

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Sovereign Bank NA vs James & Joanne L. Hines

NO. 86-13 ED NO. 1282-17 JD

DATE/TIME OF SALE: Aug. 7 0900

BID PRICE (INCLUDES COST) \$ 3789.77

POUNDAGE - 2% OF BID \$ 74.59

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3804.31

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 3804.31

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2454.31

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>	vs.	<u>Defendant</u>
SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK		JAMES J DORAN JOANNE DORAN

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, August 7, 2013

Writ of Execution No. : 2012CV1282

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1225 6TH AVENUE, BERWICK, PA 18603

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
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	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Other	\$109.00
Total Sheriff Costs	\$2,334.32

Municipal Costs

Sewer	\$1,340.40
Total Municipal Costs	\$1,340.40

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total:	\$3,729.72
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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)

For County Sale Sheriff's Process, Inc.



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

KINYON LANIER
Legal Assistant,

October 16, 2013

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

Re: JAMES J. DORAN
JOANNE L. DORAN
1225 6TH AVENUE, BERWICK, PA 18603-1004
2012-CV-1282

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: SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK

PH # 795560

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

RECORDER'S USE ONLY

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

C. Date of Acceptance of Document

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

Street Address
PO Box 380, W. Main Street

City Bloomsburg	State PA	Zip Code 17815
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Street Address
PO Box 650043

City Dallas	State TX	Zip Code 75265
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D. REAL ESTATE LOCATION

Street Address
1225 6TH AVENUE, BERWICK, PA 18603-1004

City, Township, Borough
BRIAR CREEK TOWNSHIP

County COLUMBIA	School District BERWICK	Tax Parcel Number 07-02A-028-00,000
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E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$3,729.72 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$3,729.72
4. County Assessed Value \$15,837.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$56,221.35

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 10/19/13
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Sheriff of Columbia County

DATE 10/3/2013

K# 001353925

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
795560 KXL [795560] 1225 6TH AVENUE (2012-CV-1282)	10/3/2013	2,454.31	0.00	001282775	2,454.31
TOTAL		2,454.31	0.00		2,454.31

Sheriff of Columbia County

DATE 10/3/2013

CHECK # 001353925

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
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TOTAL		2,454.31	0.00		2,454.31

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

001353925

DATE
10/3/2013

AMOUNT
****\$2,454.31

PAY TWO THOUSAND FOUR HUNDRED FIFTY-FOUR AND 31 / 100 Dollars

TO THE
ORDER
OF

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

KXL [795560] 1225 6TH AVENUE (2012-CV-1282)

Francis S. Hallinan
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAVY SENSITIVE INK. TOUCH OR PRESS HERE & RED INK IMAGE DISAPPEARS WITH PRESS.

11001151925 10320018081 32150822211

SHERIFF'S SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>710.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>42.00</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>470.50</u>	

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	\$ <u>1364.82</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1589.82</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$	<u>1340.40</u>
WATER 20	\$	_____
TOTAL ***** \$ <u>1340.40</u>		

SURCHARGE FEE (DSTE)	\$	<u>150.00</u>
MISC. <u>Luz. Co.</u>	\$	<u>109.00</u>
TOTAL ***** \$ <u>109.00</u>		

TOTAL COSTS (OPENING BID) \$ 3729.72

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1282

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, AUGUST 07, 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, piece or parcel of land, together with the two story frame single dwelling house thereon erected, lying and being situate on the northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a set iron pin located on the northerly side of Sixth Avenue, said pin being a distance of 270 feet from the intersection of Sixth Avenue and Warren Street; thence along the northerly side of Sixth Avenue south 74 degrees 43 minutes 50 seconds west a distance of 45 feet to an iron pin; thence north 15 degrees 20 minutes 30 seconds west a distance of 160 feet to an unnamed 15 foot alley; thence north 74 degrees 43 minutes 50 seconds east a distance of 45 feet to a set iron pin; thence south 15 degrees 20 minutes 30 seconds east a distance of 160 feet to an iron pin corner, the place of beginning. Being Lot No. 1811 in Berwick Land and Improvement Company's Addition. This description is drawn from a survey by Dennis R. Peters, dated December 21, 1979.

TOGETHER with the free and common use, right, liberty, and privilege of the aforesaid alleys as and for passageways and watercourses at all time, hereafter, forever in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

UNDER AND SUBJECT TO CERTAIN BUILDING RESTRICTIONS AS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN James J. Doran and Joanne L. Doran, h/w, by Deed from James J. Doran and Joanne L. Doran, h/w, dated 11/21/2007, recorded 12/04/2007 in Instrument Number 200712249.

Tax Parcel: 07-02A-028-00,000

Premises Being: 1225 6TH AVENUE, BERWICK, PA 18603-1004

PROPERTY ADDRESS: 1225 6TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02A-028

Seized and taken into execution to be sold as the property of JAMES J DORAN in suit of SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK.

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 faults 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
www.sheriffcolumbiacounty.com

worn according to law deposes and says that culation with its principal office and place of isburg, County of Columbia and State of day of March, 1902, and has been published daily, since that day and on the attached notice July 17, ie affiant is one of the officers or publisher or said newspaper in which legal advertisement was nterprise is interested in the subject matter of said legations in the foregoing statement as to time,

James J. Michlor

31st day of July 2013

De

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19153
215-563-7000

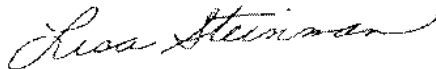
Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madam,

Enclosed are Affidavits of Service for the AUGUST 7, 2013 Sheriff's Sale for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in cursive script, appearing to read "Lisa Steinman".

LISA STEINMAN
For PHELAN HALLINAN, LLP

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN
BANK

COLUMBIA COUNTY

PHS # 301798

DEFENDANT
JAMES J. DORAN
JOANNE L. DORAN

SERVICE TEAM/ las
COURT NO.: 2012-CV-1282

SERVE JOANNE L. DORAN AT:
691 SUTTON CREEK RD
HARDING, PA 18643-2942

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: August 7, 2013

****DIVORCED- One cannot accept service for the other****

SERVED

Served and made known to JOANNE L. DORAN, Defendant on the 13TH day of JUNE, 2013, at 3:45 o'clock P.M., at 691 SUTTON CR. RD in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 47 Height 5'6 Weight 195 Race W Sex F Other BLOND HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 6-13-2013

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant **NOT FOUND** because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____ ; _____ at _____

☐ Service Refused

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

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

AFFIDAVIT OF SERVICE (FNMA)

*TWO(2) ATTEMPTS!

PLAINTIFF
SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN
BANK

COLUMBIA COUNTY

PHS # 301798

DEFENDANT
JAMES J. DORAN
JOANNE L. DORAN

SERVICE TEAM/ las
COURT NO.: 2012-CV-1282

SERVE JAMES J. DORAN AT:
72 W RIDGE ST
GLEN LYON, PA 18617-1117

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: August 7, 2013

DIVORCED- One cannot accept service for the other

SERVED

Served and made known to JAMES J. DORAN, Defendant on the 24th day of JUNE, 2013, at 2:45, o'clock P. M., at 40 E. MARKET ST, MILKES BROS. in the manner described below:

- ☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
 Relationship is _____
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
☐ _____ an officer of said Defendant's company.
☒ Other: P.O.A. - CAROL SMITH

Description: Age 50 Height 5'5" Weight 250 Race W Sex F Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities. * S.A. IS RESIDENCE

DATE: 6/24/13 OF DEFENDANT'S FORMER WIFE (SHARON). NAME: Ronald Moll
 INVESTIGATION DISCLOSED PRINTED NAME: Ronald Moll
 THAT MR. DORAN IS PARAPLEGIC
 P.O.A. IS CAROL SMITH. TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____
☐ Service Refused

Other:

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

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

6/13

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

KIM ZIELINSKI
Legal Assistant, 1328

Representing Lenders in
Pennsylvania

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

No.: 2012-CV-1282
No.:

Re: SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK VS. JAMES J.
DORAN, and JOANNE L. DORAN
No.: 2012-CV-1282, 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 08/07/2013 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:

KIM ZIELINSKI, 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

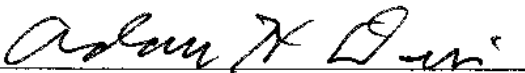
IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

SOVEREIGN BANK, N.A., FORMERLY KNOWN	:	COLUMBIA COUNTY
AS SOVEREIGN BANK	:	
Plaintiff,	:	COURT OF COMMON PLEAS
	:	
v.	:	CIVIL DIVISION
	:	
JAMES J. DORAN	:	
JOANNE L. DORAN	:	No.: <u>2012-CV-1282</u>
Defendant(s)	:	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: 7/23/13

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.

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS	:	COURT OF COMMON PLEAS
SOVEREIGN BANK	:	
Plaintiff	:	CIVIL DIVISION
	:	
v.	:	NO.: <u>2012-CV-1282</u>
	:	
JAMES J. DORAN	:	
JOANNE L. DORAN	:	COLUMBIA COUNTY
Defendant(s)	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, 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 **1225 6TH AVENUE, BERWICK, PA 18603-1004.**

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

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

JAMES J. DORAN

**1225 6TH AVENUE
BERWICK, PA 18603-1004**

**72 WEST RIDGE STREET
GLEN LYON, PA 18617**

JOANNE L. DORAN

**691 SUTTON CREEK ROAD
HARDING, PA 18643-2942**

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

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

JAMES J. DORAN

**1225 6TH AVENUE
BERWICK, PA 18603-1004**

**72 WEST RIDGE STREET
GLEN LYON, PA 18617**

JOANNE L. DORAN

**691 SUTTON CREEK RD
HARDING, PA 18643-2942**

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)

PH # 301798

**BERWICK AREA JOINT SEWER
AUTHORITY**

**1108 FREAS AVENUE
BERWICK, PA 18603**

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

**BULL, BULL & MCDONALD, LLP
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

**1225 6TH AVENUE
BERWICK, PA 18603-1004**

**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:

7/23/13

By:

Adam H. Davis

Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No. 203034

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Name and
Address
Of Sender

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

AZK/KAZ - 08/07/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603	\$0.46
2	****	Berwick Area Joint Sewer Authority C/O ANTHONY J. MCDONALD, ESQUIRE BULL, BULL & MCDONALD, LLP 106 MARKET STREET BERWICK, PA 18603	\$0.46
RE: JAMES J. DORAN (COLUMBIA) PH #301798/1026 Page 1 of 1 45 Day			\$0.92

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The rate for the reconstruction of negotiable documents under Express Mail document reconstruction is piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail document reconstruction is \$25,000 for registered mail, sent with optional insurance. See 8000 5913 and 5921 for limitations of coverage.
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Form 3877 Facsimile

U.S. POSTAGE & METS
EPA 19103 \$ 002.40
02 IN
0001381191 JUL 08 2013



PH #301798

Name and
Address
of Sender

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

AZK/PAP - 08/07/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1225 6TH AVENUE BERWICK, PA 18603-1004	\$0.45
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
3	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.45
4	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.45
5	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.45
RE: JAMES J. DORAN (COLUMBIA) PH5 # 301798/1021 Page 1 of 1 With Term			\$2.25

U.S. POSTAGE & METS SERVICES
\$0.45 x 5 = \$2.25
\$0.00350
JUL 08 2013



Mail Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R990.9213 and S921 for limitations of coverage.
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orm 3877 Facsimile



July 24, 2013

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

**SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN
BANK**

VS.

JAMES J. DORAN, ET AL.

NO: 2012-CV-1282

Dear Timothy:

The amount due on the sewer account #500322 for the property located at 1225 6th Avenue, Berwick Pa through September 30, 2013 is **\$1340.40**. 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 cursive script that reads "Kelly Johnson".

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

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2013

Fee: \$5.00

Cert. NO: 14843

DORAN JAMES J & JOANNE L
72 W RIDGE ST
GLEN LYON PA 18617 1117

District: BRIARCREEK TWP
Deed: 20071 -2249
Location: 1225 SIXTH AVE
Parcel Id:07 -02A-028-00,000

Assessment: 15,837

Balances as of 07/19/2013

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
JAMES J DORAN (et al.)

Case Number
2012CV1282

SHERIFF'S RETURN OF SERVICE

06/25/2013 11:50 AM - 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 1225 6TH AVENUE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

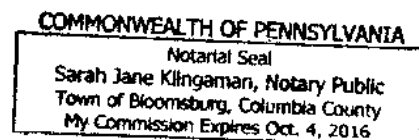

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 26, 2013

NOTARY

Affirmed and subscribed to before me this

26TH day of JUNE, 2013





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
JAMES J DORAN

Case Number
2012CV1282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 06/21/2013

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 1225 6TH AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 06/25/13 Time: 1150

Deputy: DANGELD Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV1282

1225 6TH AVENUE, BERWICK, PA 18603

EXP: 06/21/2013

Luzerne County Sheriff's Department
Luzerne County Courthouse

200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

12-CV-1282

SOVEREIGN BANK

VS

JAMES J. DORAN, ET UX

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

JOHN JUGUS _____, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn
according to law, deposes and says, that on WEDNESDAY the 12TH day of
JUNE 20 13 at 9:38 A. M., prevailing time, he served the within NOTICE OF SHERIFF
SALE OF REAL PROPERTY AND WRIT OF EXECUTION

upon JOANNE DORAN

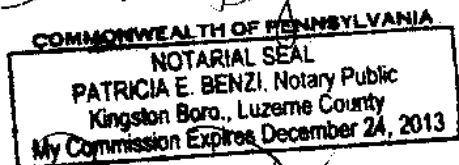
the within named, by handing to HER personally, at GIVEN ADDRESS 691 SUTTON CREEK ROAD,
HARDING,

_____ in the County of Luzerne, State of Pennsylvania, a
true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

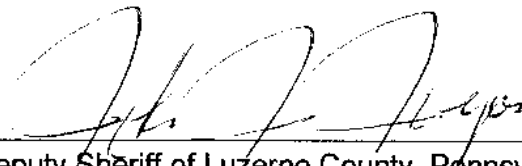
this 14 day of June 20 13

Notary





Sheriff of Luzerne County

by 

Deputy Sheriff of Luzerne County, Pennsylvania

Luzerne County Sheriff's Department
Luzerne County Courthouse
Sheriff John F. Gilligan



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY
12-CV-1282
SOVEREIGN BANK

VS

JAMES J. DORAN, ET AL

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

SCOTT LAMOREAUX , DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on FRIDAY the 7TH day of JUNE 20 13 at 11:20 A. M., prevailing time, he served the within NOTICE OF SHERIFF SALE OF REAL PROPERTY AND WRIT OF EXECUTION

upon JAMES J. DORAN, ET AL

the within named, by handing to MICHAEL JULIUS
the person for the time being in charge at GIVEN ADDRESS 72 WEST RIDGE STREET, GLEN LYON

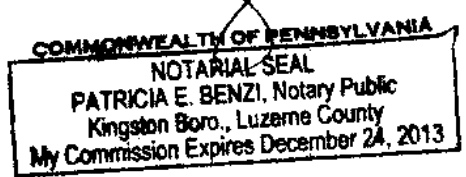
in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 14th day of June 20 13

Sheriff of Luzerne County

Notary



by Scott Lamoreaux

Deputy Sheriff of Luzerne County, Pennsylvania

LUZERNE COUNTY SHERIFF'S DEPARTMENT

200 NORTH RIVER STREET
WILKES-BARRE, PENNSYLVANIA 18711
FAX (570) 825-1849



JOHN F. ROBshaw, SHERIFF

ACCEPTANCE OF SERVICE

Case Number: _____ Term: _____

I accept service of the NOTICE OF SHERIFFS SALE - WRIT OF EXECUTION

(on behalf of JAMES J DORAN and certify that I am
authorized to do so.)

Defendant / Authorized Agent: Michael J. Julius
MICHAEL JULIUS

Mailing Address: 72 W. RIDGE ST
GLEN LYON, PA

Date: 6-7-13 Time: 1120

Deputy Sheriff: Scott Lamoreux

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
JAMES J DORAN (et al.)

Case Number
2012CV1282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/21/2013

Warrant:

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

Serve To:

Name: JAMES J DORAN

Primary Address: 72 WEST RIDGE STREET
GLEN LYON, PA 18617

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, May 23, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

DORAN, JAMES J

2012CV1282

72 WEST RIDGE STREET, GLEN LYON, PA 18617

EXP: 06/21/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
JAMES J DORAN (et al.)

Case Number
2012CV1282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/21/2013

Warrant:

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

Serve To:

Name: JOANNE DORAN

Primary Address: 691 SUTTON CREEK ROAD
HARDING, PA 18643

Phone: DOB:

Alternate Address: 1225 6TH AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, May 23, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

DORAN, JOANNE

2012CV1282

691 SUTTON CREEK ROAD, HARDING, PA 18643

EXP: 06/21/2013

LUZERNE COUNTY SHERIFFS OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 20 REG# 45 OP# 45 06/07/2013
06/07/2013 14:30:21

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 385776

TR LINE#: 1

12-1282

AMT: 39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207

FINANCE Receipt#: 385776

TR LINE#: 2

12-1282

AMT: 4.00

Civil Proc Addtl Def

ACCOUNT#: 100.4197.36214

FINANCE Receipt#: 385776

TR LINE#: 3

12-1282

AMT: 6.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138

FINANCE Receipt#: 385776

TR LINE#: 4

12-1282

AMT: 50.00

Tendered

CHECK: 6141 99.00

CHANGE:

PAYOR: COLUMBIA COUNTY .00

TOTAL: 99.00

-- THANK YOU --

**JOAN ROTHERY
TAX COLLECTOR
BRIAR CREEK TOWNSHIP**

**122 TWIN CHURCH ROAD
BERWICK, PA 18603**

**(570) 759-2118
(570) 759-1681 FAX**

TO: Jim

FAX: 389-5625

PAGES: 1 (INC. COVER)

DATE: 6-20-13

BRIAR CREEK TOWNSHIP MAKE CHECKS PAYABLE TO: JOAN ROTHERY 122 TWIN CHURCH RD BERWICK, PA 18603		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
		REAL ESTATE	15837	44.7500	694.54	708.71	779.58
HOURS JULY & AUG. TUE. & THUR. 6-8PM WED. 1-4PM & 6-8PM SEPT.- DEC. WED. HOURS ONLY PHONE 570-759-2118					694.54	708.71	779.58
					Aug. 31	Oct. 31	Nov. 1

NO REFUNDS UNDER \$5.00

M
A DORAN JAMES J & JOANNE L
I 72 W RIDGE ST
L GLEN LYON PA 18617

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 02A02800000		9995
1225 SIXTH AVE	1368.00	DELINQUENT TAX TO
20071-2249	14469.00	
0 17 10000		

100'd 1610#

JUN 19 2013 21:12

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
JAMES J DORAN (et al.)

Case Number
2012CV1282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 06/21/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 1225 6TH AVENUE
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: POSTED / VACANT
Relation:
Date: 06-07-13 **Time:** 1100
Deputy: DANIELA **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

2012CV1282

1225 6TH AVENUE, BERWICK, PA 18603

EXP: 06/21/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
JAMES J DORAN (et al.)

Case Number
2012CV1282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**

Manner: < Not Specified > **Expires:** 06/21/2013 **Warrant:**

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

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118 **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 06 06 13 **Time:** 1445

Deputy: S-3 S-14 **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. _____

ROTHERY, JOAN M.

2012CV1282

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 06/21/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
JAMES J DORAN (et al.)

Case Number
2012CV1282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 06/21/2013 **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: 06-05-13 **Time:** 1340
Deputy: J-3 J-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. _____

BERWICK SEWER AUTHORITY

2012CV1282

1108 FREAS AVE, BERWICK, PA 18603

EXP: 06/21/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
JAMES J DORAN (et al.)

Case Number
2012CV1282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/21/2013

Zone:

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: SHERRY EVANS

Relation: CLERK - TAX OFFICE

Date: 5-24-13

Time: 1525

Deputy: 5905-11

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

2012CV1282

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/21/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK
vs.
JAMES J DORAN (et al.)

Case Number
2012CV1282

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/21/2013

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 Richendrfer

Relation: Domestic Relation

Date: 5-24-13

Time: 1520
3:20

Deputy: 59911

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 2012CV1282 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 06/21/2013

Document Receipt

Trans # 24620 Carrier / service: POST 2PM 5/23/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000022985

Doc Ref #: 86ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 24619 Carrier / service: POST 2PM 5/23/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000022978

DEPARTMENT 281230

Doc Ref #: 86ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 24618 Carrier / service: POST 2PM 5/23/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000022961

Doc Ref #: 86ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 24617 Carrier / service: POST 2PM 5/23/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000022954

Doc Ref #: 86ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 24616 Carrier / service: POST 2PM 5/23/2013

Ship to: 24616

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000022947

Doc Ref #: 86ED2013

HARRISBURG PA 17108

Document Receipt

Trans # 24615 Carrier / service: POST 2PM 5/23/2013

Ship to: 24615

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000022930

Doc Ref #: 86ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 24614 Carrier / service: POST 2PM 5/23/2013

Ship to: 24614

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000022923

Doc Ref #: 86ED2013

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1282

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, AUGUST 07, 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, piece or parcel of land, together with the two story frame single dwelling house thereon erected, lying and being situate on the northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a set iron pin located on the northerly side of Sixth Avenue, said pin being a distance of 270 feet from the intersection of Sixth Avenue and Warren Street; thence along the northerly side of Sixth Avenue south 74 degrees 43 minutes 50 seconds west a distance of 45 feet to an iron pin; thence north 15 degrees 20 minutes 30 seconds west a distance of 160 feet to an unnamed 15 foot alley; thence north 74 degrees 43 minutes 50 seconds east a distance of 45 feet to a set iron pin; thence south 15 degrees 20 minutes 30 seconds east a distance of 160 feet to an iron pin corner, the place of beginning. Being Lot No. 1811 in Berwick Land and Improvement Company's Addition. This description is drawn from a survey by Dennis R. Peters, dated December 21, 1979.

TOGETHER with the free and common use, right, liberty, and privilege of the aforesaid alleys as and for passageways and watercourses at all time, hereafter, forever in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

UNDER AND SUBJECT TO CERTAIN BUILDING RESTRICTIONS AS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN James J. Doran and Joanne L. Doran, h/w, by Deed from James J. Doran and Joanne L. Doran, h/w, dated 11/21/2007, recorded 12/04/2007 in Instrument Number 200712249.

Tax Parcel: 07-02A-028-00,000

Premises Being: 1225 6TH AVENUE, BERWICK, PA 18603-1004

PROPERTY ADDRESS: 1225 6TH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02A-028

Seized and taken into execution to be sold as the property of JAMES J DORAN in suit of SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK.

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 # 86-13

DATE RECEIVED 5-23-13
DOCKET AND INDEX 5-23-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>1308291</u>

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

SALE DATE	<u>July 7, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>5-25-13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 17</u>	
	2 ND WEEK <u>24</u>	
	3 RD WEEK <u>31, 13</u>	

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS

SOVEREIGN BANK

vs.

JAMES J. DORAN

JOANNE L. DORAN

Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-1282

2013-ED-86

COLUMBIA COUNTY

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: 1225 6TH AVENUE, BERWICK, PA 18603-1004

(See Legal Description attached)

Amount Due

Interest from 05/07/2013 to Date of Sale

@ \$12.86 per diem

\$78,248.53

\$_____ and costs.

Dated

05-23-2013

(SEAL)

PHS # 301798

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

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

PHELAN HALLINAN, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

**SOVEREIGN BANK, N.A., FORMERLY KNOWN AS
SOVEREIGN BANK**
Plaintiff

v.

**JAMES J. DORAN
JOANNE L. DORAN**
Defendant(s)


: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1282**
:
: **2013-ED-86**
: **COLUMBIA COUNTY**
:

CERTIFICATION

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

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

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

By: 
Phelan Hallinan, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No.315421
Attorney for Plaintiff

PHELAN HALLINAN, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

**SOVEREIGN BANK, N.A., FORMERLY KNOWN AS
SOVEREIGN BANK**
Plaintiff

v.

**JAMES J. DORAN
JOANNE L. DORAN**
Defendant(s)

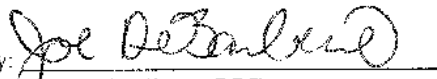
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1282**
:
: **2013-ED-86**
: **COLUMBIA COUNTY**
:

CERTIFICATION

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

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

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

By: 
Phelan Hallinan, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No.315421
Attorney for Plaintiff

PHELAN HALLINAN, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS
SOVEREIGN BANK

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-1282
:

vs.

JAMES J. DORAN
JOANNE L. DORAN

2013-ED-86

VERIFICATION OF NON-MILITARY SERVICE

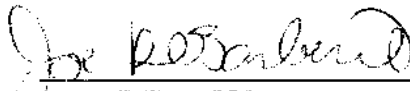
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) That Plaintiff is without information sufficient to determine whether the defendant(s) JOANNE L. DORAN is/are not in the Military or Naval Service of the United States or it Allies or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended; and

(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 Service members Civil Relief Act of Congress of 1940, as amended.

(b) that defendant JAMES J. DORAN is over 18 years of age and resides at 1225 6TH AVENUE, BERWICK, PA 18603-1004.

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


Phelan Hallinan, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No.315421
Attorney for Plaintiff

PHELAN HALLINAN, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

**SOVEREIGN BANK, N.A., FORMERLY KNOWN AS
SOVEREIGN BANK**

vs.

**JAMES J. DORAN
JOANNE L. DORAN**

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-1282
:
: 2013-ED-86

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 Plaintiff is without information sufficient to determine whether the defendant(s) JOANNE L. DORAN is/are not in the Military or Naval Service of the United States or its Allies or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended; and

(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 Service members Civil Relief Act of Congress of 1940, as amended.

(b) that defendant JAMES J. DORAN is over 18 years of age and resides at 1225 6TH AVENUE, BERWICK, PA 18603-1004.

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


Phelan Hallinan, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No.315421
Attorney for Plaintiff

**SOVEREIGN BANK, N.A., FORMERLY KNOWN AS
SOVEREIGN BANK**
Plaintiff

v.

**JAMES J. DORAN
JOANNE L. DORAN**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1282**
:
: **2013-ED-86**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, 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 **1225 6TH AVENUE, BERWICK, PA 18603-1004**.

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

Name

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

JAMES J. DORAN

**1225 6TH AVENUE
BERWICK, PA 18603-1004**

**72 WEST RIDGE STREET
GLEN LYON, PA 18617**

JOANNE L. DORAN

**691 SUTTON CREEK ROAD
HARDING, PA 18643-2942**

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

Name

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

JAMES J. DORAN

**1225 6TH AVENUE
BERWICK, PA 18603-1004**

**72 WEST RIDGE STREET
GLEN LYON, PA 18617**

JOANNE L. DORAN

**691 SUTTON CREEK RD
HARDING, PA 18643-2942**

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

Name

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

None.

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

Name

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

None.

5. Name and address of every other person who has any record lien on the property:
Name _____ Address (if address cannot be
reasonably ascertained, please indicate) _____
- None.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name _____ Address (if address cannot be
reasonably ascertained, please indicate) _____
- None.**
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name _____ Address (if address cannot be
reasonably ascertained, please indicate) _____

TENANT/OCCUPANT

**1225 6TH AVENUE
BERWICK, PA 18603-1004**

**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

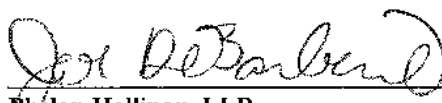
**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

**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: 5/24/13

By: 
Phelan Hallinan, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No. 315421
Attorney for Plaintiff
PHILAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS
SOVEREIGN BANK

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
Plaintiff :
: NO.: 2012-CV-1282
:
: 2013-ED-86
:
: COLUMBIA COUNTY
:
Defendant(s)

vs.

JAMES J. DORAN
JOANNE L. DORAN

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAMES J. DORAN
1225 6TH AVENUE
BERWICK, PA 18603-1004

JOANNE L. DORAN
691 SUTTON CREEK ROAD
HARDING, PA 18643-2942

72 W RIDGE STREET
GLEN LYON, PA 18617-1117

****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 **1225 6TH AVENUE, BERWICK, PA 18603-1004** 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 **\$78,248.53** obtained by **SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK** (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.

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. **2012-CV-1282**

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK

v.

JAMES J. DORAN

JOANNE L. DORAN

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

1225 6TH AVENUE, BERWICK, PA 18603-1004

Parcel No. 07-02A-028-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$78,248.53**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, together with the two story frame single dwelling house thereon erected, lying and being situate on the northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a set iron pin located on the northerly side of Sixth Avenue, said pin being a distance of 270 feet from the intersection of Sixth Avenue and Warren Street; thence along the northerly side of Sixth Avenue south 74 degrees 43 minutes 50 seconds west a distance of 45 feet to an iron pin; thence north 15 degrees 20 minutes 30 seconds west a distance of 160 feet to an unnamed 15 foot alley; thence north 74 degrees 43 minutes 50 seconds east a distance of 45 feet to a set iron pin; thence south 15 degrees 20 minutes 30 seconds east a distance of 160 feet to an iron pin corner, the place of beginning. Being Lot No. 1811 in Berwick Land and Improvement Company's Addition. This description is drawn from a survey by Dennis R. Peters, dated December 21, 1979.

TOGETHER with the free and common use, right, liberty, and privilege of the aforesaid alleys as and for passageways and watercourses at all time, hereafter, forever in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

UNDER AND SUBJECT TO CERTAIN BUILDING RESTRICTIONS AS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN James J. Doran and Joanne L. Doran, h/w, by Deed from James J. Doran and Joanne L. Doran, h/w, dated 11/21/2007, recorded 12/04/2007 in Instrument Number 200712249.

Tax Parcel: 07-02A-028-00,000

Premises Being: 1225 6TH AVENUE, BERWICK, PA 18603-1004

LEGAL DESCRIPTION

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Tax Parcel: 07-02A-028-00,000

Premises Being: 1225 6TH AVENUE, BERWICK, PA 18603-1004

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2012-CV-1282 2013-ED-86

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK

v.

JAMES J. DORAN

JOANNE L. DORAN

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

1225 6TH AVENUE, BERWICK, PA 18603-1004

Parcel No. 07-02A-028-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: \$78,248.53

Attorneys for Plaintiff

Phelan Hallinan, LLP

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

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

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

Thank You

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

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
SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK

No.: 2012-CV-1282

2013-ED-86

Defendant
JAMES J. DORAN
JOANNE L. DORAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

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

1225 6TH AVENUE

BERWICK, PA 18603-1004

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
[Signature]
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
5/21/13

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

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK

No.: 2012-CV-1282

Defendant

JAMES J. DORAN
JOANNE L. DORAN

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

2013-ED-86

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

JAMES J. DORAN

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

1225 6TH AVENUE

BERWICK, PA 18603-1004

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

5/21/13

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 SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK	No.: <u>2012-CV-1282</u> <div style="font-size: 1.2em; font-weight: bold;">2013-ED-86</div>
Defendant JAMES J. DORAN JOANNE L. DORAN	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.
JOANNE L. DORAN

ADDRESS (Street or RFD, Apartment No., City, Born, Twp., State and Zip Code)
1225 6TH AVENUE

BERWICK, PA 18603-1004

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 <u>Joe Barbieri</u> 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 <div style="font-size: 1.2em;">5/21/13</div>
---	-----------------------------------	--

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 _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	---	--------------------------

SHERIFF'S RETURN

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS
SOVEREIGN BANK

Plaintiff

vs.

JAMES J. DORAN
JOANNE L. DORAN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-1282

2013-ED-86

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

**SOVEREIGN BANK, N.A., FORMERLY KNOWN AS
SOVEREIGN BANK**
Plaintiff

v.

**JAMES J. DORAN
JOANNE L. DORAN**
Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-1282

2013 - EP-86

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, 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 **1225 6TH AVENUE, BERWICK, PA 18603-1004**.

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

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

JAMES J. DORAN

**1225 6TH AVENUE
BERWICK, PA 18603-1004**

**72 WEST RIDGE STREET
GLEN LYON, PA 18617**

JOANNE L. DORAN

**691 SUTTON CREEK ROAD
HARDING, PA 18643-2942**

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

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

JAMES J. DORAN

**1225 6TH AVENUE
BERWICK, PA 18603-1004**

**72 WEST RIDGE STREET
GLEN LYON, PA 18617**

JOANNE L. DORAN

**691 SUTTON CREEK RD
HARDING, PA 18643-2942**

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

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

None.

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

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

None.

5. Name and address of every other person who has any record lien on the property:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____

TENANT/OCCUPANT

**1225 6TH AVENUE
BERWICK, PA 18603-1004**

**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

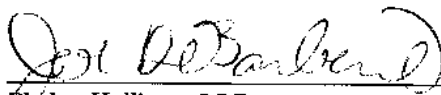
**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

**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: 5/21/13

By: 
Phelan Hallinan, LLP
JOSEPH E. DEBARBERIE, Esq., Id. No. 315421
Attorney for Plaintiff
PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA**

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

James J Doran
aka James J Doran III
1225 Sixth Ave
Berwick, PA 18603

Chapter 7
Case No. 5:10-bk-06743-JJT

Last four digits of Social-Security, Individual
Taxpayer-Identification, Employer Tax-Identification No(s)(if
any):
xxx-xx-5751

DISCHARGE OF DEBTOR(S)

It appearing that the debtor(s) is entitled to a discharge,

IT IS ORDERED:

The debtor(s) is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

BY THE COURT

Dated: December 6, 2010



John J. Thomas
United States Bankruptcy Judge

SEE THE BACK OF THIS ORDER FOR IMPORTANT INFORMATION.

This document is electronically signed and filed on the same date.

EXPLANATION OF BANKRUPTCY DISCHARGE IN A CHAPTER 7 CASE

This court order grants a discharge to the person named as the debtor. It is not a dismissal of the case and it does not determine how much money, if any, the trustee will pay to creditors.

Collection of Discharged Debts Prohibited

The discharge prohibits any attempt to collect from the debtor a debt that has been discharged. For example, a creditor is not permitted to contact a debtor by mail, phone, or otherwise, to file or continue a lawsuit, to attach wages or other property, or to take any other action to collect a discharged debt from the debtor. *[In a case involving community property:* There are also special rules that protect certain community property owned by the debtor's spouse, even if that spouse did not file a bankruptcy case.] A creditor who violates this order can be required to pay damages and attorney's fees to the debtor.

However, a creditor may have the right to enforce a valid lien, such as a mortgage or security interest, against the debtor's property after the bankruptcy, if that lien was not avoided or eliminated in the bankruptcy case. Also, a debtor may voluntarily pay any debt that has been discharged.

Debts That are Discharged

The chapter 7 discharge order eliminates a debtor's legal obligation to pay a debt that is discharged. Most, but not all, types of debts are discharged if the debt existed on the date the bankruptcy case was filed. (If this case was begun under a different chapter of the Bankruptcy Code and converted to chapter 7, the discharge applies to debts owed when the bankruptcy case was converted.)

Debts That are Not Discharged

Some of the common types of debts which are not discharged in a chapter 7 bankruptcy case are:

- a. Debts for most taxes;
- b. Debts incurred to pay nondischargeable taxes;
- c. Debts that are domestic support obligations;
- d. Debts for most student loans;
- e. Debts for most fines, penalties, forfeitures, or criminal restitution obligations;
- f. Debts for personal injuries or death caused by the debtor's operation of a motor vehicle, vessel, or aircraft while intoxicated;
- g. Some debts which were not properly listed by the debtor;
- h. Debts that the bankruptcy court specifically has decided or will decide in this bankruptcy case are not discharged;
- i. Debts for which the debtor has given up the discharge protections by signing a reaffirmation agreement in compliance with the Bankruptcy Code requirements for reaffirmation of debts; and
- j. Debts owed to certain pension, profit sharing, stock bonus, other retirement plans, or to the Thrift Savings Plan for federal employees for certain types of loans from these plans.

This information is only a general summary of the bankruptcy discharge. There are exceptions to these general rules. Because the law is complicated, you may want to consult an attorney to determine the exact effect of the discharge in this case.

Notice Recipients

District/Off: 0314--5
Case: 5:10-bk-06743-JJT

User: admin
Form ID: B18

Date Created: 12/06/2010
Total: 36

Recipients of Notice of Electronic Filing:

ust	United States Trustee	ustregion03.ha.ecf@usdoj.gov
cr	Commonwealth of Pennsylvania	ra-li-ucts-bankhbg@state.pa.us
aty	James Beatrice, Jr	beatricelaw@aol.com

TOTAL: 3

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	James J Doran	1225 Sixth Ave	Berwick, PA 18603
tr	Michael G Oleyar (Trustee)	1363 North Church Street	Hazle Township, PA 18202
er	Harley-Davidson Credit Corp.	PO BOX 829009	Dallas, TX 75382-9009
3650979	American General Finance	132 W Front St	Berwick, PA 18603
3650980	Berwick Clinic Co LLC	PO Box 504304	Saint Louis, MO 63150
3650981	Berwick Clinic Co LLC	7100 Commerce Way	Suite 180 Brentwood, TN 37027 2851
3650982	Capital Mangement Services	726 Exchange St	Suite 700 Buffalo, NY 14210
3650983	Care Credit/Gemb	Po Box 960061	Orlando, FL 32896-0061
3650985	Chase	PO Box 15153	Wilmington, DE 19886-5153
3650984	Chase	Po Box 15298	Wilmington, DE 19850
3650986	Citibank Usa	Attn: Centralized Bankruptcy	Po Box 20363 Kansas City, MO 64195
3650987	Creditors Interchange	80 Holtz Drive	Buffalo, NY 14225
3650989	Gemb/Jc Penney	Po Box 103104	Roswell, GA 30076
3650988	Gemb/care Credit	Po Box 981439	El Paso, TX 79998
3650990	Harley Davidson Credit	Po Box 15129	Palatine, IL 60055-5129
3677892	Harley-Davidson Credit Corp.	PO BOX 829009	Dallas, TX 75382
3650991	Home Depot Credit Serv	Po Box 653000	Dallas, TX 75265-3000
3650992	Hsbc Bank	Attn: Bankruptcy	Po Box 5253 Carol Stream, IL 60197
3650993	MTBank	PO Box 62085	Baltimore, MD 21265-2085
3650994	New World Media	6245 Howard Street	Niles, IL 60714
3650995	New World Media	Po Box 8969	Berwick, PA 18603
3650996	North Shore Agency	270 Spagnoli Road Suite 111	Melville, NY 11747-3515
3650997	PNC Bank	Po Box 747066	Pittsburgh, PA 15274-7066
3650998	Sears	Attn: Centeralized Bankruptcy	Po Box 20507 Kansas City, MO 64195
3650999	Sears	PO Box 6282	Sioux Falls, SD 57117-6282
3651000	Sears/cbsd	701 East 60th St N	Sioux Falls, SD 57117
3651001	Sovereign Bank	Po Box 12649	Reading, PA 19612-2649
3651002	Staples Credit Plan	Po Box 653054	Dallas, TX 75265-3054
3651003	Stpc/cbsd	Po Box 6497	Sioux Falls, SD 57117
3651004	Teamster Privilege	Po Box 17051	Baltimore, MD 21297-1051
3651005	Ufew Federal Credit Un	377 Wyoming Ave	Wyoming, PA 18644-0258
3651006	Us Bank	Po Box 790408	Saint Louis, MO 63179 0408
3651007	Us Bank/Nd	4325 17th Ave S	Fargo, ND 58125

TOTAL: 33

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

TD Bank, NA
3-180/360

001308291

DATE
5/9/2013

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

JXQ [301798] 1225 6TH AVENUE (2012-CV-1282)



AUTHORIZED SIGNATURE

⑈001308291⑈ ⑆036001808⑆ 361508666⑈