

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank VS Mark Woodruff

NO. 47-2013 ED NO. 477-2012 JD

DATE/TIME OF SALE: June 5 0900

BID PRICE (INCLUDES COST) \$ 25000.00 (2801.78)

POUNDAGE - 2% OF BID \$ 500.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3551.78

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan

[Signature]

TOTAL DUE: \$ 3551.78

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2201.78

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

vs.

Defendant
MARK R WOODRUFF

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2012CV422

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820

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.	\$1,863.78
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	\$225.00
Service Mileage	\$14.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
Total Sheriff Costs	\$2,746.78

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,801.78**

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)

Copyright © 2012 Sheriff's Office, Inc.



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,

July 18, 2013

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

Re: MARK R. WOODRUFF
28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820
2012-CV-422-MF

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 **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

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: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

PII # 775354

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

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

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

B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy Chamberlain	C. Date of Acceptance of Document Grantee(s)/Lessee(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Street Address PO Box 380, W. Main Street	Street Address PO Box 650043
City State Zip Code Bloomsburg PA 17815	City State Zip Code Dallas TX 75265

D. REAL ESTATE LOCATION

Street Address 28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820	City, Township, Borough ROARING CREEK TOWNSHIP
---	--

County COLUMBIA	School District CATAWISSA	Tax Parcel Number 30-12-001-34,000
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E. VALUATION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$25,000.00 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$25,000.00
4. County Assessed Value \$20,079.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$71,280.45

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.

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1723a.(c)(2). This is a Government Instrumentality.

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

7/18/13

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

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

TD Bank, NA
3-180/360

001351931

DATE
9/30/2013

AMOUNT
*****\$2,201.78

PAY TWO THOUSAND TWO HUNDRED ONE AND 78 / 100 Dollars

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

Francis S. Hallinan
AUTHORIZED SIGNATURE

KXL [775354] 28 COMMUNITY POND DRIVE (2012-CV-422-MF)

⑈001351931⑈ ⑆036001808⑆ 361508666⑈

VENDOR SOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
775354	9/30/2013	2,201.78	0.00	001281376	2,201.78
KXL [775354] 28 COMMUNITY POND DRIVE (2012-CV-422-MF)					
TOTAL		2,201.78	0.00		2,201.78

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
775354 KXL [775354] 28 COMMUNITY POND DRIVE (2012-CV-422-MF)	9/30/2013	2,201.78	0.00	001281376	2,201.78
TOTAL		2,201.78	0.00		2,201.78

SHERIFF'S SALE COST SHEET

NO. 42 ED NO. _____ VS. Woodruff
 NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</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>14.00</u>
✓ POSTING HANDBILL	\$15.00
✓ CRYING/ADJOURN SALE	\$10.00
✓ SHERIFF'S DEED	\$35.00
✓ TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>483.00</u>	

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	\$ <u>1863.78</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>2088.18</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 2861.78

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV422

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, JUNE 05, 2013

AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Pennsylvania State Game Lands No. 58, said point also being the Northeast corner of Lot No. 26, the Northwest corner of this lot and distance 580.37 feet on a course of North 87 degrees 31 minutes 35 seconds East from the Southwest corner of Pennsylvania State Game Lands No. 58 aforesaid;

THENCE along the Southerly line of said Pennsylvania State Game Lands North 87 degrees 31 minutes 33 seconds East 733.58 feet to the Northwest corner of Lot No. 30;

THENCE along the Westerly line of said Lot No. 30 South 2 degrees 28 minutes 25 seconds East 543.49 feet to a corner in the centerline of a private access road designated as Roaring Creek Forest Road, said point also being in the Northerly line of Lot No. 33;

THENCE along the center line of said Roaring Creek Road and along the Northerly Line of Lot Nos. 33, 31 and 29, the following courses and distances: South 77 degrees 00 minutes 00 seconds West 220.72 feet; South 82 degrees 50 minutes 40 seconds West 397.62 feet; and South 76 degrees 14 minutes 00 seconds West 122.66 feet to the Southeast corner of Lot No. 26; THENCE leaving said private access road and along the Easterly line of said Lot No. 26 North 2 degrees 28 minutes 25 seconds West 640.29 feet to the Southerly line of Pennsylvania Game Lands, the place of BEGINNING. CONTAINING 10.002 acres and being Lot No. 28 as shown on draft of Orangeville Surveying Consultants dated April 14, 1978. This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

UNDER AND SUBJECT, however, to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc., for its subdivision in Roaring Creek Township, Columbia County, Pennsylvania as set forth in statement thereof dated November 28, 1977 and recorded in Columbia County Miscellaneous Book 57 at Page 732 and Amendment to Building Restrictions dated October 28, 1978 and recorded in Columbia County Miscellaneous Book 61 at Page 188. BEING the same premises which Brad E. Feese, single, by deed dated July 15, 2002 and about to be recorded simultaneously herewith, granted and conveyed unto Mark R. Woodruff.

TITLE TO SAID PREMISES VESTED IN Mark R. Woodruff, single, by Deed from Brad E. Feese, single, dated 07/15/2002, recorded 07/17/2002 in Instrument Number 200208429

to law deposes and says that Press Enterprise is principal office and place of business at 3185

Columbia and State of Pennsylvania, and was published daily, continuously in said the attached notice May 15, 22, 29, 2013

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

29th

day of MAY 2013

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

Help

pictures.
bettov@gmail.com for
\$1500 per week. Email
view 9-21 through 9-28-13.
condo, sleeps 6, ocean
N. MYRTLE BEACH 2 BR

to go
Places

WAS RETURNED
TO US SAFELY!
J.M.

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

REAL ESTATE TAX CERTIFICATION

Date: 05/14/2013

Fee: \$5.00

Cert. NO: 14495

WOODRUFF MARK R
1939 OLD READING RD LOT 28
CATAWHUSA PA 17820

District: ROAKINGCREEK TWP
Decd: 20020 8429
Location: LOT 28
Parcel Id: 30-12-001-34,600

Assessment: 20,979

Balances as of 05/14/2013

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

BY: Columbia Co. Sheriff

FOR: Tim Chamberlain

TAX CERTIFICATION

2013 - REAL ESTATE

As of Date: 05/14/2013 02:55:15 PM

Owner: WOODRUFF MARK R

Municipality: ROARING CREEK TWP

Parcel #: 30 -12 -001-34,000

1939 OLD READING RD LOT 28
CALANISSA PA 17820

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
028514	T	\$5.90	04/30/2013	\$6.02	06/30/2013	\$6.62	08/31/2013
		Discount Payment		05/10/2013		\$5.90	
028514	G	\$179.97	04/30/2013	\$183.64	06/30/2013	\$200.00	08/31/2013
		Discount Payment		05/10/2013		\$179.97	
028514	S	\$26.47	04/30/2013	\$27.01	06/30/2013	\$29.71	08/31/2013
		Discount Payment		05/10/2013		\$26.47	
028514	F	\$49.20	04/30/2013	\$50.20	06/30/2013	\$55.22	08/31/2013
		Discount Payment		05/10/2013		\$49.20	

Total Paid To Date:

\$267.54


Signature

5/14/13
Date

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

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

Shawn Fallon
Ext. 1383

Representing Lenders in
Pennsylvania

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

No.: 2012-CV-422-
MF

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. MARK R. WOODRUFF, who
resides at 113 SOUTH 4TH STREET, CATAWISSA, PA 17820
No. 2012-CV-422-MF

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 06/05/2013 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan, LLP

By:

Shawn Fallon, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

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

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
Plaintiff,

v.


Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2012-CV-422-MF
:

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: 5/11/13

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

Name and Address Of Sender
 Phelan Hallinan, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103

PAS/MAN - June 5, 2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 28 COMMUNITY POND DRIVE CATAWISSA, PA 17820	\$0.44
2	****	ROARING CREEK FOREST PRESERVE MAIN & EAST STS CAMBRA, PA 18611	\$0.44
3	****	ROARING CREEK FOREST PRESERVE P.O. BOX 1 CAMBRA, PA 18611	\$0.44
4	****	ROARING CREEK FOREST PROPERTY OWNERS ASSOCIATION 123 SOUTH FRONT STREET BERWICK, PA 18603	\$0.44
5	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.44
6	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.44
7	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.44
8	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.44
RE: MARK R. WOODRUFF (COLUMBIA) PHS # 281522/1021 Page 1 of 4 Writ Team			\$3.56

US POSTAGE & MET BONES
 2013 JUN 02 PM
 \$004.88
 C00138119 APR 16 2013



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 5913 and 5921 for limitations of coverage.
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Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SHERIFF'S RETURN OF SERVICE

04/30/2013 02:30 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

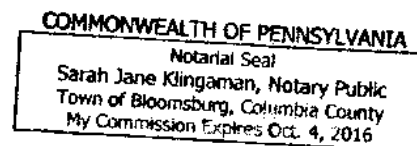

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 01, 2013

NOTARY

Affirmed and subscribed to before me this

1ST day of MAY, 2013



LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 04/12/2013

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 28 COMMUNITY POND DRIVE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 4-30-13

Time: 14:30

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2012CV422

28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820 EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SHERIFF'S RETURN OF SERVICE

03/14/2013 01:17 PM - DEPUTY SCOTT MAYERNICK, 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 CHARISSA WOODRUFF, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR MARK R WOODRUFF AT 113 SOUTH 4TH STREET, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

March 15, 2013

NOTARY

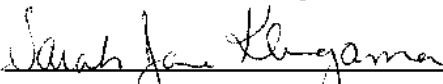
Affirmed and subscribed to before me this

15TH day of MARCH, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

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

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

Plaintiff

vs.

MARK R. WOODRUFF

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2012-CV-422-MF

ORDER

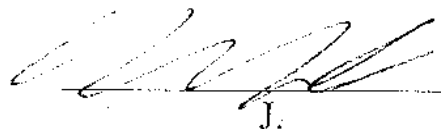
AND NOW, this 26 day of July, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$49,856.89
Interest Through June 5, 2013	\$7,841.47
Late Charges	\$58.71
Legal fees	\$1,850.00
Cost of Suit and Title	\$828.00
Sheriff's Sale Costs	\$689.50
Property Inspections	\$252.00
Property Preservation	\$1,025.80
Escrow to be paid	\$222.18
Escrow Deficit	\$2,293.01
TOTAL	\$64,917.56

Plus interest at six percent per annum.

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

BY THE COURT



CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2013 JUL 26 PM 2:38

FILED
PROTHONOTARY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 04/12/2013

Zone:

Warrant:

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

Serve To:

Name: Deanna Beaver

Primary Address: 389 Millgrove Road
Catawissa, PA 17820

Phone: 570-799-5674

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Cale beaver

Relation: Husband

Date: 3-20-13

Time: 4:50

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:	<u>3-14-13</u>	<u>03/18/13</u>				
Time:	<u>14:55</u>	<u>1320</u>				
Mileage:						
Deputy:	<u>4</u>	<u>DANBEC</u>				

Service Attempt Notes:

1. No Answer L/C
2. No ans
3. House # 799-5853
- 4.
- 5.
- 6.

BEAVER, DEANNA

2012CV422

389 MILLGROVE ROAD, CATAWISSA, PA 17820

EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 04/12/2013

Zone:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 28 COMMUNITY POND DRIVE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: DOCUMENTS POSTED ON DOOR

Relation: PROPERTY WAS VACATED

Date: 3/15/13 Time: 1535

Deputy: 59411 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:	3-14-13					
Time:	1510					
Mileage:						
Deputy:	4					

Service Attempt Notes:

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

OCCUPANT

2012CV422

28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820 EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 04/12/2013

Zone:

Warrant:

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

Serve To:

Name: ROARING CREEK FOREST PROPERTY OWNERS

Primary Address: 123 SOUTH FRONT STREET 4 ST.
~~BERWICK, PA 18603~~

Phone: CATAWISSA DOB:

Alternate Address: 113 South 4th St.

Phone: Catavissa, PA

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Charissa Woodruff

Relation: wife

Date: 3-14-13

Time: 13:17

Deputy: 41

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

ROARING CREEK FOREST

2012CV422

123 SOUTH FRONT STREET, BERWICK, PA 18603

EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	04/12/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	MARK R WOODRUFF
Primary Address:	113 SOUTH 4TH STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	1939 OLD READING ROAD CATAWISSA, PA 17820
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Charissa Woodruff		
Relation:	Wife		
Date:	3-14-13	Time:	13:17
Deputy:	cl	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

WOODRUFF, MARK R

2012CV422

113 SOUTH 4TH STREET, CATAWISSA, PA 17820

EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	04/12/2013
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 · <u>Other</u>
Adult In Charge:	SHERRY EVANS
Relation:	Employee
Date:	03-13-12
Time:	0820
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV422

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
MARK R WOODRUFF

Case Number
2012CV422

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/12/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrofer

Relation: Clerk II

Date: 03-13-13

Time: 0823

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV422

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 04/12/2013

Document Receipt

Trans # 17274 Carrier / service: POST 2PM 3/12/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000021162

Doc Ref #: 42ED2013

Document Receipt

Trans # 17273 Carrier / service: POST 2PM 3/12/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000021155

DEPARTMENT 281230

Doc Ref #: 42ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 17272 Carrier / service: POST 2PM 3/12/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000021148

Doc Ref #: 42ED2013

Document Receipt

Trans # 17271 Carrier / service: POST 2PM 3/12/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000021131

Doc Ref #: 42ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 17269 Carrier / service: POST 2PM 3/12/2013

Ship to: 17269

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000021124

Doc Ref #: 42ED2013

HARRISBURG PA 17108

Document Receipt

Trans # 17268 Carrier / service: POST 2PM 3/12/2013

Ship to: 17268

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000021117

Doc Ref #: 42ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 17267 Carrier / service: POST 2PM 3/12/2013

Ship to: 17267

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000021100

Doc Ref #: 42ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 17266 Carrier / service: POST 2PM 3/12/2013

Ship to: 17266

ROARING CREEK FOREST PRESERVE

PO BOX 1

Tracking #: 9171924291001000021094

Doc Ref #: 42ED2013

CAMBRA PA 18611

Document Receipt

Trans # 17265 Carrier / service: POST 2PM 3/12/2013

Ship to: 17265

ROARING CREEK FOREST PRESERVE

MAIN & EAST STREETS

Tracking #: 9171924291001000021087

Doc Ref #: 42ED2013

CAMBRA PA 18611

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV422

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, JUNE 05, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot or parcel of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Pennsylvania State Game Lands No. 58, said point also being the Northeast corner of Lot No. 26, the Northwest corner of this lot and distance 580.37 feet on a course of North 87 degrees 31 minutes 35 seconds East from the Southwest corner of Pennsylvania State Game Lands No. 58 aforesaid;

THENCE along the Southerly line of said Pennsylvania State Game Lands North 87 degrees 31 minutes 33 seconds East 733.58 feet to the Northwest corner of Lot No. 30;

THENCE along the Westerly line of said Lot No. 30 South 2 degrees 28 minutes 25 seconds East 543.49 feet to a corner in the centerline of a private access road designated as Roaring Creek Forest Road, said point also being in the Northerly line of Lot No. 33;

THENCE along the center line of said Roaring Creek Road and along the Northerly Line of Lot Nos. 33, 31 and 29, the following courses and distances: South 77 degrees 00 minutes 00 seconds West 220.72 feet; South 82 degrees 50 minutes 40 seconds West 397.62 feet; and South 76 degrees 14 minutes 00 seconds West 122.66 feet to the Southeast corner of Lot No. 26; THENCE leaving said private access road and along the Easterly line of said Lot No. 26 North 2 degrees 28 minutes 25 seconds West 640.29 feet to the Southerly line of Pennsylvania Game Lands, the place of BEGINNING. CONTAINING 10.002 acres and being Lot No. 28 as shown on draft of Orangeville Surveying Consultants dated April 14, 1978. This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

UNDER AND SUBJECT, however, to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc., for its subdivision in Roaring Creek Township, Columbia County, Pennsylvania as set forth in statement thereof dated November 28, 1977 and recorded in Columbia County Miscellaneous Book 57 at Page 732 and Amendment to Building Restrictions dated October 28, 1978 and recorded in Columbia County Miscellaneous Book 61 at Page 188. BEING the same premises which Brad E. Feese, single, by deed dated July 15, 2002 and about to be recorded simultaneously herewith, granted and conveyed unto Mark R. Woodruff.

TITLE TO SAID PREMISES VESTED IN Mark R. Woodruff, single, by Deed from Brad E. Feese, single, dated 07/15/2002, recorded 07/17/2002 in Instrument Number 200208429.

Premises being: 28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820

Tax Parcel # 30-12-001-34,000

PROPERTY ADDRESS: 28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-12-001-34

Seized and taken into execution to be sold as the property of MARK R WOODRUFF in suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION.

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 & SCHIMMIG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 42-13

DATE RECEIVED 3-12-13
DOCKET AND INDEX 3-12-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>1284558</u>

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

SALE DATE	<u>June 5, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>May 2, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 15</u>	
	2 ND WEEK <u>May 22</u>	
	3 RD WEEK <u>May 29, 13</u>	

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

MARK R. WOODRUFF

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-422-MF

2013-ED-42

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820

(See Legal Description attached)

Amount Due

\$52,023.43

Interest from 09/20/2012 to Date of Sale

\$_____ and costs.

@ \$8.55 per diem

Dated

03-12-13

(SEAL)

PHS # 281522

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

PROthonotary
My Comm. Exp. 12/31/2014

PRAECIPE FC WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

MARK R. WOODRUFF

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-422-MF

COLUMBIA COUNTY

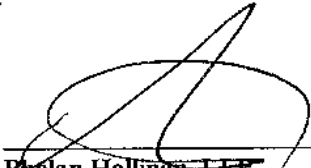
To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due
Interest from 09/20/2012 to Date of Sale
@ \$8.55 Per diem

\$52,023.43

\$_____ and costs.


~~Phelan Hallinan, LLP~~
Allison F. Zuckerman, Esq., Id. No. 309519
Attorney for Plaintiff

Note: Please attach description of Property.

PHS # 281522

2013 MAR 12 A 11:56
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

PROTHONOTARY

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Pennsylvania State Game Lands No. 58, said point also being the Northeast corner of Lot No. 26, the Northwest corner of this lot and distance 580.37 feet on a course of North 87 degrees 31 minutes 35 seconds East from the Southwest corner of Pennsylvania State Game Lands No. 58 aforesaid;

THENCE along the Southerly line of said Pennsylvania State Game Lands North 87 degrees 31 minutes 33 seconds East 733.58 feet to the Northwest corner of Lot No. 30;

THENCE along the Westerly line of said Lot No. 30 South 2 degrees 28 minutes 25 seconds East 543.49 feet to a corner in the centerline of a private access road designated as Roaring Creek Forest Road, said point also being in the Northerly line of Lot No. 33;

THENCE along the center line of said Roaring Creek Road and along the Northerly Line of Lot Nos. 33, 31 and 29, the following courses and distances: South 77 degrees 00 minutes 00 seconds West 220.72 feet;

South 82 degrees 50 minutes 40 seconds West 397.62 feet; and South 76 degrees 14 minutes 00 seconds West 122.66 feet to the Southeast corner of Lot No. 26; THENCE leaving said private access road and along the Easterly line of said Lot No. 26 North 2 degrees 28 minutes 25 seconds West 640.29 feet to the Southerly line of Pennsylvania Game Lands, the place of BEGINNING.

CONTAINING 10.002 acres and being Lot No. 28 as shown on draft of Orangeville Surveying Consultants dated April 14, 1978.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

UNDER AND SUBJECT, however, to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc., for its subdivision in Roaring Creek Township, Columbia

County, Pennsylvania as set forth in statement thereof dated November 28, 1977 and recorded in Columbia County Miscellaneous Book 57 at Page 732 and Amendment to Building Restrictions dated October 28, 1978 and recorded in Columbia County Miscellaneous Book 61 at Page 188. BEING the same premises which Brad E. Feese, single, by deed dated July 15, 2002 and about to be recorded simultaneously herewith, granted and conveyed unto Mark R. Woodruff.

TITLE TO SAID PREMISES VESTED IN Mark R. Woodruff, single, by Deed from Brad E. Feese, single, dated 07/15/2002, recorded 07/17/2002 in Instrument Number 200208429.

Premises being: 28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820

Tax Parcel # 30-12-001-34,000

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

Plaintiff

v.

MARK R. WOODRUFF

Defendant(s)

County File Copy
Please Return

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-422-MF

COLUMBIA COUNTY

PHS # 281522

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820**.

1. Name and address of Owner(s) or reputed Owner(s):
Name
Address (if address cannot be reasonably ascertained, please so indicate)

MARK R. WOODRUFF **113 SOUTH 4TH STREET**
CATAWISSA, PA 17820
2. Name and address of Defendant(s) in the judgment:
Name
Address (if address cannot be reasonably ascertained, please so indicate)

MARK R. WOODRUFF **113 SOUTH 4TH STREET**
CATAWISSA, PA 17820
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name
Address (if address cannot be reasonably ascertained, please indicate)
None.
4. Name and address of last recorded holder of every mortgage of record:
Name
Address (if address cannot be reasonably ascertained, please indicate)
None.
5. Name and address of every other person who has any record lien on the property:
Name
Address (if address cannot be reasonably ascertained, please indicate)
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)

ROARING CREEK FOREST PRESERVE **MAIN & EAST STS**
CAMBRA, PA 18611

ROARING CREEK FOREST PRESERVE **P.O. BOX 1**
CAMBRA, PA 18611

**ROARING CREEK FOREST PROPERTY
OWNERS ASSOCIATION**

**123 SOUTH FRONT STREET
BERWICK, PA 18603**

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

**28 COMMUNITY POND DRIVE
CATAWISSA, PA 17820**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

INTERNAL REVENUE SERVICE ADVISORY

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

**U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING**

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

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: _____

3/11/13

By: _____

Phelan Hallinan, LLP

Allison F. Zuckerman, Esq., Id. No.309519

Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff

v.

MARK R. WOODRUFF

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2012-CV-422-MF**

:

:

: **COLUMBIA COUNTY**

:

CERTIFICATION

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

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

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

By: 

Phelan Hallinan, LLP

Allison F. Zuckerman, Esq., Id. No.309519

Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	:	COLUMBIA COUNTY
	:	
vs.	:	COURT OF COMMON PLEAS
	:	
MARK R. WOODRUFF	:	CIVIL DIVISION
	:	
	:	NO.: <u>2012-CV-422-MF</u>
	:	

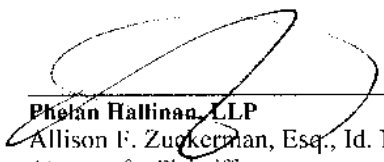
VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant MARK R. WOODRUFF is over 18 years of age and resides at 113 SOUTH 4TH STREET, CATAWISSA, PA 17820.

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



Phelan Hallinan, LLP
Allison F. Zuckerman, Esq., Id. No.309519
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff

v.

MARK R. WOODRUFF

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-422-MF**
:
: **COLUMBIA COUNTY**
:

CERTIFICATION

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

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☐ Act 91 procedures have been fulfilled
- ☒ 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

Allison F. Zuckerman, Esq., Id. No.309519

Attorney for Plaintiff

PHELAN HALLINAN, LLP
 Allison F. Zuckerman, Esq., Id. No.309519
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 215-563-7000

Attorney for Plaintiff

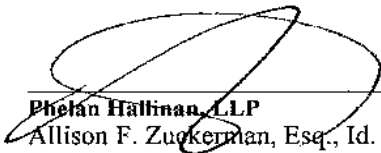
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	:	COLUMBIA COUNTY
	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
MARK R. WOODRUFF	:	NO.: <u>2012-CV-422-MF</u>
	:	

VERIFICATION OF NON-MILITARY SERVICE

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

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant MARK R. WOODRUFF is over 18 years of age and resides at 113 SOUTH 4TH STREET, CATAWISSA, PA 17820.

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



Phelan Hallinan, LLP
 Allison F. Zuckerman, Esq., Id. No.309519
 Attorney for Plaintiff

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

Plaintiff

v.

MARK R. WOODRUFF

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-422-MF**
:
: **COLUMBIA COUNTY**
:
: **PHS # 281522**
:

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained,
please so indicate)

**MARK R. WOODRUFF 113 SOUTH 4TH STREET
CATAWISSA, PA 17820**
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably
ascertained, please so indicate)

**MARK R. WOODRUFF 113 SOUTH 4TH STREET
CATAWISSA, PA 17820**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)

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)

**ROARING CREEK FOREST PRESERVE MAIN & EAST STS
CAMBRA, PA 18611**

**ROARING CREEK FOREST PRESERVE P.O. BOX 1
CAMBRA, PA 18611**

**ROARING CREEK FOREST PROPERTY
OWNERS ASSOCIATION**

**123 SOUTH FRONT STREET
BERWICK, PA 18603**

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

**28 COMMUNITY POND DRIVE
CATAWISSA, PA 17820**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

INTERNAL REVENUE SERVICE ADVISORY

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

**U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING**

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

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: _____

3/11/13

By: _____

Phelan Hallinan, LLP

Allison F. Zuckerman, Esq., Id. No.309519
Attorney for Plaintiff

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2012-CV-422-MF</u>
	:	
MARK R. WOODRUFF	:	
	:	
Defendant(s)	:	COLUMBIA COUNTY
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: MARK R. WOODRUFF
113 SOUTH 4TH STREET
CATAWISSA, PA 17820**

****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 **28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820** 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 \$52,023.43 obtained by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. 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**

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Pennsylvania State Game Lands No. 58, said point also being the Northeast corner of Lot No. 26, the Northwest corner of this lot and distance 580.37 feet on a course of North 87 degrees 31 minutes 35 seconds East from the Southwest corner of Pennsylvania State Game Lands No. 58 aforesaid;

THENCE along the Southerly line of said Pennsylvania State Game Lands North 87 degrees 31 minutes 33 seconds East 733.58 feet to the Northwest corner of Lot No. 30;

THENCE along the Westerly line of said Lot No. 30 South 2 degrees 28 minutes 25 seconds East 543.49 feet to a corner in the centerline of a private access road designated as Roaring Creek Forest Road, said point also being in the Northerly line of Lot No. 33;

THENCE along the center line of said Roaring Creek Road and along the Northerly Line of Lot Nos. 33, 31 and 29, the following courses and distances: South 77 degrees 00 minutes 00 seconds West 220.72 feet;

South 82 degrees 50 minutes 40 seconds West 397.62 feet; and South 76 degrees 14 minutes 00 seconds West 122.66 feet to the Southeast corner of Lot No. 26; THENCE leaving said private access road and along the Easterly line of said Lot No. 26 North 2 degrees 28 minutes 25 seconds West 640.29 feet to the Southerly line of Pennsylvania Game Lands, the place of BEGINNING.

CONTAINING 10.002 acres and being Lot No. 28 as shown on draft of Orangeville Surveying Consultants dated April 14, 1978.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

UNDER AND SUBJECT, however, to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc., for its subdivision in Roaring Creek Township, Columbia

County, Pennsylvania as set forth in statement thereof dated November 28, 1977 and recorded in Columbia County Miscellaneous Book 57 at Page 732 and Amendment to Building Restrictions dated October 28, 1978 and recorded in Columbia County Miscellaneous Book 61 at Page 188. BEING the same premises which Brad E. Feese, single, by deed dated July 15, 2002 and about to be recorded simultaneously herewith, granted and conveyed unto Mark R. Woodruff.

TITLE TO SAID PREMISES VESTED IN Mark R. Woodruff, single, by Deed from Brad E. Feese, single, dated 07/15/2002, recorded 07/17/2002 in Instrument Number 200208429.

Premises being: 28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820

Tax Parcel # 30-12-001-34,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-422-MF

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

MARK R. WOODRUFF

**owner(s) of property situate in the TOWNSHIP OF ROARING CREEK, Columbia
County, Pennsylvania, being
(Municipality)**

28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820

Parcel No. 30-12-001-34,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,023.43

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-422-MF

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

MARK R. WOODRUFF

**owner(s) of property situate in the TOWNSHIP OF ROARING CREEK, Columbia
County, Pennsylvania, being
(Municipality)**

28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820

Parcel No. 30-12-001-34,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,023.43

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Pennsylvania State Game Lands No. 58, said point also being the Northeast corner of Lot No. 26, the Northwest corner of this lot and distance 580.37 feet on a course of North 87 degrees 31 minutes 35 seconds East from the Southwest corner of Pennsylvania State Game Lands No. 58 aforesaid;

THENCE along the Southerly line of said Pennsylvania State Game Lands North 87 degrees 31 minutes 33 seconds East 733.58 feet to the Northwest corner of Lot No. 30;

THENCE along the Westerly line of said Lot No. 30 South 2 degrees 28 minutes 25 seconds East 543.49 feet to a corner in the centerline of a private access road designated as Roaring Creek Forest Road, said point also being in the Northerly line of Lot No. 33;

THENCE along the center line of said Roaring Creek Road and along the Northerly Line of Lot Nos. 33, 31 and 29, the following courses and distances: South 77 degrees 00 minutes 00 seconds West 220.72 feet;

South 82 degrees 50 minutes 40 seconds West 397.62 feet; and South 76 degrees 14 minutes 00 seconds West 122.66 feet to the Southeast corner of Lot No. 26; THENCE leaving said private access road and along the Easterly line of said Lot No. 26 North 2 degrees 28 minutes 25 seconds West 640.29 feet to the Southerly line of Pennsylvania Game Lands, the place of BEGINNING.

CONTAINING 10.002 acres and being Lot No. 28 as shown on draft of Orangeville Surveying Consultants dated April 14, 1978.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters shown on recorded plats.

TOGETHER WITH unto the Grantee, his heirs, executors and administrators and assigns, an easement of travel over all roadways and right of ways of Roaring Creek Forest Preserve, Inc., as a means of ingress, egress and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, however, unto Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and right of ways included in the above described premises as a means of ingress, egress, and regress to and from other land of Roaring Creek Forest Preserve, Inc. and the public road.

UNDER AND SUBJECT, however, to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc., for its subdivision in Roaring Creek Township, Columbia

County, Pennsylvania as set forth in statement thereof dated November 28, 1977 and recorded in Columbia County Miscellaneous Book 57 at Page 732 and Amendment to Building Restrictions dated October 28, 1978 and recorded in Columbia County Miscellaneous Book 61 at Page 188. BEING the same premises which Brad E. Feese, single, by deed dated July 15, 2002 and about to be recorded simultaneously herewith, granted and conveyed unto Mark R. Woodruff.

TITLE TO SAID PREMISES VESTED IN Mark R. Woodruff, single, by Deed from Brad E. Feese, single, dated 07/15/2002, recorded 07/17/2002 in Instrument Number 200208429.

Premises being: 28 COMMUNITY POND DRIVE, CATAWISSA, PA 17820

Tax Parcel # 30-12-001-34,000

SHERIFF'S RETURN

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff

vs.

MARK R. WOODRUFF

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-422-MF

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	No.: <u>2012-CV-422-MF</u>
--	----------------------------

Defendant MARK R. WOODRUFF	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.
MARK R. WOODRUFF
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
113 SOUTH 4TH STREET
CATAWISSA, PA 17820

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;"> Defendant </div>	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN


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

Plaintiff
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

No.: 2012-CV-422-MF

Defendant
MARK R. WOODRUFF

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.
MARK R. WOODRUFF

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
28 COMMUNITY POND DRIVE
CATAWISSA, PA 17820

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff ____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	No.: <u>2012-CV-422-ME</u>
--	----------------------------

Defendant MARK R. WOODRUFF	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)
28 COMMUNITY POND DRIVE
CATAWISSA, PA 17820

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	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

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

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

TD Bank, NA
3-180/360

001284558

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
3/7/2013

AMOUNT
*****\$1,350.00

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

MAN [281522] 28 COMMUNITY POND DRIVE (2012-CV-422-MF)


AUTHORIZED SIGNATURE

⑈001284558⑈ ⑆036001808⑆ 361508666⑈