

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of America NA vs Stephen Pastuszek

NO. 5A-2013 ED NO. 35-2013 JD

DATE/TIME OF SALE: Sept, 11 0900

BID PRICE (INCLUDES COST) \$ 2119.54

POUNDAGE - 2% OF BID \$ 42.39

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2161.93

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

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

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

PURCHASER(S) SIGNATURE(S): Lang & Mull

TOTAL DUE: \$ 2161.93

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 811.93

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

BANK OF AMERICA N.A.

vs.

## Defendant

STEPHAN J PASTUSAK  
STEPHEN PASTUSAK

### Attorney for the Plaintiff:

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

**Sheriff's Sale Date:** Wednesday, September 11, 20

**Writ of Execution No. :** 2013CV35

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

**Location of the real estate:** 360 SCENIC AVENUE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
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	\$165.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

**Total Sheriff Costs** **\$2,064.54**

## Distribution Costs

Recording Fees \$55.00

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,119.54**

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)

Columbia County Sheriff, Bloomsburg, Pennsylvania



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

KINYON LANIER  
Legal Assistant,

October 16, 2013

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

Re: STEPHAN J. PASTUSAK  
360 SCENIC AVENUE, BLOOMSBURG, PA 17815-8230  
2013-CV-35

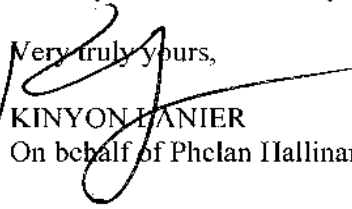
Dear Sir or Madam:

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

PH # 793267

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 Transfer and

Book Number

Page Number

Date Recorded

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

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

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

## B. TRANSFER DATA

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

Street Address  
**PO Box 380, W. Main Street**  
City State Zip Code  
**Bloomsburg PA 17815**

## C. Date of Acceptance of Document

Grantee(s)/Lessee(s)  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Street Address  
**PO Box 650043**  
City State Zip Code  
**Dallas TX 75265**

## D. REAL ESTATE LOCATION

Street Address  
**360 SCENIC AVENUE, BLOOMSBURG, PA 17815-8230**

City, Township, Borough  
**MAIN TOWNSHIP**

County <b>COLUMBIA</b>	School District <b>BLOOMSBURG</b>	Tax Parcel Number <b>22-01B-014-00,000</b>
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## E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration <b>\$2,119.54 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$2,119.54</b>
4. County Assessed Value <b>\$39,280.00</b>	5. Common Level Ratio Factor <b>x 3.55</b>	6. Fair Market Value <b>= \$139,444.00</b>

## F. EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>
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### 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

**10/18/13**

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

Sheriff of Columbia County

DATE 10/30/2013

CHECK # 001363366

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
793267 KXL [793267] 360 SCENIC AVENUE (2013-CV-35)	10/30/2013	811.93	0.00	001293064	811.93
<i>Postusak 51</i>					
TOTAL		811.93	0.00		811.93

Sheriff of Columbia County

DATE 10/30/2013

CHECK # 001363366

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
793267 KXL [793267] 360 SCENIC AVENUE (2013-CV-35)	10/30/2013	811.93	0.00	001293064	811.93
TOTAL		811.93	0.00		811.93

SAFEGUARD - LITHO - 5054 00500000

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA  
3-180/360

001363366

DATE  
10/30/2013

AMOUNT  
\*\*\*\*\$811.93

PAY EIGHT HUNDRED ELEVEN AND 93 / 100 Dollars

TO THE  
ORDER  
OF

Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

KXL [793267] 360 SCENIC AVENUE (2013-CV-35)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

001363366 0036001808 361508666

**Phelan Hallinan, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

July 31, 2013

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME  
LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING,  
LP v.  
STEPHAN J. PASTUSAK  
360 SCENIC AVENUE BLOOMSBURG, PA 17815-8230  
No.: 2013-CV-35**

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 7, 2013 due to the following: Service of NOS.

The Property is to be relisted for the September 11, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Mitchell Nathan for  
Phelan Hallinan, LLP

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

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

vs.

STEPHAN J. PASTUSAK

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2013-CV-35

No.: 2013-ED-51

**ORDER**

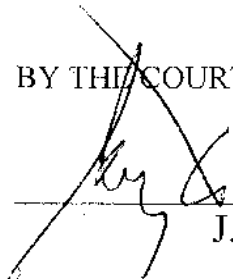
AND NOW, this 24th day of July, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$120,383.91
Interest Through August 7, 2013	\$20,862.02
Late Charges	\$44.13
Legal fees	\$1,450.00
Cost of Suit and Title	\$879.50
Property Inspections	\$80.00
Property Preservation	\$5,189.15
Mortgage Insurance Premium/ Private Mortgage Insurance	\$2,023.50
Escrow Deficit	\$4,649.85
<b>TOTAL</b>	<b>\$155,562.06</b>

Plus interest at six percent per annum.

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

BY THE COURT

  
J.

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

2013 JUL 24 P 1:38

FILED  
PROTHONOTARY

**Phelan Hallinan, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

June 4, 2013

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME  
LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING,  
LP v.  
STEPHAN J. PASTUSAK  
360 SCENIC AVENUE BLOOMSBURG, PA 17815-8230  
No.: 2013-CV-35**

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 5, 2013 due to the following: Service of NOS.

The Property is to be relisted for the August 7, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

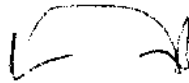
Very Truly Yours,  
David Tran for  
Phelan Hallinan, LLP



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

**Phelan Hallinan LLP**

# Fax



<b>To:</b>	Columbia County Sheriff Office	<b>From:</b>	Patrick Ralston
<b>Fax:</b>	570-389-5625	<b>Date:</b>	June 4, 2013
<b>Phone:</b>	570-389-5622	<b>Pages:</b>	1
<b>Re:</b>	Postpone Sale Date	<b>CC:</b>	

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

**•Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for two months to a date in August 2013. Currently the sale is set for 6/5/13 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

**RE:** BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO SAC HOME LOANS  
SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v.  
STEPHEN J. PASTUSAK  
COLUMBIA County, 2013-CV-35

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

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax – 215-563-8656

*Sale is August 7, 2013  
at 9:00 AM*

# SHERIFF'S SALE COST SHEET

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

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

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$165.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	<u>\$48.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$10.00</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>\$5.50</u>
NOTARY	<u>\$10.00</u>
TOTAL *****	<u>\$411.00</u>

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	<u>\$1293.54</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL *****	<u>\$1518.54</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>\$120.00</u>
MISC. _____	\$
_____	\$
TOTAL *****	<u>\$0.00</u>

TOTAL COSTS (OPENING BID) \$219.54

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: 14496

PASIUSAK STEPHAN J  
360 SCOTIC AVE  
BLOOMSBURG PA 17815

District: MAIN TWP  
Deed: 20060 3405  
Location: LOT #85 WONDERSVIEW  
Parcel Id:22 01E-014-00,000

Assessment: 32,279  
Balances as of 05/14/2013

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAYD	BALANCE
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NO TAX CHARGE TAXES DUE

By:

*Columbia Co. Sheiff*

Per:

*Tim Chamberlain*

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A., AS SUCCESSOR	:	Court of Common Pleas
BY MERGER TO BAC HOME LOANS	:	
SERVICING, LP F/K/A COUNTRYWIDE HOME	:	Civil Division
LOANS SERVICING, LP	:	
Plaintiff	:	COLUMBIA County
	:	
vs.	:	No.: 2013-CV-35
	:	No.: 2013-ED-51

STEPHAN J. PASTUSAK

Defendant

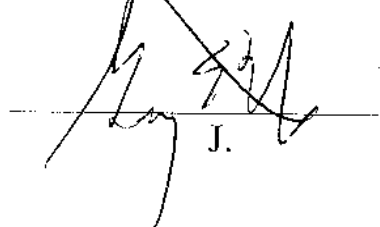
AND NOW, this 9th day of May, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$120,383.91
Interest Through June 5, 2013	\$19,333.68
Late Charges	\$44.13
Legal fees	\$1,450.00
Cost of Suit and Title	\$879.50
Property Inspections	\$180.00
Property Preservation	\$550.95
Mortgage Insurance Premium/ Private Mortgage Insurance	\$1,699.74
Escrow Deficit	\$4,649.85
<b>TOTAL</b>	<b>\$149,171.76</b>

Plus interest at six percent per annum.

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

BY THE COURT

  
J.

FILED  
PROTHONOTARY  
MAY 10 AM 10:05  
SHERIFF'S OFFICE  
COLUMBIA, PA

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

Shawn Fallon  
Legal Assistant, 1383

Representing Lenders in  
Pennsylvania

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

No.: 2013-CV-35  
No.: 2013-ED-51

Re: **BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS  
SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP VS. STEPHAN J.  
PASTUSAK**  
No.: 2013-CV-35, No.: 2013-ED-51

**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

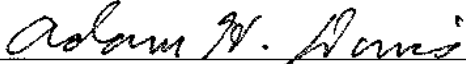
IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A., AS SUCCESSOR BY	:	COLUMBIA COUNTY
MERGER TO BAC HOME LOANS SERVICING,	:	
LP F/K/A COUNTRYWIDE HOME LOANS	:	COURT OF COMMON PLEAS
SERVICING, LP	:	
Plaintiff,	:	CIVIL DIVISION
	:	
v.	:	
	:	No.: <u>2013-CV-35</u>
STEPHAN J. PASTUSAK	:	No.: <u>2013-ED-51</u>
Defendant(s)	:	

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.

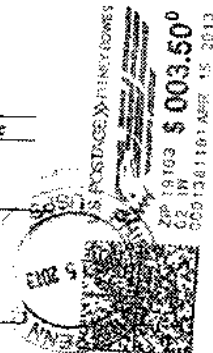
Name and  
Address  
Of Sender



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

PAS/MAN - 6/5/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 360 SCENIC AVENUE BLOOMSBURG, PA 17815-8230	\$0.45
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
3	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.45
4	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.45
5	****	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	\$0.45
RE: STEPHAN J. PASTUSAK (COLUMBIA) PHS # 299505/1021 Page 1 of 1 Writ Team			\$2.25
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Fee (Name of Receiving Employee)
<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.</p>			



Form 3877 Facsimile

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
STEPHAN J PASTUSAK (et al.)

Case Number  
2013CV35

## SHERIFF'S RETURN OF SERVICE

04/29/2013 07:57 PM - DEPUTY RAYMOND TONKINSON, 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 360 SCENIC AVENUE, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 30, 2013

NOTARY

Affirmed and subscribed to before me this

30TH day of APRIL, 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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
STEPHAN J PASTUSAK (et al.)

Case Number  
2013CV35

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 04/26/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 360 SCENIC AVENUE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge (Posted) · Other

Adult In Charge: *Posted*

Relation:

Date: 04-24-13

Time: 1957

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. \_\_\_\_\_

(POSTING)

2013CV35

360 SCENIC AVENUE, BLOOMSBURG, PA 17815

EXP: 04/26/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
STEPHAN J PASTUSAK (et al.)

Case Number  
2013CV35

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/26/2013

Warrant:

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

*Post*

### Serve To:

Name: OCCUPANT

Primary Address: 360 SCENIC AVENUE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 4/4/13

Time: 1555

Deputy: S. J. S. II

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. *US Doc. Pending RT House (For Sale)*

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

OCCUPANT

2013CV35

360 SCENIC AVENUE, BLOOMSBURG, PA 17815

EXP: 04/26/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
STEPHAN J PASTUSAK (et al.)

Case Number  
2013CV35

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	04/26/2013
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult in Charge · Posted · <u>Other</u>		
<b>Adult in Charge:</b>	Debbie Miller		
<b>Relation:</b>			
<b>Date:</b>	03-28-13	<b>Time:</b>	1440
<b>Deputy:</b>	R	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV35

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/26/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
STEPHAN J PASTUSAK (et al.)

Case Number  
2013CV35

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/26/2013

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Col.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendfer

Relation: Clerk II

Date: 3-26-13

Time: 2:45

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

2013CV35

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 04/26/2013

Document Receipt

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Trans # 18711 Carrier / service: POST 2PM 3/26/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000021667

Doc Ref #: 51ED2013

PHILADELPHIA PA 19106

Document Receipt

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Trans # 18710 Carrier / service: POST 2PM 3/26/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000021650

DEPARTMENT 281230

Doc Ref #: 51ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 18709 Carrier / service: POST 2PM 3/26/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000021643

Doc Ref #: 51ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 18708 Carrier / service: POST 2PM 3/26/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000021636

Doc Ref #: 51ED2013

KING OR PA 19406  
PRUSSIA



Document Receipt

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Trans # 18707 Carrier / service: POST 2PM 3/26/2013

Ship to: 18707

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000021629

Doc Ref #: 51ED2013

HARRISBURG PA 17108

Document Receipt

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Trans # 18706 Carrier / service: POST 2PM 3/26/2013

Ship to: 18706

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE RM 704

Tracking #: 9171924291001000021612

Doc Ref #: 51ED2013

PITTSBURGH PA 15222

Document Receipt

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Trans # 18705 Carrier / service: POST 2PM 3/26/2013

Ship to: 18705

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000021605

Doc Ref #: 51ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 18704 Carrier / service: POST 2PM 3/26/2013

Ship to: 18704

STEPHEN PASTUSAK

36095 TIMBER DRIVE

Tracking #: 9171924291001000021599

Doc Ref #: 51ED2013

WILLARDS MD 21874

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV35

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 piece or parcel of land situate in the Township of Main, County of Columbia, and State of Pennsylvania, as follows, to-wit:

BEGINNING at an iron pin on the southerly right-of-way of Scenic Avenue, said pin being at the northwest corner of lands now or formerly of Gary L. and Kristina Ernest; thence along the westerly line of lands now or formerly of Earnest south 16 degrees 11 minutes 55 seconds east 148.04 feet to an iron pin on the northerly line of lands now or formerly of Carl J., Jr., and Shirley of Bozung and the northerly line of lands now or formerly of Bozung ad Charlotte Friend south 74 degrees 32 minutes 30 seconds west 138.10 feet to an iron pin at the southeast corner of other lands now or formerly of Carl J. and M. Yoder; thence along the easterly line of lands now or formerly of Yoder north 16 degrees 11 minutes 55 seconds west 152.18 feet to an iron pin on the southerly right-of-way of the aforementioned Scenic Avenue; thence along.

TITLE TO SAID PREMISES VESTED IN Stephan J. Pastusak, a married man, as his sole and separate property, by Deed from Stephan J. Pastusak, a married man, as his separate property (who acquired title as Stephan J. Pastusak, Single), dated 2/17/2006, recorded 04/05/2006 in Instrument Number 200603405.

Premises being: 360 SCENIC AVENUE, BLOOMSBURG, PA 17815-8230

Tax Parcel # 22-01B-014-00,000

PROPERTY ADDRESS: 360 SCENIC AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01b-014

Seized and taken into execution to be sold as the property of STEPHAN J PASTUSAK, STEPHEN PASTUSAK in suit of BANK OF AMERICA N.A..

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
PHELAN HALLINAN & SCHIMIEG LLP  
PHILADELPHIA, PA 215-563-7000

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

# REAL ESTATE OUTLINE

ED # 51-13

DATE RECEIVED 3-26-13  
DOCKET AND INDEX 3-26-13

## 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>1287108</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 <sup>ST</sup> WEEK <u>May 15</u>	
	2 <sup>ND</sup> WEEK <u>22</u>	
	3 <sup>RD</sup> WEEK <u>29, 13</u>	

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

v.

**STEPHAN J. PASTUSAK**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2013-CV-35**  
:  
: **2013-ED-51**  
:  
: **COLUMBIA COUNTY**  
:  
: **PHS # 299505**  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **360 SCENIC AVENUE, BLOOMSBURG, PA 17815-8230**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**STEPHAN J. PASTUSAK 36095 TIMBER DRIVE  
WILLARDS, MD 21874-1351**
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**STEPHAN J. PASTUSAK 36095 TIMBER DRIVE  
WILLARDS, MD 21874-1351**
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)  
  
**None.**

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

Name

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

**TENANT/OCCUPANT**

**360 SCENIC AVENUE  
BLOOMSBURG, PA 17815-8230**

**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**

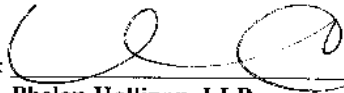
**228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754**

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:

3/22/13

By:



**Phelan Hallinan, LLP**

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



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

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

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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-35

2013-ED-51  
COLUMBIA COUNTY

vs.

STEPHAN J. PASTUSAK  
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: 360 SCENIC AVENUE, BLOOMSBURG, PA 17815-8230  
(See Legal Description attached)

Amount Due  
Interest from 03/09/2013 to Date of Sale  
@ \$22.69 per diem

\$138,049.24  
\$\_\_\_\_\_ and costs.

Dated 3-25-13  
(SEAL)

PHS # 299505

Barbara Silvestri / KEB/  
(Clerk) Office of the Prothonotary Support, Common Pleas Court  
of Columbia County, Penna.

**Prothonotary & Clerk of Sov. Courts**  
**My Com Exp 1st Monday in 2014**

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

Attorneys for Plaintiff

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

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-35  
:  
: 2013-ED-51  
: COLUMBIA COUNTY  
:

v.

**STEPHAN J. PASTUSAK**  
Defendant(s)

**CERTIFICATION**

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

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

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

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

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

Attorney for Plaintiff

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

vs.

**STEPHAN J. PASTUSAK**

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-35  
:  
: 2013-ED-51

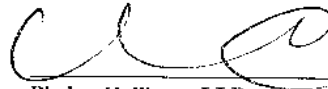
**VERIFICATION OF NON-MILITARY SERVICE**

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 STEPHAN J. PASTUSAK is over 18 years of age and resides at 36095 TIMBER DRIVE, WILLARDS, MD 21874-1351.

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

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

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

Attorneys for Plaintiff

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

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-35  
:  
: 2013-ED-51  
: COLUMBIA COUNTY  
:

v.

**STEPHAN J. PASTUSAK**  
Defendant(s)

**CERTIFICATION**

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

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

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

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

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

Attorney for Plaintiff

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

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-35  
: 2013-ED-51

vs.

**STEPHAN J. PASTUSAK**

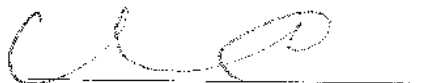
**VERIFICATION OF NON-MILITARY SERVICE**

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 STEPHAN J. PASTUSAK is over 18 years of age and resides at 36095 TIMBER DRIVE, WILLARDS, MD 21874-1351.

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



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

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

v.

**STEPHAN J. PASTUSAK**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2013-CV-35**  
:  
: **2013-ED-51**  
:  
: **COLUMBIA COUNTY**  
:  
: **PHS # 299505**  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praceipe for the Writ of Execution was filed, the following information concerning the real property located at **360 SCENIC AVENUE, BLOOMSBURG, PA 17815-8230**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name: **STEPHAN J. PASTUSAK**  
Address (if address cannot be reasonably ascertained, please so indicate): **36095 TIMBER DRIVE  
WILLARDS, MD 21874-1351**
2. Name and address of Defendant(s) in the judgment:  
Name: **STEPHAN J. PASTUSAK**  
Address (if address cannot be reasonably ascertained, please so indicate): **36095 TIMBER DRIVE  
WILLARDS, MD 21874-1351**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
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: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):

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

360 SCENIC AVENUE  
BLOOMSBURG, PA 17815-8230

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

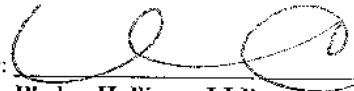
228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

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:

3/22/13

By:



Phelan Hallinan, LLP

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

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER	:	COURT OF COMMON PLEAS
TO BAC HOME LOANS SERVICING, LP F/K/A	:	
COUNTRYWIDE HOME LOANS SERVICING, LP	:	CIVIL DIVISION
	:	
Plaintiff	:	NO.: <u>2013-CV-35</u>
	:	<u>2013-ED-51</u>
	:	COLUMBIA COUNTY
	:	
vs.	:	
STEPHAN J. PASTUSAK	:	
	:	
Defendant(s)	:	

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

**TO: STEPHAN J. PASTUSAK  
36095 TIMBER DRIVE  
WILLARDS, MD 21874-1351**

**\*\*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 **360 SCENIC AVENUE, BLOOMSBURG, PA 17815-8230** 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 **\$138,049.24** obtained by **BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

BEGINNING at an iron pin on the southerly right-of-way of Scenic Avenue, said pin being at the northwest corner of lands now or formerly of Gary L. and Kristina Ernest; thence along the westerly line of lands now or formerly of Earnest south 16 degrees 11 minutes 55 seconds east 148.04 feet to an iron pin on the northerly line of lands now or formerly of Carl J., Jr., and Shirley of Bozung and the northerly line of lands now or formerly of Bozung ad Charlotte Friend south 74 degrees 32 minutes 30 seconds west 138.10 feet to an iron pin at the southeast corner of other lands now or formerly of Carl J. and M. Yoder; thence along the easterly line of lands now or formerly of Yoder north 16 degrees 11 minutes 55 seconds west 152.18 feet to an iron pin on the southerly right-of-way of the aforementioned Scenic Avenue; thence along.

TITLE TO SAID PREMISES VESTED IN Stephan J. Pastusak, a married man, as his sole and separate property, by Deed from Stephan J. Pastusak, a married man, as his separate property (who acquired title as Stephan J. Pastusak, Single), dated 02/17/2006, recorded 04/05/2006 in Instrument Number 200603405.

Premises being: 360 SCENIC AVENUE, BLOOMSBURG, PA 17815-8230

Tax Parcel # 22-01B-014-00,000

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2013-CV-35 2013-ED-51

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

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

**360 SCENIC AVENUE, BLOOMSBURG, PA 17815-8230**  
**Parcel No. 22-01B-014-00,000**  
(Acreage or street address)

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$138,049.24**

Attorneys for Plaintiff  
**Phelan Hallinan, LLP**

## SHERIFF'S RETURN

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

Plaintiff

vs.

STEPHAN J. PASTUSAK

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2013-CV-35

2013-ED-51  
ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do  
hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being  
made at the request and risk of the Plaintiff.  
Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within  
upon \_\_\_\_\_ at \_\_\_\_\_  
\_\_\_\_\_ by handing to  
\_\_\_\_\_ a true and correct copy of the original Notice of  
Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

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

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

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

No.: 2013-CV 35

2013-ED-51

Defendant

STEPHAN J. PASTUSAK

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)

360 SCENIC AVENUE

BLOOMSBURG, PA 17815-8230

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 XX Plaintiff  
Defendant

Telephone Number

Date

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

(215)563-7000

3/22/13

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

## **To the Sheriff of COLUMBIA County**

### **Attention: Real Estate Department**

Please be advised that we will be serving the Notice of Sale on defendant(s) STEPHAN J. PASTUSAK at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser  
Supervisor  
Writ Department  
Phelan Hallinan, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Automated Attendant: (215) 320-0007 ext. 1125  
Front Desk: (215) 563-7000 ext. 1125  
Fax: (215) 563-3826

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

TD Bank, NA  
3-180/360

001287108

DATE  
3/13/2013

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

MAN [299505] 360 SCENIC AVENUE (2013-CV-36)

*Travis S. Hallinan*

AUTHORIZED SIGNATURE

⑈001287108⑈ ⑆036001808⑆ 361508666⑈

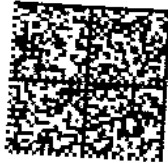
Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



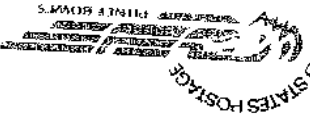
91 7192 4291 0010 0002 1599

STEPHEN PASTUSAK  
36096 TIMBER DRIVE  
WILLARDS MD 21874

**CERTIFIED MAIL™**



02 1M  
0006003448  
MAR 27 2013  
MAILED FROM ZIP CODE 17815



*Unclaimed*

NAME

1st Notice

329

MIXIE 212 DE 1009 0004/22/13

RETURN TO SENDER  
UNCLAIMED

UNABLE TO FORWARD

BCI 17815038080 \*0219-02635-27-41

17815 MAR 27 2013