

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 107-14 ED NO. 935-13 JD

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE IN 8 DAYS \$ 2059,75

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
ROBERT A DICKERSHEID

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, September 17, 20

Writ of Execution No. : 2013CV935

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 218 HUGHES STREET, 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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,055.94
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs **\$1,822.94**

Municipal Costs

Sewer	\$1,452.95
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Total Municipal Costs **\$1,452.95**

Distribution Costs

Recording Fees	\$67.00
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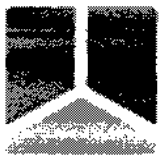
Total Distribution Costs **\$67.00**

Grand Total: **\$3,342.89**

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)

by Columbia County Sheriff, Teleprint, Inc.



Representing Lenders in Pennsylvania

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

SEAN MCDONNELL
Legal Assistant, Ext. 1422

November 3, 2014

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

Re: ROBERT A. DICKERSHEID
218 HUGHES STREET
BERWICK, PA 18603-4618
2013-CV-935

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," please prepare the Sheriff's Deed to, **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 4425 PONCE DE LEON BLVD, 5TH FLOOR-MAIL ROOM, CORAL GABLES, FL 33146.

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,


SEAN MCDONNELL
For Phelan Hallinan, LLP

cc: BAYVIEW LOAN SERVICING, LLC

PH # 819031

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)
Timothy T. Chamberlain, Sheriff

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) **11/3/14**
BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Street Address
PO Box 380, W. Main Street

City State Zip Code
Bloomsburg PA 17815

Street Address
4425 PONCE DE LEON BLVD, 5TH FLOOR-MAIL ROOM

City State Zip Code
CORAL GABLES FL 33146

D. REAL ESTATE LOCATION

Street Address
**218 HUGHES STREET
BERWICK, PA 18603-4618**

City, Township, Borough
BERWICK BOROUGH

County
COLUMBIA

School District
BERWICK AREA S.D.

Tax Parcel Number
04C-04-064-00,000

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

1. Actual Cash Consideration
\$3,409.75 (winning bid)

2. Other Consideration
+ -0-

3. Total Consideration
= \$3,409.75

4. County Assessed Value
\$15,413.00

5. Common Level Ratio Factor
x 3.61

6. Fair Market Value
= \$55,640.93

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. Assignment of Mortgage Instrument #: 201403750
(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.)

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

SEAN MCDONNELL

Date

11/3/14

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

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

TD Bank, NA
3-180/360

001487182

DATE
1/6/2015

AMOUNT
*****\$2,059.75

PAY TWO THOUSAND FIFTY-NINE AND 75 / 100 Dollars

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

SCL [819031] 218 HUGHES STREET (2013-CV-935)


AUTHORIZED SIGNATURE

⑈001487182⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</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>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>407.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1055.74</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1280.74</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</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>1452.95</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1452.95</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 3342.89

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SHERIFF'S RETURN OF SERVICE

06/26/2014 03:25 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROBERT A DICKERSHEID AT 107 VINE STREET, BERWICK, PA 18803.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2014

NOTARY

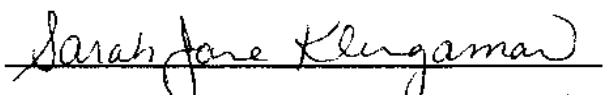
Affirmed and subscribed to before me this

11TH day of AUGUST, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

For Countywide Sheriff's Office Use Only

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SHERIFF'S RETURN OF SERVICE

08/11/2014 12:15 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 218 HUGHES STREET, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2014

NOTARY

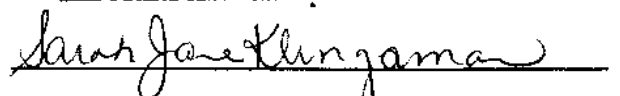
Affirmed and subscribed to before me this

11TH day of AUGUST, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



· PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

by CountySure (Sherrill, T. Nassif, Inc)

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

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

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

No.: 2013-CV-935
No.: 2013-ED-107

Re: BAYVIEW LOAN SERVICING, LLC VS. ROBERT A. DICKERSHEID
No.: 2013-CV-935, No.: 2013-ED-107

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 09/17/2014 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:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

BAYVIEW LOAN SERVICING, LLC
Plaintiff,

v.

ROBERT A. DICKERSHEID
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2013-CV-935
: No.: 2013-ED-107

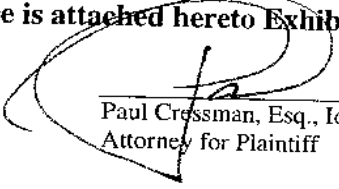
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

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".

Date: 8/8/14


Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

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.

BAYVIEW LOAN SERVICING, LLC

Plaintiff

v.

ROBERT A. DICKERSHEID

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-935
:
: COLUMBIA COUNTY

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **218 Hughes Street, Berwick, PA 18603-4618**.

1. Name and address of Owner(s) or reputed Owner(s):
Name
ROBERT A. DICKERSHEID
Address (if address cannot be reasonably ascertained, please so indicate)
**107 N VINE STREET, APARTMENT 218,
BERWICK, PA 18603-4727**
2. Name and address of Defendant(s) in the judgment:
Name
ROBERT A. DICKERSHEID
Address (if address cannot be reasonably ascertained, please so indicate)
**107 N VINE STREET, APARTMENT 218
BERWICK, PA 18603-4727**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name
None.
Address (if address cannot be reasonably ascertained, please indicate)
4. Name and address of last recorded holder of every mortgage of record:
Name
None.
Address (if address cannot be reasonably ascertained, please indicate)
5. Name and address of every other person who has any record lien on the property:
Name
BERWICK AREA JOINT SEWER AUTHORITY
**1108 FREAS AVENUE
BERWICK, PA 18603**
BERWICK AREA JOINT SEWER AUTHORITY C/O ANTHONY J. MCDONALD, ESQUIRE
**106 MARKET STREET
BERWICK, PA 18603**
Address (if address cannot be reasonably ascertained, please indicate)
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name
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

**218 HUGHES STREET
BERWICK, PA 18603-4618**

**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**

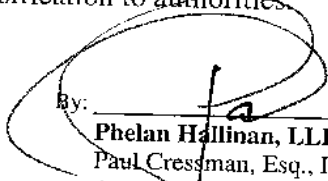
**228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754**

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:

8/8/14

By:


Phelan Hallinan, LLP

Paul Cressman, Esq., Id. No. 318079

Attorney for Plaintiff

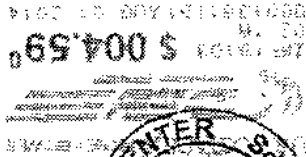
PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

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



AZK/JKM - 09/17/2014 SALE

The full declaration of values 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 §9900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 218 HUGHES STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

8-11-14

Time:

Deputy:

7

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2013CV935

218 HUGHES STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 107

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

Serve To:

Name: ROBERT A DICKERSHEID

Primary Address: 107 VINE STREET Apt. 218
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 218 HUGHES STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def

Date: 6-25-14

Time: 1525

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DICKERSHEID, ROBERT A

2013CV935

107 VINE STREET, BERWICK, PA 18603

NO EXPIRATION



August 4, 2014

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

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

VS.

ROBERT A. DICKERSHEID

**NO: 2013-CV-935
NO: 2013-ED-152**

Dear Timothy:

The updated amount due on the sewer account #113824 for the property located at 212 Hughes Street, Berwick Pa through September 30, 2014 is **\$1452.95**. 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,

Kelly Morris
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

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000031223

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

Bank of America, N.A., as Successor by Merger to BAC Home
Loans Servicing, LP f/k/a Countrywide Home Loans Servicing,
LP

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
Plaintiff : NO.: 2013-CV-935
:
:
: Columbia County
:

vs.

Robert A. Dickersheid

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert A. Dickersheid
107 N Vine Street, Apartment 218
Berwick, PA 18603-4727

****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 **218 Hughes Street, Berwick, PA 18603-4618** is scheduled to be sold at the
Sheriff's Sale on Sept. 17th 2014 at 9:00 Am in the Office of The Sheriff,
Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of
\$89,923.12 obtained by Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP
f/k/a Countrywide Home Loans Servicing, LP (the mortgagee) against you. In the event the sale is continued,
an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and
reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment,
if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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.)

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014

Fee: \$5.00

Cert. NO: 18928

DICKERSHEID ROBERT A
108 N VINE ST APT 218
BERWICK PA 18603

District: BERWICK BORO
Deed: 20041 -3987
Location: 218 HUGHES ST LOT 16
Parcel Id:04C-04 -064-00,000

Assessment: 15,413
Balances as of 09/11/2014

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 218 HUGHES STREET
BERWICK, PA 18603

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 LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2013CV935

218 HUGHES STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	ANTHONY MCDONALD, ESQ.
Primary Address:	106 MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Sall Wasatka		
Relation:	Secretary		
Date:	6-25-14	Time:	1530
Deputy:	8	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

MCDONALD ESQ., ANTHO

2013CV935

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice
Manner: < Not Specified > **Expires:** **Zone:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS **Warrant:** 107

Serve To:

Name: ROBERT A DICKERSHEID
Primary Address: 218 HUGHES STREET
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address: 107 VINE STREET
BERWICK, PA 18603
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation: DEF
Date: 6-25-14 **Time:** 1525
Deputy: 8 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DICKERSHEID, ROBERT A

2013CV935

218 HUGHES STREET, BERWICK, PA 18603

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 06/24/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 996341
Description: **R Dickersheid 2013cv935**
Run Dates: **08/27/14 to 09/10/14**
Class: 2
Agate Lines: 198
Blind Box:

Total Ad Cost \$1,055.94
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/27/14	09/10/14	3	\$1,055.94

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 2013CV935

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, SEPTEMBER 17, 2014
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 lying and being situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Dickersheid, by Deed from Cindy L. Vargo, n/b/m Cindy L. Nevius and John Nevius, w/h, dated 12/01/2004, recorded 12/10/2004 in Instrument Number 200413987.

Tax Parcel: 04C-04-064-00,000

Premises Being: 218 Hughes Street Berwick, PA 18603-4618

PROPERTY ADDRESS: 218 HUGHES STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-064-00,000

Seized and taken into execution to be sold as the property of ROBERT A DICKERSHEID in suit of BANK OF AMERICA N.A.

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

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

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 107

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

Serve To:

Name: Domestic Relations Office of Columbia County

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: Debra Welliver

Relation: Conference Officer

Date: 6-24-14

Time: 11:25

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2013CV935

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
ROBERT A DICKERSHEID

Case Number
2013CV935

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 107

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:

Date: 6-24-14

Time: 11:20

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV935

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV935

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, SEPTEMBER 17, 2014
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 lying and being situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Dickersheid, by Deed from Cindy L. Vargo, n/b/m Cindy L. Nevius and John Nevius, w/h, dated 12/01/2004, recorded 12/10/2004 in Instrument Number 200413987.

Tax Parcel: 04C-04-064-00,000

Premises Being: 218 Hughes Street Berwick, PA 18603-4618

PROPERTY ADDRESS: 218 HUGHES STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-04-064-00,000

Seized and taken into execution to be sold as the property of ROBERT A DICKERSHEID in suit of BANK OF AMERICA N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2046077

DATE RECEIVED 10-25-2013
DOCKET AND INDEX 2013 02 935

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u> </u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>1-487574</u>

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

SALE DATE NOV. 11TH TIME 9 00 AM
POSTING DATE
ADV. DATES FOR NEWSPAPER
1ST WEEK
2ND WEEK
3RD WEEK

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Bank of America, N.A., as Successor by Merger to BAC Home
Loans Servicing, L.P f/k/a Countrywide Home Loans Servicing, L.P

vs.

Robert A. Dickersheid

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: 218 Hughes Street, Berwick, PA 18603-4618
(See Legal Description attached)

Amount Due
Interest from 11/21/2013 to Date of Sale
@ \$14.78 per diem

\$89,923.12
\$_____ and costs.

Dated 6-23-14
(SEAL)

PH # 819031

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-935

2014-ED-107
COLUMBIA COUNTY

Barbara N. Silvestri / KP3 /
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

Prothonotary & Clerk of Nov. Courts
My Com. Ex. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

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

Plaintiff

vs.

ROBERT A. DICKERSHEID

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2013-CV-933

No.: 2013-ED-153

FILED
PROTHONOTARY
2013 NOV 20 PM 3:50

ORDER


AND NOW, this 20th day of November, 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	\$74,030.24
Interest Through November 20, 2013	\$10,364.16
Late Charges	\$417.19
Legal fees	\$1,300.00
Cost of Suit and Title	\$769.42
Mortgage Insurance Premium/ Private Mortgage Insurance	\$691.48
Escrow Deficit	\$2,350.63
TOTAL	\$89,923.12

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.

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Dickersheid, by Deed from Cindy L. Vargo, n/b/m Cindy L. Nevius and John Nevius, w/h, dated 12/01/2004, recorded 12/10/2004 in Instrument Number 200413987.

Tax Parcel: 04C-04-064-00,000

Premises Being: 218 Hughes Street Berwick, PA 18603-4618

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

Attorneys for Plaintiff

**Bank of America, N.A., as Successor by Merger to BAC Home Loans
Servicing, LP f/k/a Countrywide Home Loans Servicing, LP**
Plaintiff

: **COURT OF COMMON PLEAS**

: **CIVIL DIVISION**

v.

: **NO.: 2013-CV-935**

Robert A. Dickersheid
Defendant(s)

: **Columbia County**

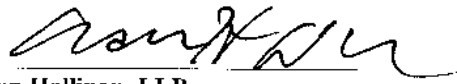
CERTIFICATION

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:

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

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

By: _____


Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

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

Attorney for Plaintiff

Bank of America, N.A., as Successor by Merger to BAC Home	:	Columbia County
Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
Robert A. Dickersheid	:	NO.: <u>2013-CV-935</u>
	:	

VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) 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, as amended.

(b) that defendant Robert A. Dickersheid is over 18 years of age and resides at 107 N Vine Street, Apartment 218, Berwick, PA 18603-4727.

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



Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

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

Attorneys for Plaintiff

**Bank of America, N.A., as Successor by Merger to BAC Home Loans
Servicing, LP f/k/a Countrywide Home Loans Servicing, LP**
Plaintiff

v.

Robert A. Dickersheid
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-935
:
:
: 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:

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

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

By: _____


Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Bank of America, N.A., as Successor by Merger to BAC	:	COURT OF COMMON PLEAS
Home Loans Servicing, LP f/k/a Countrywide Home Loans	:	
Servicing, L.P.	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2013-CV-935</u>
v.	:	
	:	
Robert A. Dickersheid	:	COLUMBIA COUNTY
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP. Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **218 Hughes Street, Berwick, PA 18603-4618.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
ROBERT A. DICKERSHEID	107 N VINE STREET, APARTMENT 218 BERWICK, PA 18603-4727

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
ROBERT A. DICKERSHEID	107 N VINE STREET, APARTMENT 218 BERWICK, PA 18603-4727

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
BERWICK AREA JOINT SEWER AUTHORITY	1108 FREAS AVENUE BERWICK, PA 18603
BERWICK AREA JOINT SEWER AUTHORITY C/O ANTHONY J. MCDONALD, ESQUIRE	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

218 HUGHES STREET
BERWICK, PA 18603-4618

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: 6/19/14

By: 

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

Bank of America, N.A., as Successor by Merger to BAC Home	:	COURT OF COMMON PLEAS
Loans Servicing, LP f/k/a Countrywide Home Loans Servicing,	:	
LP	:	CIVIL DIVISION
	:	
Plaintiff	:	NO.: <u>2013-CV-935</u>
	:	
vs.	:	
	:	Columbia County
	:	
Robert A. Dickersheid	:	
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert A. Dickersheid
 107 N Vine Street, Apartment 218
 Berwick, PA 18603-4727

****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 **218 Hughes Street, Berwick, PA 18603-4618** is scheduled to be sold at the Sheriff's Sale on Sept. 17, 2014 at 9:00 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$89,923.12 obtained by **Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-935**

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

v.

Robert A. Dickersheid

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

218 Hughes Street, Berwick, PA 18603-4618

Parcel No. 04C-04-064-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$89,923.12**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Dickersheid, by Deed from Cindy L. Vargo, n/b/m Cindy L. Nevius and John Nevius, w/h, dated 12/01/2004, recorded 12/10/2004 in Instrument Number 200413987.

Tax Parcel: 04C-04-064-00,000

Premises Being: 218 Hughes Street Berwick, PA 18603-4618

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of Lot No. 14 on the east side of Hughes Street; thence along line of Lot No. 14 in an easterly direction 105.4 feet to an alley; thence along said alley in a southerly direction 50 feet to line of Lot No. 18; thence along said lot in a westerly direction 104.88 feet to Hughes Street; thence along Hughes Street in a northerly direction 50 feet to the place of beginning. Same being Lot No. 16 on plot of lots recorded in Miscellaneous Book 7, Page 153, in the Recorder's Office of Columbia County.

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Premises Being: 218 Hughes Street Berwick, PA 18603-4618

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218 Hughes Street, Berwick, PA 18603-4618

Parcel No. 04C-04-064-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$89,923.12**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP
f/k/a Countrywide Home Loans Servicing, LP

No.: 2013-CV-935

Defendant

Robert A. Dickersheid

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)

218 Hughes Street

Berwick, PA 18603-4618

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 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 ☒ Plaintiff

Telephone Number

Date

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

(215)563-7000

6/19/14

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

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP
f/k/a Countrywide Home Loans Servicing, LP

No.: 2013 CV-935

Defendant

Robert A. Dickersheid

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.

ROBERT A. DICKERSHEID

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

218 Hughes Street

Berwick, PA 18603-4618

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

6/19/14

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

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP
f/k/a Countrywide Home Loans Servicing, LP

No.: 2013-CV-935

Defendant

Robert A. Dickersheid

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.

ROBERT A. DICKERSHEID

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

107 N. VINE STREET, APT. 218

Berwick, PA 18603

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

Adam H. Dan

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

6/18/14

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 RETURN

Bank of America, N.A., as Successor by Merger to BAC Home Loans
Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

Plaintiff

vs.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-935

Robert A. Dickersheid

Defendants

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

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

TD Bank, NA
3-180/360

001429834

DATE
6/17/2014

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

JKM [819031] 218 HUGHES STREET (2013-CV-935)

Francis S. Hillman
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RES. IMAGE DISAPPEARS WITH HEAT.

⑈001429834⑈ ⑆036001808⑆ 361508666⑈

Document Receipt

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TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000031230

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PHILADELPHIA PA 19106

107

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000031223

Doc Ref #: 107ED2014

Postage 5.3400

PHILADELPHIA PA 19107

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DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000031216

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HARRISBURG PA 17105

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DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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HARRISBURG PA 17105

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000031209

Doc Ref # 2014ED107

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