

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

AAH Mortgage Corp. VS Tony & Kathy Lupini

NO. 81-13 ED NO. 1-183-12 JD

DATE/TIME OF SALE: Oct, 9 2:00

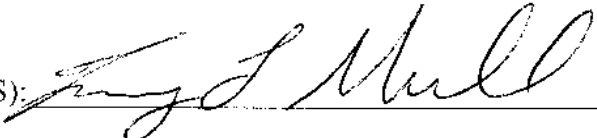
BID PRICE (INCLUDES COST) \$ 2469.60

POUNDAGE - 2% OF BID \$ 49.39

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2518.99

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2518.99

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1168.99

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PHH MORTGAGE CORPATION

vs.

Defendant
KATHY LUPINI
TERRY LUPINI

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, October 9, 2013

Writ of Execution No. : 2012CV1783

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 48 CHARMUND ROAD, ORANGEVILLE, PA 17859

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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$270.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$9.00
Notary Fee	\$15.00
Surcharge	\$190.00
Tax Claim Search	\$5.00

Total Sheriff Costs **\$2,414.60**

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs **\$55.00**

Grand Total: **\$2,469.60**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Copyright 2008 Sheriff's Office of Columbia County, PA



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 9, 2013

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

Re: TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI
48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031
2012-CV-1783

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: PHH MORTGAGE CORPORATION

P11# 804060

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B. TRANSFER DATA

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

D. REAL ESTATE LOCATION

Street Address 48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031	City, Township, Borough ORANGE TOWNSHIP
---	---

County COLUMBIA	School District ORANGEVILLE	Tax Parcel Number 27-03-027-00,000
---------------------------	---------------------------------------	--

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

1. Actual Cash Consideration \$2,518.99 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$2,518.99
4. County Assessed Value \$18,130.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$64,361.50

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
--	--	--

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) Estate File Number
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ *Other (Please explain exemption claimed, if other than listed above.)

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

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

Signature of Correspondent or Responsible Party KINYON LANIER	Date 10/11/13
---	-------------------------

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

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
804060	10/30/2013	1,168.99	0.00	001293073	1,168.99
KXL [804060] 48 CHARMUND ROAD (2012-CV-1783)					
Lupini 81					
TOTAL		1,168.99	0.00	1,168.99	

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
804060	10/30/2013	1,168.99	0.00	001293073	1,168.99
KXL [804060] 48 CHARMUND ROAD (2012-CV-1783)					
TOTAL		1,168.99	0.00		1,168.99

 SAFEGUARD. 1740 138A 5 5L2 0 075051141

22000000 DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDERS

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

TD Bank, NA
3-180/360

001363367

DATE
10/30/2013

AMOUNT
****\$1,168.99

PAY ONE THOUSAND ONE HUNDRED SIXTY-EIGHT AND 99 / 100 Dollars

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

KXL [804060] 48 CHARMUND ROAD (2012-CV-1783)

Francis S. Hellmich
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

1100136336700 0036000180800 36150866600

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
804060	10/30/2013	1,168.99	0.00	001293073	1,168.99
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804060 KXL [804060] 48 CHARMUND ROAD (2012-CV-1783)	10/30/2013	1,168.99	0.00	001293073	1,168.99
TOTAL		1,168.99	0.00		1,168.99

Deb Miller

From: Timothy Chamberlain
Sent: Friday, October 04, 2013 3:03 PM
To: Deb Miller
Subject: Sale

Deb,
Could you check these they were postponed from an early date.
Thanks
Tim

MARK & BRANDI BERTOLLO---REAR 1140 SPRING GARDEN AVE BERWICK---04C-02-018
KATHY LUPINI---48 CHARMUND ROAD ORANGEVILLE---27-03-027

NO BACK TAXES (Pd 6/17/13)
2013 Cty+Twp taxes (Pd 6/13/13)

In Bankruptcy
2003, 2004, 2006, 2007, 2011 +
2012 Taxes Due

SHERIFF'S SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</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>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>548.50</u>

✓ WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1436.10</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1661.10</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>2528.57</u>
TOTAL *****		\$	<u>2528.57</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$	<u>190.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 4993.17

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 8, 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: **PHH MORTGAGE CORPORATION v.**
TERRY J. LUPINI and KATHY LUPINI
48 CHARMUND ROAD ORANGEVILLE, PA 17859-9031
No.: 2012-CV-1783

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 10, 2013 due to the following: Service of NOS.

The Property is to be relisted for the October 9, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
ERIN MOORE 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

To: Columbia County Sheriff Office **From:** Erin Moore
Fax: 1-570-389-5625 **Date:** July 3, 2013
Phone: **Pages:** 1
Re: Postpone Sale Date – 07/10/2013 **CC:**
☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☒ **Please Reply** ☐ **Please Recycle**

•Comments:

Good Afternoon,

We would like to postpone our scheduled sheriff sale for 90 Days. Currently the sale is set for 07-10/2013 at 9:00AM. Please provide a new sale date and time as soon as possible.

Re: PHH MORTGAGE CORPORATION v. LUPINI, TERRY J
No. 2012-CV-1783

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,

Erin Moore

Fax – 215-563-8656

2.7 0900

FHS#310298

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER

2013ED81 (07/10/13)

DATE OF SALE

07/10/2013

AMOUNT

\$14,135.44

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

CORPORATION TAX FILE (BOX) NUMBER

\$0.00

EMPLOYER EIN

\$0.00

SALES TAX LICENSE NUMBER

\$0.00

SOCIAL SECURITY NUMBER

***-**-2577

\$14,135.44

DEFENDANT TERRY J LUPINI AKA TERRY LUPINI & KATHY LUPINI

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
☐ Employer Withholding Tax, 72 P.S. § 7345
☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	6/3/2013	13CV723	\$14,135.44
TOTAL:			\$14,135.44

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 21 day of, June 2013

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Daniel Meuser

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

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania

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

No.: 2012-CV-1783
No.:

Re: PHH MORTGAGE CORPORATION VS. TERRY J. LUPINI A/K/A TERRY LUPINI, and KATHY
LUPINI
No.: 2012-CV-1783, No.:

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 07/10/2013 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:

CHRISTINE SCHOFFLER, 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

PHH MORTGAGE CORPORATION
Plaintiff,

v.

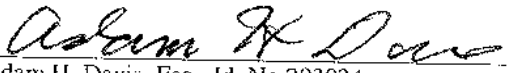
TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2012-CV-1783
No.:

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: 6/25/13

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

AZK/ODA - 7/10/2013 SAE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 48 CHARLUND ROAD ORACHEVILLE, PA 17859-9931	\$0.45
2	****	ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA 801 TOM MARTIN DRIVE, SUITE 120 BIRMINGHAM, AL 35211	\$0.45
3	****	PORTFOLIO RECOVERY ASSOCIATES, LLC, C/O MORRIS SCOTT, ESQUIRE BLATT, HASENMILLER, LEISSNER & MOORE, L.L.C. 1805 MARKET STREET, SUITE 501 PHILADELPHIA, PA 19103	\$0.45
4	****	PORTFOLIO RECOVERY ASSOCIATION, INC. 140 CORPORATE BOULEVARD NORFOLK, VA 23502	\$0.45
5	****	PORTFOLIO RECOVERY ASSOCIATION, INC. C/O EYITA RODRIGUEZ 140 CORPORATE BOULEVARD NORFOLK, VA 23501	\$0.45
6	****	U.S. SMALL BUSINESS ADMINISTRATION 801 TOM MARTIN DRIVE, SUITE 120 BIRMINGHAM, AL 35211	\$0.45
7	****	U.S. SMALL BUSINESS ADMINISTRATION C/O JILL L. MCNICKLE, ESQUIRE 1405 KINGSFORD ROAD FORT WORTH, TX 76155-2143	\$0.45
8	****	U.S. SMALL BUSINESS ADMINISTRATION C/O US RECORDINGS, INC. 2925 COUNTRY DRIVE ST. PAUL, MN 55117	\$0.45
9	****	ZEISLOFT CONSTRUCTION COMPANY P.O. BOX 338 BLOOMSBURG, PA 17815-0338	\$0.45
10	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 390 BLOOMSBURG, PA 17815	\$0.45
11	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2475 HARRISBURG, PA 17105	\$0.45
12	****	INTERNAL REVENUE SERVICE ADVISORY 1600 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15221	\$0.45
13	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 18754 HARRISBURG, PA 17185-1754	\$0.45
RE: TERRY J. LUPINI AKA TERRY LUPINI (COLUMBIA) PHIS # 310296/1021			55.85



U.S. POSTAGE & METS DOWNS
ZIP 15105 \$007.18
02 10
EBC 1201721 JUN 08 2013



Number of
as Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of
Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nondegradable 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 R600 S019 and S021 for limitations of coverage.

m 3877 Facsimile

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

PHH MORTGAGE CORPORATION
Plaintiff

vs.

TERRY J. LUPINI
A/K/A TERRY LUPINI
KATHY LUPINI

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2012-CV-178

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2013 JUN 11 P 3:45

FILED
PROTHONOTARY

ORDER

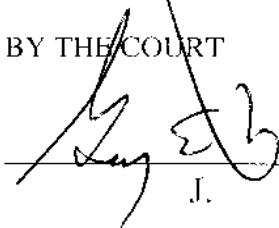
AND NOW, this 11 day of June, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$122,733.56
Interest Through July 10, 2013	\$21,307.71
Late Charges	\$1,100.13
Legal fees	\$1,650.00
Cost of Suit and Title	\$410.00
Property Inspections	\$303.75
Property Preservation	\$595.60
Appraisal/Brokers Price Opinion	\$1,312.00
Escrow Deficit	\$3,497.38
TOTAL	\$152,910.13

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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SHERIFF'S RETURN OF SERVICE

05/20/2013 04:10 PM - DEPUTY PAUL D'ANGELO, 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: KATHY LUPINI AT 48 CHARMUND ROAD, ORANGEVILLE, PA 17859.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 21, 2013

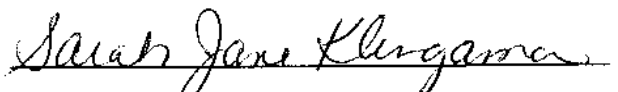
NOTARY

Affirmed and subscribed to before me this

21ST day of MAY, 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



PHH MORTGAGE CORPORATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SHERIFF'S RETURN OF SERVICE

05/20/2013 04:10 PM - DEPUTY PAUL D'ANGELO, 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 KATHY LUPINI, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TERRY LUPINI AT 48 CHARMUND ROAD, ORANGEVILLE, PA 17859.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 21, 2013

NOTARY

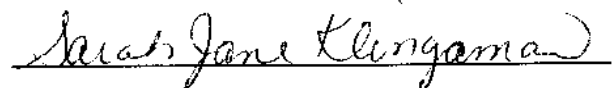
Affirmed and subscribed to before me this

21ST day of MAY, 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



PHH MORTGAGE CORPORATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SHERIFF'S RETURN OF SERVICE

06/05/2013 01:40 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 48 CHARMUND ROAD, ORANGEVILLE, PA 17859.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS:


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2013

NOTARY

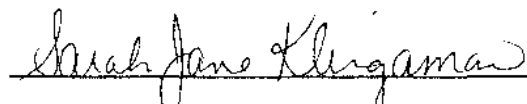
Affirmed and subscribed to before me this

5TH 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 06/07/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 48 CHARMUND ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 06-05-13

Time: 1340

Deputy: 26-05-13

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)

2012CV1783

48 CHARMUND ROAD, ORANGEVILLE, PA 17859

EXP: 06/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/07/2013

Warrant:

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

(215 W 8th - BERWICK) ? MAY BE RELATED ?

Serve To:

Name: KATHY LUPINI

Primary Address: 48 CHARMUND ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: KATHY LUPINI

Relation:

Date: 05/20/13 Time: 1610

Deputy: DANGELO Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:	05/13/13					
Time:						
Mileage:						
Deputy:	S-3 S-17					

Service Attempt Notes:

- HOUSE EMPTY - STILL RECEIVES MAIL PER P.O.
- Net still lists this address ✓
-
-
-
-

LUPINI, KATHY

2012CV1783

48 CHARMUND ROAD, ORANGEVILLE, PA 17859

EXP: 06/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PHH MORTGAGE CORPATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/07/2013

Zone:

Warrant:

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

Serve To:

Name: TERRY LUPINI

Primary Address: 48 CHARMUND ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KATHY LUPINI

Relation: WIFE

Date: 05/20/13

Time: 1610

Deputy: DANGELO

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.

LUPINI, TERRY

2012CV1783

48 CHARMUND ROAD, ORANGEVILLE, PA 17859

EXP: 06/07/2013

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 20-MAY-13

FEE: \$5.00

CERT. NO14559

LUPINI TERRY & KATHY
48 CHARMUND RD
ORANGEVILLE PA 17859

DISTRICT: ORANGE TWP
DEED: 20051-0743
LOCATION: 48 CHARMUND RD ORANGEVILLE
PARCEL: 27 03 027-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2012	PRIM	950.16	19.77	30.00	999.93
2011	PRIM	1,392.67	25.97	105.00	1,523.64
TOTAL DUE :					\$2,523.57

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August , 2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbia Co Sheriff - Tim Chamberlain

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2013 - REAL ESTATE

As of Date: 05/20/2013 03:03:20 PM

Owner: LUPINI TERRY & KATHY

Municipality: ORANGE TWP

Parcel #: 27 -03 -027-00,000

48 CHARMOND RD

Property Desc:

ORANGEVILLE PA 17859

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
026783	G	\$162.50	04/30/2013	\$165.82	06/30/2013	\$182.40	08/31/2013
Payment							
026783	S	\$23.89	04/30/2013	\$24.38	06/30/2013	\$26.82	08/31/2013
Payment							
026783	R	\$26.66	04/30/2013	\$27.20	06/30/2013	\$29.92	08/31/2013
Payment							

Total Paid To Date:

\$0.00

Signature

Date

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

PHH MORTGAGE CORPORATION

Plaintiff

v.

TERRY J. LUPINI A/K/A TERRY LUPINI

KATHY LUPINI

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2012-CV-1783**

:

:

: **2013-ED-81**

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AFFIDAVIT PURSUANT TO RULE 3129.1

PHH MORTGAGE CORPORATION, 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 **48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031**.

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

Name

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

**TERRY J. LUPINI
A/K/A TERRY LUPINI**

**48 CHARMUND ROAD
ORANGEVILLE, PA 17859-9031**

KATHY LUPINI

**48 CHARMUND ROAD
ORANGEVILLE, PA 17859-9031**

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

Name

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

SAME AS ABOVE.

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)

**PORTFOLIO RECOVERY ASSOCIATES,
LLC.
C/O MORRIS SCOTT, ESQUIRE**

**BLATT, HASENMILLER, LEIBSKER &
MOORE, LLC.
1835 MARKET STREET, SUITE 501
PHILADELPHIA, PA 19103**

**PORTFOLIO RECOVERY ASSOCIATION,
INC**

**140 CORPORATE BOULEVARD
NORFOLK, VA 23502**

**PORTFOLIO RECOVERY ASSOCIATION,
INC.
C/O EVITA RODRIGUEZ**

**140 CORPORATE BOULEVARD
NORFOLK, VA 23502**

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

Name

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

**ADMINISTRATOR OF THE SMALL
BUSINESS ADMINISTRATION, AN AGENCY
OF THE GOVERNMENT OF THE UNITED
STATES OF AMERICA**

**801 TOM MARTIN DRIVE, SUITE 120
BIRMINGHAM, AL 35211**

U.S. SMALL BUSINESS ADMINISTRATION

**801 TOM MARTIN DRIVE, SUITE 120
BIRMINGHAM, AL 35211**

U.S. SMALL BUSINESS ADMINISTRATION
C/O JILL L. MCNICKLE, ESQUIRE

14925 KINGSPORT ROAD
FORT WORTH, TX 76155-2243

U.S. SMALL BUSINESS ADMINISTRATION
C/O US RECORDINGS, INC.

2925 COUNTRY DRIVE
ST. PAUL, MN 55117

5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)

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

48 CHARMUND ROAD
ORANGEVILLE, PA 17859-9031

ZEISLOFT CONSTRUCTION COMPANY

P.O. BOX 338
BLOOMSBURG, PA 17815-0338

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: 5/8/13

By: _____


Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No. 308877
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/07/2013

Zone:

Warrant:

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

784-6578

Serve To:

Name: ZEISLOFT CONSTRUCTION COMPANY

Primary Address: PO BOX 338
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 185 W. Hill Crest Dr

Phone: 145 W 12th St

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Delmer Zeisloft

Relation:

Date: 5-16-13

Time: 0910

Deputy: 16 / 17

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. _____

ZEISLOFT CONSTRUCTION

2012CV1783

PO BOX 338, BLOOMSBURG, PA 17815

EXP: 06/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/07/2013

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: DEB MILLER

Relation: CLERK

Date: 05/13/13 Time: 0820

Deputy: S-3 S-17 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1783

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/07/2013

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KAREN REICHENDECKER

Relation: CLERK

Date: 05/13/13 Time: 0825

Deputy: S-3 S-17 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 2012CV1783 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 06/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPATION
vs.
KATHY LUPINI (et al.)

Case Number
2012CV1783

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/07/2013

Warrant:

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

Serve To:

Name: CENTRAL COLUMBIA SD

Primary Address: BLUE JAY DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: GIENYSE WOLINSKI

Relation: CLERK

Date: 05/13/13 Time: 0850

Deputy: S-3 S-16 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. _____

CENTRAL COLUMBIA SD

2012CV1783

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

EXP: 06/07/2013

Document Receipt

Trans # 23301 Carrier / service: POST 2PM 5/10/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000022909

Doc Ref #: 81ED2013

Document Receipt

Trans # 23300 Carrier / service: POST 2PM 5/10/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000022893

DEPARTMENT 281230

Doc Ref #: 81ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 23299 Carrier / service: POST 2PM 5/10/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000022886

Doc Ref #: 81ED2013

Document Receipt

Trans # 23298 Carrier / service: POST 2PM 5/10/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000022879

Doc Ref #: 81ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 23297 Carrier / service: POST 2PM 5/10/2013

Ship to: 23297

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000022862

Doc Ref #: 81ED2013

HARRISBURG PA 17108

Document Receipt

Trans # 23295 Carrier / service: POST 2PM 5/10/2013

Ship to: 23295

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000022855

Doc Ref #: 81ED2013

PITTSBURGH PA 15222

Document Receipt

Trans #

00000

Carrier Location

DOCT

CDMA

5/10/2012

Ship to: 23293

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000022848

Doc Ref #: 81ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 23292 Carrier / service: POST 2PM 5/10/2013

Ship to: 23292

US SMALL BUSINESS ADMIN

C/O US RECORDINGS
2925 COUNTRY DRIVE

Tracking #: 9171924291001000022831

Doc Ref #: 81ED2013

ST. PAUL MN 55117

Document Receipt

Trans # 23291 Carrier / service: POST 2PM 5/10/2013

Ship to: 23291

US. SMAL BUSINESS ADMIN

C/O JILL MCNICKLE, ESQ.
14295 KINGSPORT ROAD

Tracking #: 9171924291001000022824

Doc Ref #: 81ED2013

FORT WORTH TX 76155

Document Receipt

Trans # 23290 Carrier / service: POST 2PM 5/10/2013

Ship to: 23290

US SMALL BUSINESS ADMIN.

801 TOM MARTIN DRIVE STE 120

Tracking #: 9171924291001000022817

Doc Ref #: 81ED2013

BIRMINGHAM AL 35211

Document Receipt

Trans # 23289 Carrier / service: POST 2PM 5/10/2013

Ship to: 23289

PORTFOLIO REVOCERY ASSOCIATES,
LLC

140 CORPORATE BOULEVARD

Tracking #: 9171924291001000022800

Doc Ref #: 81ED2013

NORFOLK VA 23502

Document Receipt

Trans # 23288 Carrier / service: POST 2PM 5/10/2013

Ship to: 23288

PORTFOLIO RECOVERY ASSOCIATES,
LLC

C/O MORRIS SCOTT, ESQ.
1835 MARKET STREET, SUITE 501

PHILADELPHIA PA 19103

Tracking #: 9171924291001000022794

Doc Ref #: 81ED2013

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1783

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 piece, parcel or tract of land lying and being situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit--

BEGINNING at an iron pin located along the eastern right-of-way line of State Highway No. 19031 and in line of other lands now or late of Richard Shoemaker; THENCE along lands now or late of Richard Shoemaker and Charles Conner, South 88 degrees, 30 minutes East, 325.1 feet to an iron pin;

THENCE along other lands now or late of Charles Conner, South 1 degree, 30 minutes West, 327.4 feet to an iron pin; THENCE along lands now or late of Donald Kelchner, North 89 degrees, 21 minutes West, 42.3 feet to an iron pin located along the eastern right-of-way line of State Highway No. 19031;

THENCE along the eastern right-of-way line of State Highway No. 19031, the following courses and distances:

- (1) North 39 degrees, 59 minutes West, 333.7 feet to a point;
- (2) North 37 degrees, 35 minutes West, 97.7 feet to an iron pin, the PLACE OF BEGINNING.

CONTAINING 1.62 acres of land, and BEING that said description was taken from a survey prepared by A. Carl Wolfe, dated May 20, 1974 and recorded at the Columbia County Recorder's Office in Deed Book No. 267, at page 680, and a copy of which survey is attached hereto.

The above description consolidates the descriptions set forth in parcels 1 through 3, as contained in prior deeds in the chain of title. TITLE TO SAID PREMISES IS VESTED IN Terry Lupini and Kathy Lupini, his wife, by Deed from Glen C. Milroy and Sandra M. Milroy, his wife, dated 09/30/2005, recorded 10/04/2005 in Instrument Number 200510743.

Tax Parcel: 27-03-027-00,000

Premises Being: 48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031

PROPERTY ADDRESS: 48 CHARMUND ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-03-027

Seized and taken into execution to be sold as the property of KATHY LUPINI, TERRY LUPINI in suit of PHH MORTGAGE CORPATION.

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 # 8713

DATE RECEIVED 5-16-13
DOCKET AND INDEX 5-16-13

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# 1301964

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

SALE DATE July 10, 13 TIME 0900
POSTING DATE June 6, 13
ADV. DATES FOR NEWSPAPER
1ST WEEK June 19
2ND WEEK 26
3RD WEEK July 3, 13

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

PHH MORTGAGE CORPORATION

vs.

TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-1783

2013-ED-81
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: 48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031
(See Legal Description attached)

Amount Due

\$142,533.54

Interest from 04/02/2013 to Date of Sale

\$_____ and costs.

@ \$23.43 per diem

Barbara N Silvestri/KPB/

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

Dated 5-10-13
(SEAL)

PHS # 310298

Proth & Clerk of Sev. Courts
My Com Ex. 1st Monday in 2014

PHELAN HALLINAN, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

PHH MORTGAGE CORPORATION
Plaintiff

v.

TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1783**
:
: **2013-ED-81**
: **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
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHELAN HALLINAN, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

PHH MORTGAGE CORPORATION
Plaintiff

v.

TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1783**
:
: **2013-ED-81**
: **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
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHELAN HALLINAN, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

PHH MORTGAGE CORPORATION

vs.

**TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1783**
: **2013-ED-81**

VERIFICATION OF NON-MILITARY SERVICE

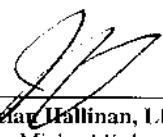
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 TERRY J. LUPINI A/K/A TERRY LUPINI is over 18 years of age and the defendant's last known address is 48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031.

(c) that defendant KATHY LUPINI is over 18 years of age and the defendant's last known address is 48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031.

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



Phelan Hallinan, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHELAN HALLINAN, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

PHH MORTGAGE CORPORATION

vs.

**TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1783**
:
: **2013-ED-81**

VERIFICATION OF NON-MILITARY SERVICE

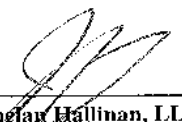
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 TERRY J. LUPINI A/K/A TERRY LUPINI is over 18 years of age and the defendant's last known address is 48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031.

(c) that defendant KATHY LUPINI is over 18 years of age and the defendant's last known address is 48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031.

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



Phelan Hallinan, LLP
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHH MORTGAGE CORPORATION	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: 2012-CV-1783
TERRY J. LUPINI A/K/A TERRY LUPINI	:	2013-ED-81
KATHY LUPINI	:	
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

PHH MORTGAGE CORPORATION, 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 **48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031**.

- | | | |
|----|---|---|
| 1. | Name and address of Owner(s) or reputed Owner(s): | Address (if address cannot be reasonably ascertained, please so indicate) |
| | Name | |
| | TERRY J. LUPINI | 48 CHARMUND ROAD |
| | A/K/A TERRY LUPINI | ORANGEVILLE, PA 17859-9031 |
| | KATHY LUPINI | 48 CHARMUND ROAD |
| | | ORANGEVILLE, PA 17859-9031 |
| 2. | Name and address of Defendant(s) in the judgment: | Address (if address cannot be reasonably ascertained, please so indicate) |
| | Name | |
| | SAME AS ABOVE. | |
| 3. | Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: | Address (if address cannot be reasonably ascertained, please indicate) |
| | Name | |
| | PORTFOLIO RECOVERY ASSOCIATES, LLC. | BLATT, HASENMILLER, LEBSKER & MOORE, LLC. |
| | C/O MORRIS SCOTT, ESQUIRE | 1835 MARKET STREET, SUITE 501 |
| | | PHILADELPHIA, PA 19103 |
| | PORTFOLIO RECOVERY ASSOCIATION, INC | 140 CORPORATE BOULEVARD |
| | | NORFOLK, VA 23502 |
| | PORTFOLIO RECOVERY ASSOCIATION, INC. | 140 CORPORATE BOULEVARD |
| | C/O EVITA RODRIGUEZ | NORFOLK, VA 23502 |
| 4. | Name and address of last recorded holder of every mortgage of record: | Address (if address cannot be reasonably ascertained, please indicate) |
| | Name | |
| | ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA | 801 TOM MARTIN DRIVE, SUITE 120 |
| | | BIRMINGHAM, AL 35211 |
| | U.S. SMALL BUSINESS ADMINISTRATION | 801 TOM MARTIN DRIVE, SUITE 120 |
| | | BIRMINGHAM, AL 35211 |

U.S. SMALL BUSINESS ADMINISTRATION
C/O JILL L. MCNICKLE, ESQUIRE

14925 KINGSPORT ROAD
FORT WORTH, TX 76155-2243

U.S. SMALL BUSINESS ADMINISTRATION
C/O US RECORDINGS, INC.

2925 COUNTRY DRIVE
ST. PAUL, MN 55117

5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)

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

48 CHARMUND ROAD
ORANGEVILLE, PA 17859-9031

ZEISLOFT CONSTRUCTION COMPANY

P.O. BOX 338
BLOOMSBURG, PA 17815-0338

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:

5/8/13

By:

Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

PHH MORTGAGE CORPORATION

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2012-CV-1783

TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI

: 2013-ED-81
: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: TERRY J. LUPINI
A/K/A TERRY LUPINI
KATHY LUPINI
48 CHARMUND ROAD
ORANGEVILLE, PA 17859-9031**

****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 **48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031** 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 **\$142,533.54** obtained by **PHH MORTGAGE CORPORATION** (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, parcel or tract of land lying and being situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--

BEGINNING at an iron pin located along the eastern right-of-way line of State Highway No. 19031 and in line of other lands now or late of Richard Shoemaker;

THENCE along lands now or late of Richard Shoemaker and Charles Conner, South 88 degrees, 30 minutes East, 325.1 feet to an iron pin;

THENCE along other lands now or late of Charles Conner, South 1 degree, 30 minutes West, 327.4 feet to an iron pin;

THENCE along lands now or late of Donald Kelchner, North 89 degrees, 21 minutes West, 42.3 feet to an iron pin located along the eastern right-of-way line of State Highway No. 19031;

THENCE along the eastern right-of-way line of State Highway No. 19031, the following courses and distances:

- (1) North 39 degrees, 59 minutes West, 333.7 feet to a point;
- (2) North 37 degrees, 35 minutes West, 97.7 feet to an iron pin, the PLACE OF BEGINNING.

CONTAINING 1.62 acres of land, and BEING that said description was taken from a survey prepared by A. Carl Wolfe, dated May 20, 1974 and recorded at the Columbia County Recorder's Office in Deed Book No. 267, at page 680, and a copy of which survey is attached hereto.

The above description consolidates the descriptions set forth in parcels 1 through 3, as contained in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Terry Lupini and Kathy Lupini, his wife, by Deed from Glen C. Milroy and Sandra M. Milroy, his wife, dated 09/30/2005, recorded 10/04/2005 in Instrument Number 200510743.

Tax Parcel: 27-03-027-00,000

Premises Being: 48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2012-CV-1783**

PHH MORTGAGE CORPORATION

v.

TERRY J. LUPINI A/K/A TERRY LUPINI

KATHY LUPINI

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

48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031

Parcel No. 27-03-027-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$142,533.54**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

PHH MORTGAGE CORPORATION

Plaintiff

vs.

TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-1783

2013-ED-81

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
PHH MORTGAGE CORPORATION

No.: 2012-CV-1783

2013-ED-81

Defendant
TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI

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 SAID.

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

48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031

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

Telephone Number

(215)563-7000

Date

5/8/13

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

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
PHH MORTGAGE CORPORATION

No.: 2012-CV-1783

Defendant
TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI

2013-ED-81
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.
TERRY J. LUPINI A/K/A TERRY LUPINI
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date
5/8/13

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

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
PHH MORTGAGE CORPORATION

No.: 2012-CV-1783

2013-ED-81

Defendant
TERRY J. LUPINI A/K/A TERRY LUPINI
KATHY LUPINI

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.

KATHY LUPINI

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

48 CHARMUND ROAD, ORANGEVILLE, PA 17859-9031

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
_____ Defendant

Telephone Number

Date

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

(215)563-7000

5/9/13

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

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

TD Bank, NA
3-180/360

001301964

AY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
4/24/2013

AMOUNT
****\$1,350.00

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

DDA [310298] 48 CHARMUND ROAD (2012-CV-1783)

AUTHORIZED SIGNATURE



⑈001301964⑈ ⑆036001808⑆ 361508666⑈