

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/01/2013	Advance Fee	Advance Fee	1302419	\$0.00	\$1,350.00
05/01/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/01/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/01/2013	Crying Sale			\$10.00	\$0.00
05/01/2013	Docketing			\$15.00	\$0.00
05/01/2013	Levy			\$15.00	\$0.00
05/01/2013	Mailing Costs			\$54.00	\$0.00
05/01/2013	Posting Handbill			\$15.00	\$0.00
05/01/2013	Poundage			\$1,632.51	\$0.00
05/01/2013	Press Enterprise Inc.			\$414.42	\$0.00
05/01/2013	Sheriff Automation Fund			\$50.00	\$0.00
05/01/2013	Web Posting			\$100.00	\$0.00
06/10/2013	Deputize Advance Fee		6152	\$75.00	\$0.00
06/25/2013	Tax Claim Search			\$5.00	\$0.00
06/25/2013	Notary Fee			\$10.00	\$0.00
06/25/2013	Copies			\$8.00	\$0.00
06/25/2013	Service Mileage			\$24.00	\$0.00
06/25/2013	Service			\$240.00	\$0.00
06/25/2013	Surcharge			\$170.00	\$0.00
				\$2,870.43	\$1,350.00

TOTAL BALANCE:	\$(1,520.43)
-----------------------	---------------------

Sheriff of Columbia County

DATE 8/15/2013

CHECK # 001337439

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
758966 DXB [758966] 1335 SPRING GARDEN AVENUE (2013-CV-152)	8/15/2013	1,520.43	0.00	001265463	1,520.43
<i>Masteller, Daniel</i>					
TOTAL		1,520.43	0.00		1,520.43

Sheriff of Columbia County

DATE 8/15/2013

CHECK # 001337439

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
758966 DXB [758966] 1335 SPRING GARDEN AVENUE (2013-CV-152)	8/15/2013	1,520.43	0.00	001265463	1,520.43
TOTAL		1,520.43	0.00		1,520.43

SAFEGUARD

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

001337439

DATE
8/15/2013

AMOUNT
****\$1,520.43

PAY ONE THOUSAND FIVE HUNDRED TWENTY AND 43 / 100 Dollars

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

DXB [758966] 1335 SPRING GARDEN AVENUE (2013-CV-152)

Francis S. Hallinan
AUTHORIZED SIGNATURE

001337439 001337439 001337439

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
758966	8/15/2013	1,520.43	0.00	001265463	1,520.43
DXB [758966] 1335 SPRING GARDEN AVENUE (2013-CV-152)					
TOTAL		1,520.43	0.00		1,520.43

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TOTAL		1,520.43	0.00		1,520.43

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

June 24, 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: **JPMORGAN CHASE BANK, N.A. v.**
DANIEL R. MASTELLER
1335 SPRING GARDEN AVENUE BERWICK, PA 18603-2722
No.: 2013-CV-152

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for July 10, 2013 due to the following: The defendant(s) paid off the underlying mortgage loan and the Plaintiff is discontinuing the foreclosure action.

\$81,625.31 was received in consideration of the stay.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
ERIN MOORE for
Phelan Hallinan, LLP

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

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

Fax

To: Erin Moore **From:** Sheriff Timothy T. Chamberlain
Fax: **Pages:** 2
Phone: **Date:** June 25, 2013
Re: Masteller **CC:**

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

● **Comments:** I received the stay, attached is a cost sheet showing a balance of \$1,520.43 due.

This #FAX
215-563-8656

Qm. 12 6-26-13

bidding instructions @ phelan hallinan,
com

TX RESULT REPORT

NAME :
TEL :
DATE : JUN.25.2013 14:01

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
3788	TX	001	912155687616	JUN.25	14:00	000	00h00min00s	G3	NG
			00FF:REDIAL ALL FAIL						

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Erin Moore

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: June 25, 2013

Re: Masteller

CC:

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

• **Comments:** I received the stay, attached is a cost sheet showing a balance of \$1,520.43 due.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
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06/25/2013	Surcharge			\$170.00	\$0.00
				\$2,870.43	\$1,350.00

TOTAL BALANCE:	\$(1,520.43)
-----------------------	---------------------

SHERIFF'S SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</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>24.00</u>
✓ POSTING HANDBILL	\$15.00
✓ CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>423.50</u>	

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	\$ <u>414.42</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>564.42</u>	

✓ PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ _____	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL ***** \$ _____		

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
✓ MISC. <u>Ads.</u>	\$ <u>1632.51</u>
TOTAL ***** \$ <u>1632.51</u>	

TOTAL COSTS (OPENING BID) \$ 2775.43
1382.00
1445.43

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

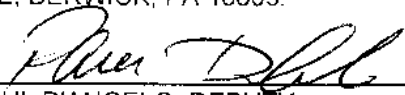


JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SHERIFF'S RETURN OF SERVICE

06/06/2013 02:25 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 1335 SPRING GARDEN AVENUE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 07, 2013

NOTARY

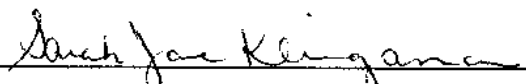
Affirmed and subscribed to before me this

7TH day of JUNE, 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, N.A.	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
DANIEL R. MASTELLER	:	
	:	No.: 2013-CV-152
Defendant	:	

ORDER

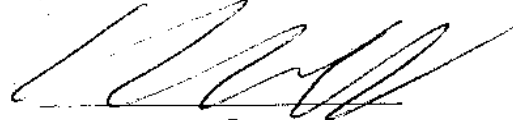
AND NOW, this 7 day of July, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$57,091.35
Interest Through July 10, 2013	\$11,228.59
Late Charges	\$147.14
Legal fees	\$1,300.00
Cost of Suit and Title	\$412.00
Property Inspections	\$378.00
Property Preservation	\$720.00
Mortgage Insurance Premium to be paid	\$21.34
Escrow to be paid	\$2,093.00
Escrow Deficit	\$6,614.02
Suspense/Misc. Credits	(\$8.72)
TOTAL	\$79,996.72

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.

RECEIVED
30 JUL 2013

2013 JUL 10 PM 4:00

RECEIVED
JUL 10 2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 05/31/2013

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 1335 SPRING GARDEN AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge: Posted

Relation:

Date: 6-6-13

Time: 1425

Deputy: 532514

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)

2013CV152

1335 SPRING GARDEN AVENUE, BERWICK, PA 18603 EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

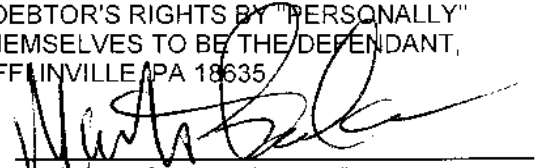


JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SHERIFF'S RETURN OF SERVICE

05/20/2013 12:45 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DANIEL MASTELLER AT 417 EAST 3RD STREET, MIFFLINVILLE, PA 18635


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

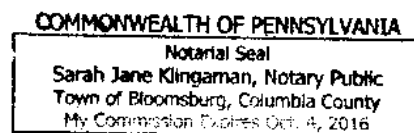

TIMOTHY T. CHAMBERLAIN, SHERIFF

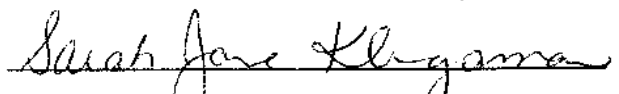
May 20, 2013

NOTARY

Affirmed and subscribed to before me this

20TH day of MAY, 2013





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

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

REAL ESTATE TAX CERTIFICATION

Date: 05/20/2013

Fee: \$5.00

Cert. NO: 14550

MASTELLER DANIEL R
182 BOGARTS HILL RD
BERWICK PA 18603

District: BERWICK BORO
Deed: 20110 -4674
Location: 1335 SPR GDN AVE LOT
Parcel Id:04D-08 -093-00,000

Assessment: 13,292

Balances as of 05/20/2013

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

By:

Columbia Co. Sheriff

Per:

Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 05/31/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DANIEL MASTELLER
Primary Address: 32 WEST HILLCREST DRIVE
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address: 417 EAST 3RD STREET
MIFFLINVILLE, PA 18635
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: [Signature]
Relation: Defendant
Date: 5-20-13 **Time:** 1245
Deputy: 16 17 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	Time:	Mileage:	Deputy:
05-10-13	1400	16	8
5-17-13	1923		

Service Attempt Notes:

- 417 E 3RD ST MIFFLINVILLE walk At Bastion Tree
- Not living At 32 W Hillcrest Dr. living in Mifflinville
-
-
-
-

MASTELLER, DANIEL

2013CV152

32 WEST HILLCREST DRIVE, BLOOMSBURG, PA 17815 EXP: 05/31/2013



May 9, 2013

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

JP MORGAN CHASE BANK, N.A.

VS.

DANIEL R. MASTELLER

Dear Timothy:

The amount due on the sewer account #119233 for the property located at 1335 Spring Garden Avenue, Berwick Pa through September 30, 2013 is **\$1205.91**. This amount includes fees to satisfy a lien on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Johnson", is written over the typed name.

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/31/2013

Warrant:

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

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KELLY JOHNSON

Relation: CLERK

Date: 05/02/13 Time: 1135

Deputy: DANIELLO 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.

BERWICK SEWER AUTHORITY

2013CV152

1108 FREAS AVE, BERWICK, PA 18603

EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/31/2013

Warrant:

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

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: *CONNIE GINGER*

Relation:

Date: 05/02/13

Time: 1155

Deputy: *DANIEL*

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.

GINGHER, CONNIE C.

2013CV152

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 05/31/2013

Tax Notice 2013 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Cornie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County		DATE		BILL NO.	
		03/01/2013		4843	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	13,291	9.146	119.13	121.56	133.72
SINKING		1.345	17.52	17.88	19.67
FIRE		1.25	16.28	16.61	17.44
LIGHT		1.75	22.79	23.26	24.42
BORO RE		11.1	144.58	147.53	154.91
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			320.30 April 30 If paid on or before	326.84 June 30 If paid on or before	350.16 June 30 If paid after
CITY TWP					
Discount 2 % 2 %					
Penalty 10 % 5 %					
PARCEL: 04D-08 -093-00,000					
1335 SPRING GARDEN AVE					
.1756 Acres					
Land				3,060	
Buildings				10,231	
Total Assessment				13,291	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MASTELLER DANIEL R
182 BOGARTS HILL RD
BERWICK PA 18603

This tax returned
to courthouse on:
January 1, 2014

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

FILE COPY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	05/31/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK AREA JOINT SEWER AUTHORIT
Primary Address:	106 MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KERRY SAMSEL		
Relation:	SECRETARY		
Date:	05/02/13	Time:	1305
Deputy:	DONALD	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. _____

BERWICK AREA JOINT SE

2013CV152

106 MARKET STREET, BERWICK, PA 18603

EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/31/2013

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 1335 SPRING GARDEN AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: VACANT / POSTED

Relation:

Date: 05/02/13 Time: 1120

Deputy: DANIELO 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.

OCCUPANT

2013CV152

1335 SPRING GARDEN AVENUE, BERWICK, PA 18603 EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/31/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Cot

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 5-1-13

Time: 1500
3:00

Deputy: SG

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

2013CV152

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 05/31/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK N.A.
vs.
DANIEL MASTELLER

Case Number
2013CV152

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 05/31/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally - Adult In Charge - Posted Other
Adult In Charge: HEATHER HYATT
Relation: CLERK
Date: 5/01/13 **Time:** 1450
Deputy: SA **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV152

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/31/2013

Document Receipt

Trans # 22312 Carrier / service: POST 2PM 5/1/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000022329

Doc Ref #: 72ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 22311 Carrier / service: POST 2PM 5/1/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000022312

DEPARTMENT 281230

Doc Ref #: 72ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 22310 Carrier / service: POST 2PM 5/1/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000022305

Doc Ref #: 72ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 22309 Carrier / service: POST 2PM 5/1/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000022299

Doc Ref #: 72ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 22308 Carrier / service: POST 2PM 5/1/2013

Ship to: 22308

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000022282

Doc Ref #: 72ED2013

HARRISBURG PA 17108

Document Receipt

Trans # 22307 Carrier / service: POST 2PM 5/1/2013

Ship to: 22307

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000022275

Doc Ref #: 72ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 22306 Carrier / service: POST 2PM 5/1/2013

Ship to: 22306

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000022268

Doc Ref #: 72ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 22305 Carrier / service: POST 2PM 5/1/2013

Ship to: 22305

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000022251

Doc Ref #: 72ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 22304 Carrier / service: POST 2PM 5/1/2013

Ship to: 22304

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000022244

Doc Ref #: 72ED2013

HARRISBURG PA 17128

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV152

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, JULY 10, 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 of land situate on the Northerly side of Spring Garden Avenue in Michael's Addition to the Borough of West Berwick, now the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows: ON the East by Lot Number One Hundred Forty-eight (148) on the South by Spring Garden Avenue; on the West by Lot Number One Hundred Fifty (150); and on the North by Dewey Alley; being Forty-Five (45) Feet in width by One Hundred Seventy (170) Feet in depth. Containing 7650 square feet of land, and being numbered and designated as Lot Number One Hundred Forty-nine (149) of Michael's Addition.

IT is covenanted and agreed by and between the parties to this deed, and their successors in title, that there shall be no building or buildings erected on the above-described lot nearer than Twenty-four (24) Feet to Spring Garden Avenue.

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Masteller, by Deed from Daniel R. Masteller and Sarah J. Masteller, h/w, dated 4/19/2011, recorded 5/11/2011 in Instrument Number 201104674.

Tax Parcel: 04D-08-093-00,000

Premises Being: 1335 SPRING GARDEN AVENUE, BERWICK, PA 18603-2722

PROPERTY ADDRESS: 1335 SPRING GARDEN AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-08-093

Seized and taken into execution to be sold as the property of DANIEL MASTELLER in suit of JP MORGAN CHASE BANK 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 # 72-13

DATE RECEIVED 5-1-13
DOCKET AND INDEX 5-1-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>1302419</u>

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

SALE DATE	<u>July 10, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>June 5, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>June 19</u>
	2 ND WEEK	<u>26</u>
	3 RD WEEK	<u>July 3, 13</u>

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

JPMORGAN CHASE BANK, N.A.

vs.

DANIEL R. MASTELLER

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-152

2013-ED-72

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: 1335 SPRING GARDEN AVENUE, BERWICK, PA 18603-2722

(See Legal Description attached)

Amount Due

\$73,017.89

Interest from 04/10/2013 to Date of Sale

\$_____ and costs.

@ \$12.00 per diem

Barbara R. Silvette - acting

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

05-01-13

(SEAL)

PROTH & CLERK OF SEV. COURTS

My Com Ex. 1st Monday in 2014

PHS # 265133

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

JPMORGAN CHASE BANK, N.A.

Plaintiff

v.

DANIEL R. MASTELLER

Defendant(s)


: **COURT OF COMMON PLEAS**
:
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-152**
: **2013-ED-72**
: **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
- (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

Attorneys for Plaintiff

JPMORGAN CHASE BANK, N.A.

Plaintiff

v.

DANIEL R. MASTELLER

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-152**
:
: **2013-ED-72**
:
: **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
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

JPMORGAN CHASE BANK, N.A.

vs.

DANIEL R. MASTELLER

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-152**
: **2013-ED-72**


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 DANIEL R. MASTELLER is over 18 years of age and resides at 32 WEST HILLCREST DRIVE, BLOOMSBURG, PA 17815-6708.

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

Attorney for Plaintiff

JPMORGAN CHASE BANK, N.A.

vs.

DANIEL R. MASTELLER

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-152
: 2013-ED-72

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 DANIEL R. MASTELLER is over 18 years of age and resides at 32 WEST HILLCREST DRIVE, BLOOMSBURG, PA 17815-6708.

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

JPMORGAN CHASE BANK, N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2013-CV-152</u>
DANIEL R. MASTELLER	:	2013-ED-72
Defendant(s)	:	
	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMORGAN CHASE BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at **1335 SPRING GARDEN AVENUE, BERWICK, PA 18603-2722**.

1. Name and address of Owner(s) or reputed Owner(s):
 Name: **DANIEL R. MASTELLER**
 Address (if address cannot be reasonably ascertained, please so indicate): **32 WEST HILLCREST DRIVE
BLOOMSBURG, PA 17815-6708**

2. Name and address of Defendant(s) in the judgment:
 Name: **DANIEL R. MASTELLER**
 Address (if address cannot be reasonably ascertained, please so indicate): **32 WEST HILLCREST DRIVE
BLOOMSBURG, PA 17815-6708**

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
 Name: **None.**
 Address (if address cannot be reasonably ascertained, please indicate):

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

5. Name and address of every other person who has any record lien on the property:
 Name: **BERWICK AREA JOINT SEWER AUTHORITY
C/O ANTHONY MCDONALD, ESQUIRE**
 Address (if address cannot be reasonably ascertained, please indicate): **BULL, BULL & KNECHT, LLP
106 MARKET STREET
BERWICK, PA 18603**

BERWICK AREA JOINT SEWER AUTHORITY
106 MARKET STREET
BERWICK, PA 18603

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

Name

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

None.

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

Name

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

TENANT/OCCUPANT

**1335 SPRING GARDEN AVENUE
BERWICK, PA 18603-2722**

**COMMONWEALTH OF PENNSYLVANIA,
BUREAU OF INDIVIDUAL TAX,
INHERITANCE TAX DIVISION**

**6TH FLOOR STRAWBERRY SQUARE
DEPARTMENT 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

**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: APR 30 2013

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

JPMORGAN CHASE BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-152

DANIEL R. MASTELLER

: 2013-ED-72
Defendant(s) : COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: DANIEL R. MASTELLER
32 WEST HILLCREST DRIVE
BLOOMSBURG, PA 17815-6708**

****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 **1335 SPRING GARDEN AVENUE, BERWICK, PA 18603-2722** 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 **\$73,017.89** obtained by **JPMORGAN CHASE BANK, N.A.** (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**

SHORT DESCRIPTION

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

JPMORGAN CHASE BANK, N.A.

v.

DANIEL R. MASTELLER

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

1335 SPRING GARDEN AVENUE, BERWICK, PA 18603-2722

Parcel No. 04D,08--093-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$73,017.89**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL that certain lot of land situate on the Northerly side of Spring Garden Avenue in Michael's Addition to the Borough of West Berwick, now the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

ON the East by Lot Number One Hundred Forty-eight (148) on the South by Spring Garden Avenue; on the West by Lot Number One Hundred Fifty (150); and on the North by Dewey Alley; being Forty-Five (45) Feet in width by One Hundred Seventy (170) Feet in depth. Containing 7650 square feet of land, and being numbered and designated as Lot Number One Hundred Forty-nine (149) of Michael's Addition.

IT is covenanted and agreed by and between the parties to this deed, and their successors in title, that there shall be no building or buildings erected on the above-described lot nearer than Twenty-four (24) Feet to Spring Garden Avenue.

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Masteller, by Deed from Daniel R. Masteller and Sarah J. Masteller, h/w, dated 04/19/2011, recorded 05/11/2011 in Instrument Number 201104674.

Tax Parcel: 04D,08--093-00,000

Premises Being: 1335 SPRING GARDEN AVENUE, BERWICK, PA 18603-2722

LEGAL DESCRIPTION

ALL that certain lot of land situate on the Northerly side of Spring Garden Avenue in Michael's Addition to the Borough of West Berwick, now the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

ON the East by Lot Number One Hundred Forty-eight (148) on the South by Spring Garden Avenue; on the West by Lot Number One Hundred Fifty (150); and on the North by Dewey Alley; being Forty-Five (45) Feet in width by One Hundred Seventy (170) Feet in depth. Containing 7650 square feet of land, and being numbered and designated as Lot Number One Hundred Forty-nine (149) of Michael's Addition.

IT is covenanted and agreed by and between the parties to this deed, and their successors in title, that there shall be no building or buildings erected on the above-described lot nearer than Twenty-four (24) Feet to Spring Garden Avenue.

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Masteller, by Deed from Daniel R. Masteller and Sarah J. Masteller, h/w, dated 04/19/2011, recorded 05/11/2011 in Instrument Number 201104674.

Tax Parcel: 04D,08--093-00,000

Premises Being: 1335 SPRING GARDEN AVENUE, BERWICK, PA 18603-2722

JPMORGAN CHASE BANK, N.A.
Plaintiff

v.

DANIEL R. MASTELLER
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-152**
: **2013-ED-72**
:
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMORGAN CHASE BANK, N.A., 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 **1335 SPRING GARDEN AVENUE, BERWICK, PA 18603-2722**.

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

Name

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

DANIEL R. MASTELLER

**32 WEST HILLCREST DRIVE
BLOOMSBURG, PA 17815-6708**

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

Name

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

DANIEL R. MASTELLER

**32 WEST HILLCREST DRIVE
BLOOMSBURG, PA 17815-6708**

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

Name

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

None.

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

Name

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

None.

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

Name

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

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

**BULL, BULL & KNECHT, LLP
106 MARKET STREET
BERWICK, PA 18603**

**BERWICK AREA JOINT SEWER
AUTHORITY**

**106 MARKET STREET
BERWICK, PA 18603**

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

Name

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

None.

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

Name

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

TENANT/OCCUPANT

1335 SPRING GARDEN AVENUE
BERWICK, PA 18603-2722

COMMONWEALTH OF PENNSYLVANIA,
BUREAU OF INDIVIDUAL TAX,
INHERITANCE TAX DIVISION

6TH FLOOR STRAWBERRY SQUARE
DEPARTMENT 280601
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105

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: APR 10 2013

By:



Phelan Hallinan, LLP

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

Attorney for Plaintiff

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-152 2013-ED-72

JPMORGAN CHASE BANK, N.A.

v.

DANIEL R. MASTELLER

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

1335 SPRING GARDEN AVENUE, BERWICK, PA 18603-2722

Parcel No. 04D,08--093-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$73,017.89**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

JPMORGAN CHASE BANK, N.A.

Plaintiff

vs.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

DANIEL R. MASTELLER

Defendants

No.: 2013-CV-152

2013-ED-72

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, N.A.

No.: 2013-CV-152

2013-ED-72

Defendant
DANIEL R. MASTELLER

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.

DANIEL R. MASTELLER

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

32 WEST HILLCREST DRIVE

BLOOMSBURG, PA 17815-6708

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 _____							

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

TD Bank, NA
3-180/360

001302419

DATE
4/25/2013

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

MIC [265133] 1335 SPRING GARDEN AVENUE (2013-CV-152)


AUTHORIZED SIGNATURE

⑈001302419⑈ ⑆036001808⑆ 361508666⑈