

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Kenny Mac Loan Suc VS Jay Factor

NO. 29-14 ED NO. 916-13 JD

DATE/TIME OF SALE: May 14 2000

BID PRICE (INCLUDES COST) \$ 2116.48

POUNDAGE - 2% OF BID \$ 43.53

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2200.01

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Mario Hanyon

MARIO HANYON

TOTAL DUE: \$ 2200.01

LESS DEPOSIT: \$ 1380.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 820.01

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
PENNYMAC LOAN SERVICES LLC

vs.

Defendant
JAY L FOWLER, JR

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, May 14, 2014

Writ of Execution No. : 2013CV916

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 239 MARY 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$992.58
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	\$135.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

Total Sheriff Costs **\$1,702.58**

Municipal Costs

Sewer	\$418.90
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Total Municipal Costs **\$418.90**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$2,176.48**

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)

© 2013 Columbia County Sheriff's Office, Inc.



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

Sean McDonnell
Legal Assistant, Ext. 1480

July 16, 2014

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

Re: JAY L. FOWLER, JR
239 MARY STREET, BERWICK, PA 18603-1336
2013-CV-916


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 **PENNYMAC LOAN SERVICES, LLC**, 6101 CONDOR DRIVE, MOORPARK, CA 93021.

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: PENNYMAC LOAN SERVICES, LLC

PH # 818914

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 inquires 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 Chamberlain

Street Address
PO Box 380, W. Main Street

City State Zip Code
Bloomsburg PA 17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
PENNYMAC LOAN SERVICES, LLC

Street Address
6101 CONDOR DRIVE

City State Zip Code
MOORPARK CA 93021

D. REAL ESTATE LOCATION

Street Address
239 MARY STREET, BERWICK, PA 18603-1336

City, Township, Borough
BERWICK BOROUGH

County COLUMBIA	School District BERWICK AREA SCHOOL DISTRICT	Tax Parcel Number 04A-01-060-00,000
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E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$2,176.48 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$2,176.48
4. County Assessed Value \$18,364.00	5. Common Level Ratio Factor x 3.61	6. Fair Market Value = \$66,294.04

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.)

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

8/5/14

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

001444950

DATE
8/5/2014

AMOUNT
*****\$870.01

PAY EIGHT HUNDRED SEVENTY AND 01 / 100 Dollars

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

SAM [818914] 239 MARY STREET (2013-CV-916)

Francis S. Hallinan
AUTHORIZED SIGNATURE

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

⑈001444950⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
JAY L FOWLER, JR

Case Number
2013CV916

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
02/11/2014	Advance Fee	Advance Fee	001348629	\$0.00	\$1,350.00
02/11/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/11/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/11/2014	Crying Sale			\$10.00	\$0.00
02/11/2014	Docketing			\$15.00	\$0.00
02/11/2014	Levy			\$15.00	\$0.00
02/11/2014	Mailing Costs			\$24.00	\$0.00
02/11/2014	Posting Handbill			\$15.00	\$0.00
02/11/2014	Poundage			\$43.53	\$0.00
02/11/2014	Press Enterprise Inc			\$992.58	\$0.00
02/11/2014	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
02/11/2014	Sheriff Automation Fund			\$50.00	\$0.00
02/11/2014	Sheriff's Deed			\$35.00	\$0.00
02/11/2014	Solicitor Services			\$75.00	\$0.00
02/11/2014	Transfer Tax Form			\$25.00	\$0.00
02/11/2014	Web Posting			\$100.00	\$0.00
05/12/2014	Service			\$135.00	\$0.00
05/12/2014	Service Mileage			\$24.00	\$0.00
05/12/2014	Distribution Form			\$25.00	\$0.00
05/12/2014	Copies			\$4.50	\$0.00
05/12/2014	Notary Fee			\$10.00	\$0.00
05/12/2014	Tax Claim Search			\$5.00	\$0.00
05/12/2014	Surcharge			\$100.00	\$0.00
05/12/2014	Sewer			\$418.90	\$0.00
05/12/2014	Recording Fees			\$55.00	\$0.00

\$2,220.01 \$1,350.00

TOTAL BALANCE: \$(870.01)

SHERIFF'S SALE COST SHEET

VS. Foraker

NO. FD NO. JD DATE/TIME OF SALE

✓	DOCKET/RETURN	\$15.00
✓	SERVICE PER DEF.	\$0.00
✓	LEVY (PER PARCEL)	\$15.00
✓	MAILING COSTS	\$20.00
✓	ADVERTISING SALE BILLS & COPIES	\$17.50
✓	ADVERTISING SALE (NEWSPAPER)	\$15.00
✓	MILAGE	\$20.00
✓	POSTING HANDBILL	\$15.00
✓	CRYING/ADJOURN SALE	\$10.00
✓	SHERIFF'S DEED	\$35.00
✓	TRANSFER TAX FORM	\$25.00
✓	DISTRIBUTION FORM	\$25.00
✓	COPIES	\$4.50
✓	NOTARY	\$20.00
TOTAL *****		\$370.00

✓	WEB POSTING	\$150.00
✓	PRESS ENTERPRISE INC.	\$99.58
✓	SOLICITOR'S SERVICES	\$75.00
TOTAL *****		\$1217.58
✓	PROTHONOTARY (NOTARY)	\$10.00
✓	RECORDER OF DEEDS	\$55.00
TOTAL *****		\$65.00

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST.	\$
DELINQUENT	\$ 20
TOTAL *****	\$ 5.00

MUNICIPAL FEES DUE:	
SEWER	\$ 20
WATER	\$ 20
TOTAL *****	
	\$ 418.90

SURCHARGE FEE (DSTE)	
MISC.	\$
TOTAL *****	
	\$
	\$
	\$

TOTAL COSTS (OPENING BID) \$2176.42

Document Receipt

Trans #	2063	Carrier / service:	USPS Server	First-Class Mail®	2/11/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000020678

Doc Ref #: 2014ED29

Postage 5.3400

HARRISBURG PA 17105

29

Document Receipt

Trans #	2064	Carrier / service:	USPS Server	First-Class Mail®	2/11/2014 12 00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #:	71901140006000020685
Doc Ref #:	2014ED29
Postage	5.3400

PHILADELPHIA PA 19107

29

Document Receipt

Trans #	2062	Carrier / service:	USPS Server	First-Class Mail®	2/11/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE	COMMONWEALTH OF PA
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DEPARTMENT 281230

Tracking #: 71901140006000020661

Doc Ref #: 2014ED29

Postage 5.3400

HARRISBURG PA 17128

91

Document Receipt

Trans #	2065	Carrier / service:	USPS Server	First-Class Mail®	2/11/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000020692

Doc Ref #: 2014ED29

Postage 5.3400

PHILADELPHIA PA 19106

29



May 7, 2014

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

JAY L. FOWLER, JR.

NO: 2013-CV-916

Dear Timothy:

The amount due on the sewer account #102953 for the property located at 239 Mary Street, Berwick Pa through June 30, 2014 is **\$418.90**.

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

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-916
No.:

Re: PENNYMAC LOAN SERVICES, LLC VS. JAY L. FOWLER, JR
No.: 2013-CV-916, 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 05/14/2014 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
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
John.Kolesnik@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC LOAN SERVICES, LLC
Plaintiff,

v.

JAY L. FOWLER, JR
Defendant(s)

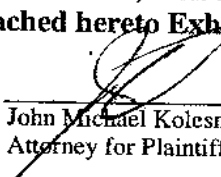
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2013-CV-916
: No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

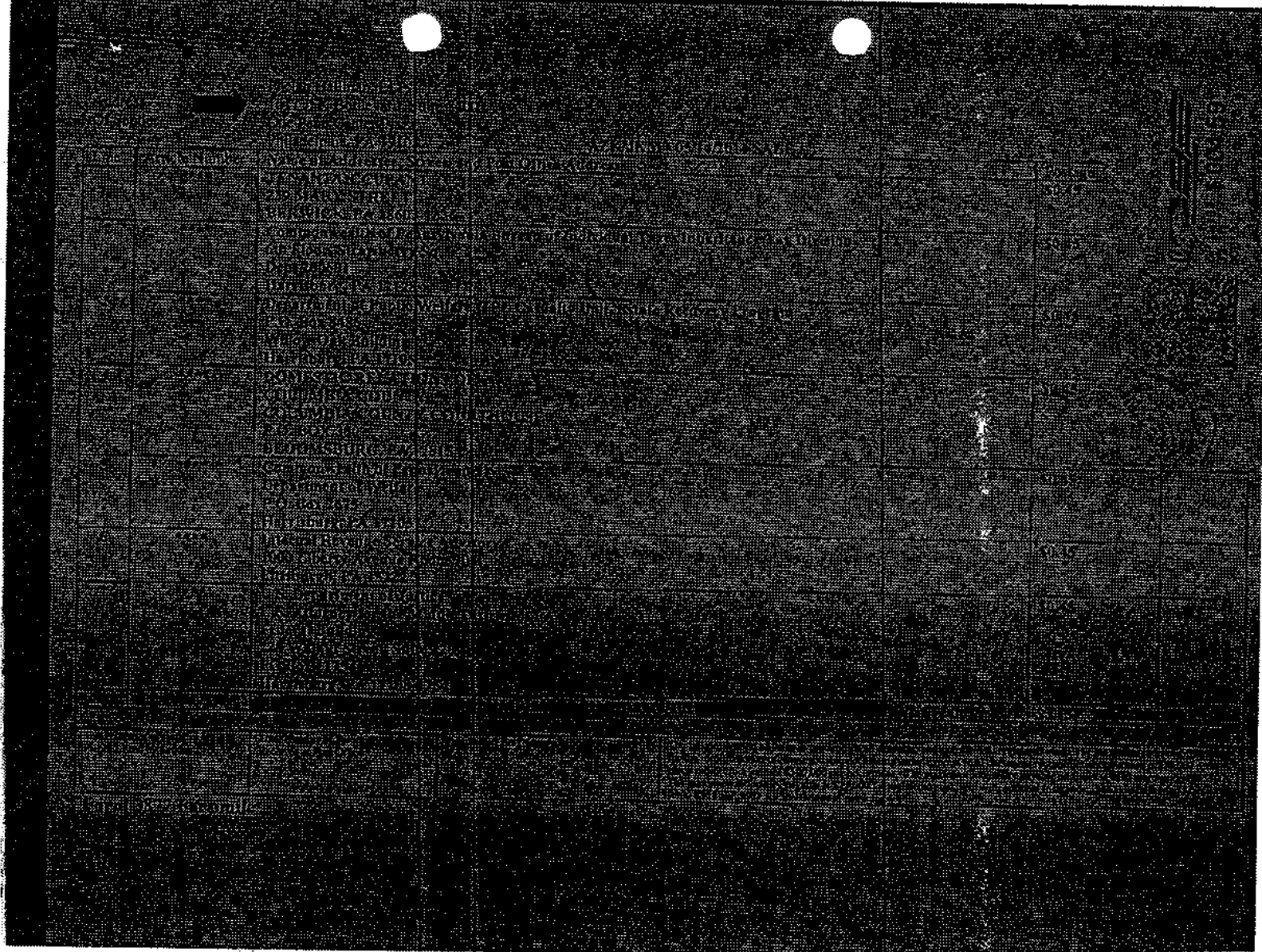
COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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".

Date: 9/23/14


John Michael Kolesnik, Esq., Id. No.308877
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.



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
JAY L FOWLER, JR

Case Number
2013CV916

SHERIFF'S RETURN OF SERVICE

04/09/2014 03:30 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 239 MARY STREET, BERWICK, PA 18603.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 14, 2014

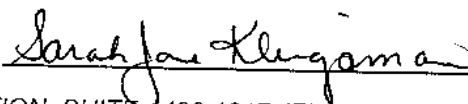
COMMONWEALTH OF PENNSYLVANIA

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

NOTARY

Affirmed and subscribed to before me this

14TH day of APRIL, 2014



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
JAY L FOWLER, JR

Case Number
2013CV916

SHERIFF'S RETURN OF SERVICE

02/12/2014 10:25 AM - DEPUTY SCOTT MAYERNICK, 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: JAY L FOWLER, JR AT 239 MARY STREET, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

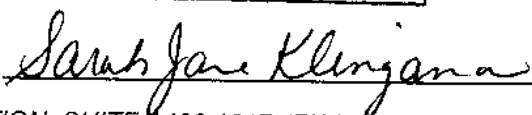
February 12, 2014

Affirmed and subscribed to before me this

NOTARY

12TH day of FEBRUARY, 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 SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

40 County Saratoga Street, Pottsville, PA

Sheriff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC LOAN SERVICES, LLC	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
JAY L. FOWLER, JR	:	
	:	No.: 2013-CV-916
Defendant	:	

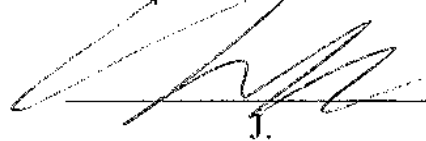
AND NOW, this 11 day of April, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$65,468.93
Interest Through May 1, 2014	\$5,892.16
Late Charges	\$175.79
Legal fees	\$1,300.00
Cost of Suit and Title	\$742.59
Property Inspections	\$48.00
Escrow Deficit	\$1,950.28
TOTAL	\$75,577.75

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



CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2014 APR 11 P 3:47

FILED
PROTHONOTARY

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

Date: 04/10/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 18012

FOWLER JAY L JR
239 MARY STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20081 -1758
Location: 239 MARY ST LOT 77
Parcel Id:04A-01 -060-00,000

Assessment: 18,364
Balances as of 04/10/2014

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

By Columbia County Sheriff Per: DS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
JAY L FOWLER, JR

Case Number
2013CV916

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Warrant:

Expires:

Serve To:

Name: (POSTING)

Primary Address: 239 MARY STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Posted

Date: 4-9-14

Time: 1530

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)

2013CV916

239 MARY STREET, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2014

BILL NO.
3732

DESCRIPTION	ASSESSMENT	MILLS	LE	DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,364	9.146		164.60	167.96	184.76
SINKING		1.345		24.21	24.70	27.17
FIRE		1.25		22.50	22.96	24.11
LIGHT		1.75		31.50	32.14	33.75
BORO RE		11.1		199.76	203.84	214.03
The discount & penalty have been calculated for your convenience				442.57 April 30 If paid on or before	451.60 June 30 If paid on or before	483.82 June 30 If paid after
PAY THIS AMOUNT						

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FWLER JAY L JR
239 MARY STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-01 -060-00,000
239 MARY ST
.1331 Acres Land 2,494
Buildings 15,870
Total Assessment 18,364

This tax returned
to courthouse on:
January 1, 2015

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

PENNYMAC LOAN SERVICES, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-916
:
:

JAY L. FOWLER, JR

Defendant(s) : COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAY L. FOWLER, JR
480 WEST 5TH STREET
BLOOMSBURG, PA 17815-1563

****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 **239 MARY STREET, BERWICK, PA 18603-1336** is scheduled to be sold at the Sheriff's Sale on May 14 2014 at 9:00 A.M. in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$68,025.71 obtained by **PENNYMAC LOAN SERVICES, LLC** (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**.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
JAY L FOWLER, JR

Case Number
2013CV916

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Connie C. Gingher

Relation:

Date: 2-13-14

Time:

Deputy: S-17

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.

GINGHER, CONNIE C.

2013CV916

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
JAY L FOWLER, JR

Case Number
2013CV916

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: Personal

Expires:

Warrant:

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

* See Sarah

Serve To:

Name: JAY L FOWLER, JR

Primary Address: 239 MARY STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JAY Fowler JR.

Relation: Def

Date: 2-12-14 Time: 10:25

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.

FOWLER JR, JAY L

2013CV916

239 MARY STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
JAY L FOWLER, JR

Case Number
2013CV916

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

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: Debbie Miller

Relation: Clerk

Date: 02-11-14 Time: 15:05

Deputy: 16 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

2013CV916

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC LOAN SERVICES LLC
vs.
JAY L FOWLER, JR

Case Number
2013CV916

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Cou

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 Bickhardt

Relation: Clerk II

Date: 2-11-14

Time: 3:10

Deputy: 16

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 2013CV916 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV916

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, MAY 14, 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 on the northerly side of Marys Avenue (now Mary Street) in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: STARTING at corner of Marys Avenue (now Mary Street) and Lot No. 76; thence along same a distance of 145 feet to an alley; thence along said alley a distance of 40 feet to the corner of Lot No. 78; thence along said lot a distance of 145 feet to Marys Avenue (now Mary Street); thence along said street a distance of 40 feet to Lot No. 76, the place of beginning. Marked and numbered as Lot No. 77.

TITLE TO SAID PREMISES IS VESTED IN Jay L. Fowler, Jr, by Deed from John Zerance and Ruth A. Zerance, his wife, dated 11/10/2008, recorded 11/14/2008 in Instrument Number 200811758.

Tax Parcel: 04A-01-060-00,000

Premises Being: 239 MARY STREET, BERWICK, PA 18603-1336

PROPERTY ADDRESS: 239 MARY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-01-060-00,000

Seized and taken into execution to be sold as the property of JAY L FOWLER, JR in suit of PENNYMAC LOAN SERVICES LLC.

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# 2014 ED 29

DATE RECEIVED 2-11-2014
DOCKET AND INDEX 2013 CV 916

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>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>601348429</u>

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

SALE DATE May 14th TIME 9:00 Am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

PENNYMAC LOAN SERVICES, LLC
Plaintiff

v.

JAY L. FOWLER, JR
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-916**
:
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

PENNYMAC LOAN SERVICES, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **239 MARY STREET, BERWICK, PA 18603-1336**.

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

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

JAY L. FOWLER, JR

**480 WEST 5TH STREET
BLOOMSBURG, PA 17815-1563**

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

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

JAY L. FOWLER, JR

**480 WEST 5TH STREET
BLOOMSBURG, PA 17815-1563**

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	239 MARY STREET BERWICK, PA 18603-1336
COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION	6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128
DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105
INTERNAL REVENUE SERVICE ADVISORY	1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222
U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING	228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date:

2/6/14

By:


Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No.308877

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

PENNYMAC LOAN SERVICES, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-916

JAY L. FOWLER, JR

:
Defendant(s) : COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAY L. FOWLER, JR
480 WEST 5TH STREET
BLOOMSBURG, PA 17815-1563

****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 **239 MARY STREET, BERWICK, PA 18603-1336** is scheduled to be sold at the Sheriff's Sale on May 14 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 \$68,025.71 obtained by PENNYMAC LOAN SERVICES, LLC (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-916**

PENNYMAC LOAN SERVICES, LLC

v.

JAY L. FOWLER, JR

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

239 MARY STREET, BERWICK, PA 18603-1336

Parcel No. 04A-01-060-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$68,025.71**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate on the northerly side of Marys Avenue (now Mary Street) in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

STARTING at corner of Marys Avenue (now Mary Street) and Lot No. 76; thence along same a distance of 145 feet to an alley; thence along said alley a distance of 40 feet to the corner of Lot No. 78; thence along said lot a distance of 145 feet to Marys Avenue (now Mary Street); thence along said street a distance of 40 feet to Lot No. 76, the place of beginning. Marked and numbered as Lot No. 77.

TITLE TO SAID PREMISES IS VESTED IN Jay L. Fowler, Jr, by Deed from John Zerance and Ruth A. Zerance, his wife, dated 11/10/2008, recorded 11/14/2008 in Instrument Number 200811758.

Tax Parcel: 04A-01-060-00,000

Premises Being: 239 MARY STREET, BERWICK, PA 18603-1336

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183 and Rule 3257

PENNYMAC LOAN SERVICES, LLC

vs.

JAY L. FOWLER, JR

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-916

2014-EB-29
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 239 MARY STREET, BERWICK, PA 18603-1336
(See Legal Description attached)

Amount Due

Interest from 01/15/2014 to Date of Sale
@ \$11.18 per diem

\$68,025.71

\$___ and costs.

Dated 2/11/14
(SEAL)

PH # 818914

Rebecca J. Swartz
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.
Prothonotary
My Comm. Ex. 1st Monday in 2016

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

PENNYMAC LOAN SERVICES, LLC

vs.

JAY L. FOWLER, JR

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-916

COLUMBIA COUNTY

2014-EN-29

To the PROTHONOTARY:

Issue writ of execution in the above matter:


Amount Due

\$68,025.71

Interest from 01/15/2014 to Date of Sale

\$_____ and costs.

@ \$11.18 Per diem


Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No.308877

Attorney for Plaintiff

Note: Please attach description of Property.

PH # 818914

FILED
PROTHONOTARY
2014 FEB -7 PM 12:13
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate on the northerly side of Marys Avenue (now Mary Street) in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

STARTING at corner of Marys Avenue (now Mary Street) and Lot No. 76; thence along same a distance of 145 feet to an alley; thence along said alley a distance of 40 feet to the corner of Lot No. 78; thence along said lot a distance of 145 feet to Marys Avenue (now Mary Street); thence along said street a distance of 40 feet to Lot No. 76, the place of beginning. Marked and numbered as Lot No. 77.

TITLE TO SAID PREMISES IS VESTED IN Jay L. Fowler, Jr, by Deed from John Zerance and Ruth A. Zerance, his wife, dated 11/10/2008, recorded 11/14/2008 in Instrument Number 200811758.

Tax Parcel: 04A-01-060-00,000

Premises Being: 239 MARY STREET, BERWICK, PA 18603-1336

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

Attorneys for Plaintiff

PENNYMAC LOAN SERVICES, LLC
Plaintiff

v.

JAY L. FOWLER, JR
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-916**
:
: **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
John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

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

Attorney for Plaintiff

PENNYMAC LOAN SERVICES, LLC

vs.

JAY L. FOWLER, JR

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-916
:


VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant JAY L. FOWLER, JR is over 18 years of age and resides at 239 MARY STREET, BERWICK, PA 18603-1336.

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



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

reasonably ascertained, please indicate)

TENANT/OCCUPANT	239 MARY STREET BERWICK, PA 18603-1336
COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION	6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128
DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105
INTERNAL REVENUE SERVICE ADVISORY	1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222
U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING	228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date:

2/6/19

By:


Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No. 308877

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

PENNYMAC LOAN SERVICES, LLC

Plaintiff

v.

JAY L. FOWLER, JR

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-916**
:
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

PENNYMAC LOAN SERVICES, LLC, 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 **239 MARY STREET, BERWICK, PA 18603-1336**.

1. Name and address of Owner(s) or reputed Owner(s):
Name: **JAY L. FOWLER, JR**
Address (if address cannot be reasonably ascertained, please so indicate): **480 WEST 5TH STREET
BLOOMSBURG, PA 17815-1563**
2. Name and address of Defendant(s) in the judgment:
Name: **JAY L. FOWLER, JR**
Address (if address cannot be reasonably ascertained, please so indicate): **480 WEST 5TH STREET
BLOOMSBURG, PA 17815-1563**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):

reasonably ascertained, please indicate)

TENANT/OCCUPANT	239 MARY STREET BERWICK, PA 18603-1336
COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION	6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128
DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105
INTERNAL REVENUE SERVICE ADVISORY	1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222
U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING	228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date:

2/6/14

By:


Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No.308877

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-916**

PENNYMAC LOAN SERVICES, LLC

v.

JAY L. FOWLER, JR

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

239 MARY STREET, BERWICK, PA 18603-1336

Parcel No. 04A-01-060-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$68,025.71**

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

PENNYMAC LOAN SERVICES, LLC

No.: 2013-CV-916

Defendant

JAY L. FOWLER, JR

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.

JAY L. FOWLER, JR

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

239 MARY STREET

BERWICK, PA 18603-1336

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 whomsoever 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

2/6/14

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
PENNYMAC LOAN SERVICES, LLC

No.: 2013-CV-916

Defendant
JAY L. FOWLER, JR

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)

239 MARY STREET

BERWICK, PA 18603-1336

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 XX Plaintiff
Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1811

Telephone Number

(215)563-7000

Date

2/6/14

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

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

TD Bank, NA
3-180/360

001348629

DATE
9/18/2013

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

ABA [818914] 239 MARY STREET (2013-CV-916)


AUTHORIZED SIGNATURE

⑈001348629⑈ ⑆036001808⑆ 361508666⑈

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



71901140006000020685

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

4/23/14 Returned

29

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV916

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, MAY 14, 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 situated on the northernly side of Marys Avenue (now Mary Street) in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

STARTING at corner of Marys Avenue (now Mary Street) and Lot No. 76; thence along same a distance of 145 feet to an alley; thence along said alley a distance of 40 feet to the corner of Lot No. 78; thence along said lot a distance of 145 feet to Marys Avenue (now Mary Street); thence along said street a distance of 40 feet to Lot No. 76, the place of beginning. Marked and numbered as Lot No. 77.

TITLE TO SAID PREMISES IS VESTED IN JAY L. FOWLER, JR. by Deed from John Zerance and Ruth A. Zerance, his wife, dated 11/10/2008, recorded 11/14/2008 in Instrument Number 200811758.

Tax Parcel: 044-01-060-00-000

Property Being: 239 MARY STREET, BERWICK, PA 18603-1336

PROPERTY ADDRESS: 239 MARY STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 044-01-060-00-000

Seized and taken into execution to be sold as the property of JAY L. FOWLER, JR. in suit of PENNYMAC LOAN SERVICES, LLC.

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**

deposes and says that Press Enterprise is
fice and place of business at 3185
ia and State of Pennsylvania, and was
n published daily, continuously in said
hed notice April 23, 30 and May 7, 2014
signed agent of the owner or publisher of
ished; that neither the affiant nor Press
tice and advertisement and that all of the
, and character of publication are true.

.....day of May 2014

R. Kishbaugh
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donna L. Kishbaugh, Notary Public
Scott Twp., Columbia County
My Commission Expires Oct. 11, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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