet to an iron pin on the northern edge of Amron Drive; thence by Amron Drive on a curve to the left having a radius of 156.47 feet an arc distance of 48.11 feet; thence by the same south 71 degrees 40 minutes 00 seconds west 52.65 feet to the place of BEGINNING.

CONTAINING 17,615.28 square feet. Being Lot No. 30 on a plan known as Lion Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

PARCEL No. 12-05D-005-00-000

BEING the same premises which Paul J. Reidinger, unmarried, by Deed dated January 12, 2009 and recorded in the Columbia County Recorder of Deeds Office on January 13, 2009 as Deed Instrument No. 200900269, granted and conveyed unto Richard Shaffer and Regina Mackert.

All that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot No. 31 and the southwest corner of land described herein; thence by Lot No. 31 north 18 degrees 20 minutes 00 seconds west 175 feet to an iron pin; thence by other lands now or formerly of Twin Hills Development Corporation, north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; thence by Lot No. 29 south 18 degrees 20 minutes 00 seconds east 182.33 feet to an iron pin on the northern edge of Amron Drive; thence by Amron Drive on a curve to the left having a radius of 156.47 feet an arc distance of 48.11 feet; thence by the same south 71 degrees 40 minutes 00 seconds west 52.65 feet to the place of BEGINNING.

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SHAPIRO & DeNARDO, LLC

BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447

CAITLIN M. DONNELLY, ESQUIRE, ATTORNEY I.D. NO. 311403

KASSIA FIALKOFF, ESQUIRE, ATTORNEY I.D. NO. 310530

AMY GLASS, ESQUIRE, ATTORNEY I.D. NO. 308367

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610)278-6800

S & D FILE NO. 13-043560

Bank of America, N.A., successor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2013-CV-992

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
400 Countrywide Way
Simi Valley, CA 93065

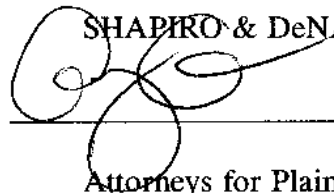
and that the last known addresses of the judgment debtors (Defendants) are:

Richard Shaffer
160 Amron Street
Bloomsburg, PA 17815

Regina Mackert
160 Amron Street
Bloomsburg, PA 17815

Date: 10/8/13

BY:

 SHAPIRO & DeNARDO, LLC
Attorneys for Plaintiff

13-043560

AMY GLASS, ESQ.
PA BAR # 308367
NJ BAR # 13862010

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CIVIL DIVISION
COLUMBIA COUNTY

NO:2013-CV-992

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

☐ FHA - Tenant Occupied or Vacant

☐ Commercial

☐ As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage

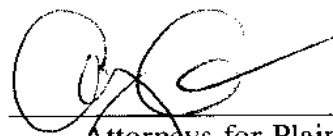
☒ Assistance Act including but not limited to:

- (a) Service of notice on Defendants
- (b) Expiration of 30 days since the service of notice
- (c) Defendants failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendants failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

Date: 10/8/13

BY:



Attorneys for Plaintiff

AMY GLASS, ESQ.
PA BAR # 308367
NJ BAR # 12862010

SHAPIRO & DeNARDO, LLC

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, ESQUIRE, ATTORNEY I.D. NO. 78447
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Bank of America, N.A., successor by merger
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Countrywide Home Loans Servicing, LP
400 Countrywide Way
Simi Valley, CA 93065
PLAINTIFF

VS.

Richard Shaffer and Regina Mackert
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2013-CV-992

STATE OF: Pennsylvania

COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon information contained in the records of the Plaintiff or servicing agent of the Plaintiff and that the above captioned Defendants last known address is as set forth in the caption and they are not to the best of our knowledge, information or belief, in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

SHAPIRO & DeNARDO, LLC

Date: 10/8/13

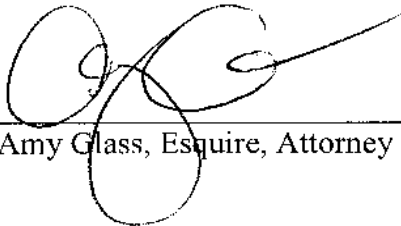
BY: [Signature]
Attorneys for Plaintiff
KASSIA FIALKOFF, ESQUIRE

Sworn to and subscribed
before me this 8th day
of October, 2013.

[Signature]
Notary Public



WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Amy Glass, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
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TELEPHONE: (610)278-6800
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DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2013-CV-992

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **160 Amron Street, Bloomsburg, PA 17815.**

1. Name and address of Owner(s) or Reputed Owner(s)

Richard Shaffer
160 Amron Street
Bloomsburg, PA 17815

Regina Mackert
160 Amron Street
Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Richard Shaffer
160 Amron Street
Bloomsburg, PA 17815

Regina Mackert
160 Amron Street
Bloomsburg, PA 17815

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
400 Countrywide Way
Simi Valley, CA 93065

Commonwealth of Pennsylvania
Department of Labor & Industry
651 Boas Street, 10th Floor
Harrisburg, PA 17121

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

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP
400 Countrywide Way
Simi Valley, CA 93065

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

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

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:

Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

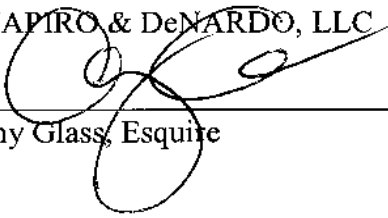
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
160 Amron Street
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

SHAPIRO & DeNARDO, LLC

BY:



Amy Glass, Esquire

13-043560