

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



SANTANDER BANK N.A.  
vs.  
CARL W WATTS

Case Number  
2014CV197

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/02/2014	Advance Fee	Advance Fee	001416498	\$0.00	\$1,350.00
05/02/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/02/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/02/2014	Crying Sale			\$10.00	\$0.00
05/02/2014	Docketing			\$15.00	\$0.00
05/02/2014	Levy			\$15.00	\$0.00
05/02/2014	Mailing Costs			\$24.00	\$0.00
05/02/2014	Posting Handbill			\$15.00	\$0.00
05/02/2014	Poundage			\$282.51	\$0.00
05/02/2014	Press Enterprise Inc.			\$1,230.18	\$0.00
05/02/2014	Sheriff Automation Fund			\$50.00	\$0.00
05/02/2014	Web Posting			\$100.00	\$0.00
07/10/2014	Service			\$135.00	\$0.00
07/10/2014	Service Mileage			\$16.00	\$0.00
07/10/2014	Copies			\$4.50	\$0.00
07/10/2014	Notary Fee			\$10.00	\$0.00
07/10/2014	Tax Claim Search			\$5.00	\$0.00
07/10/2014	Surcharge			\$100.00	\$0.00
				\$2,044.69	\$1,350.00

<b>TOTAL BALANCE:</b>	<b>\$ (694.69)</b>
-----------------------	--------------------

Sheriff of Columbia County

DATE 11/7/2014

CHECK # 001472127

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
939452 DXB(939452) 3770 STATE ROUTE 42	11/7/2014	282.51	0.00	001412521	282.51
<b>TOTAL</b>		282.51	0.00		282.51

Sheriff of Columbia County

DATE 11/7/2014

CHECK # 001472127

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
939452 DXB(939452) 3770 STATE ROUTE 42	11/7/2014	282.51	0.00	001412521	282.51
<b>TOTAL</b>		282.51	0.00		282.51

SAFEGUARD

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

TD Bank, NA  
3-180/360

001472127

DATE  
11/7/2014

AMOUNT  
\*\*\*\*\$282.51

PAY TWO HUNDRED EIGHTY-TWO AND 51 / 100 Dollars

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

DXB(939452) 3770 STATE ROUTE 42

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

11001122122 120360018081 361508666

Sheriff of Columbia County

DATE 11/6/2014

CHECK # 001471463

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
939452 DXB [939452] 3770 STATE ROUTE 42 (2014-CV-197)	11/6/2014	412.18	0.00	001411891	412.18
- 282.51					
TOTAL		412.18	0.00		412.18

Sheriff of Columbia County

DATE 11/6/2014

CHECK # 001471463

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
939452 DXB [939452] 3770 STATE ROUTE 42 (2014-CV-197)	11/6/2014	412.18	0.00	001411891	412.18
TOTAL		412.18	0.00		412.18

CP SAFEGUARD - LITHO USA 81514 047528114

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH INK RESISTANT TO FADING

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

TD Bank, NA  
3-180/360

001471463

DATE  
11/6/2014

AMOUNT  
\*\*\*\*\$412.18

PAY FOUR HUNDRED TWELVE AND 18 / 100 Dollars

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

DXB [939452] 3770 STATE ROUTE 42 (2014-CV-197)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

0001171163 0036001808 361508666

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

September 12, 2014

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: SANTANDER BANK, N.A. v.  
CARL W. WATTS  
3770 STATE ROUTE 42 MILLVILLE, PA 17846-9025  
No.: 2014-CV-197

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for October 1, 2014 due to the following: The defendant(s) brought the underlying mortgage loan current and the Plaintiff is discontinuing the foreclosure action.

\$14,125.56 was received in consideration of the stay.

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



SANTANDER BANK N.A.  
vs.  
CARL W WATTS

Case Number  
2014CV197

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
05/02/2014	Advance Fee	Advance Fee	001416498	\$0.00	\$1,350.00
05/02/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/02/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/02/2014	Crying Sale			\$10.00	\$0.00
05/02/2014	Docketing			\$15.00	\$0.00
05/02/2014	Levy			\$15.00	\$0.00
05/02/2014	Mailing Costs			\$24.00	\$0.00
05/02/2014	Posting Handbill			\$15.00	\$0.00
05/02/2014	Poundage			\$282.51	\$0.00
05/02/2014	Press Enterprise Inc.			\$1,230.18	\$0.00
05/02/2014	Sheriff Automation Fund			\$50.00	\$0.00
05/02/2014	Web Posting			\$100.00	\$0.00
07/10/2014	Service			\$135.00	\$0.00
07/10/2014	Service Mileage			\$16.00	\$0.00
07/10/2014	Copies			\$4.50	\$0.00
07/10/2014	Notary Fee			\$10.00	\$0.00
07/10/2014	Tax Claim Search			\$5.00	\$0.00
07/10/2014	Surcharge			\$100.00	\$0.00
				\$2,044.69	\$1,350.00
TOTAL BALANCE:				\$(694.69)	

RECEIVED

939452

BY

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Patrick Wirt

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** September 23, 2014

**Re:** Watts

**CC:**

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

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● **Comments:**

I received your stay, attached is cost sheet showing a balance due of \$694.69

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
SANTANDER BANK N.A.

vs.

**Defendant**  
CARL W WATTS

**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, August 13, 2014

**Writ of Execution No. :** 2014CV197

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 3770 STATE ROUTE 42, MILLVILLE, PA 17846

## 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.	\$1,230.18
<del>Prothonotary, Acknowledge Deed</del>	<del>\$10.00</del>
Sheriff Automation Fund	\$50.00
<del>Sheriff's Deed</del>	<del>\$35.00</del>
<del>Seller's Services</del>	<del>\$75.00</del>
<del>Transfer Tax Form</del>	<del>\$25.00</del>
Web Posting	\$100.00
Service	\$135.00
Service Mileage	\$16.00
<del>Distribution Form</del>	<del>\$25.00</del>
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

**Total Sheriff Costs** **\$1,932.18**

## Distribution Costs

<del>Recording Fees</del>	<del>\$65.00</del>
<b>Total Distribution Costs</b>	<b>\$65.00</b>

**Grand Total:** **\$1,997.18**

MS- 282.51

176218  
2044169

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)

© Columbia County Sheriff, Timesoft, Inc.

**Phelan Hallinan, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

August 11, 2014

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: SANTANDER BANK, N.A. v.  
CARL W. WATTS  
3770 STATE ROUTE 42 MILLVILLE, PA 17846-9025  
No.: 2014-CV-197

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 13, 2014 due to the following: PHFA.

The Property is to be relisted for the October 1, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan, LLP



1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan LLP**

# Fax

<b>To:</b> Columbia County Sheriff Office	<b>From:</b> Patrick Ralston
<b>Fax:</b> 570-389-5625	<b>Date:</b> August 6, 2014
<b>Phone:</b> 570-389-5622	<b>Pages:</b> 1
<b>Re:</b> Postpone Sale Date	<b>CC:</b>

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

**•Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for two months to a date in October 2014. Currently the sale is set for 08/13/14 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: SANTANDER BANK, N.A. v. CARL W. WATTS  
COLUMBIA County, 2014-CV-197

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax – 215-563-8656

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan, LLP**

# Fax

**To:** Columbia County Sheriff's Office **From:** David Tran

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**Fax:** **Date:** 8/11/2014

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**Phone:** **Pages:** 1

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**Re:** Postpone Sale Date - PHS 939452 **CC:**

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

**Comments:**

Good afternoon,

Currently the sale is set for 8/13/14. We would like to postpone our scheduled sheriff sale for 90 days. Please provide a new sale date and time as soon as possible.

Defendant: WATTS, CARL W.  
Property: 3770 STATE ROUTE 42  
MILLVILLE, PA 17846-9025  
Complaint Docket #: 2014-CV-197

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

David Tran

Phone - 215-320-0007 Ext 1495

Fax - 215-563-8656

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
SANTANDER BANK N.A.

vs.

**Defendant**  
CARL W WATTS

**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, August 13, 2014

**Writ of Execution No. :** 2014CV197

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 3770 STATE ROUTE 42, MILLVILLE, PA 17846

## 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.	\$1,230.18
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	\$16.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

**Total Sheriff Costs** **\$1,932.18**

## Distribution Costs

Recording Fees	\$65.00
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**Total Distribution Costs** **\$65.00**

**Grand Total:** **\$1,997.18**

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)

100 County Blvd, Suite 1, Towaco, NJ 07095

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Santander Bank NA vs Carl Watts

NO. 80-14 ED NO. 197-14 JD

DATE/TIME OF SALE: Aug. 13  
JULY 16, 2014 9:00 AM

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

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

**ALAIN KENDER**  
**Legal Assistant, Ext. 1216**

---

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: SANTANDER BANK, N.A. v. CARL W. WATTS et al.**  
**No.: 2014-CV-197**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 08/13/2014 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan, LLP**

By:

**ALAIN KENDER**, Legal Assistant

CC: CARL W. WATTS

PHELAN HALLINAN, LLP  
Chrisovalante P. Fliakos, Esq., Id. No.94620  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Chrisovalante.Fliakos@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**SANTANDER BANK, N.A.**  
Plaintiff,

v.

**CARL W. WATTS**  
Defendant(s)

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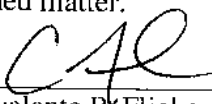
**CIVIL DIVISION**

**No.: 2014-CV-197**

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 7/24/14

  
Chrisovalante P. Fliakos, Esq., Id. No.94620  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Chrisovalante P. Fliakos, Esq., Id. No.94620  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Chrisovalante.Fliakos@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**SANTANDER BANK, N.A.**  
Plaintiff,

v.

**CARL W. WATTS**  
Defendant(s)

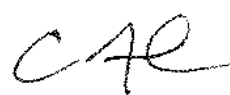
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: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-197**  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 07/16/2014 at 09:00 AM in the above-captioned matter has been continued until 08/13/2014 at 09:00 AM.

Date: \_\_\_\_\_

7/24/14

  
Chrisovalante P. Fliakos, Esq., Id. No.94620  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Chrisovalante P. Fliakos, Esq., Id. No.94620  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Chrisovalante.Fliakos@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**SANTANDER BANK, N.A.**  
Plaintiff,

v.

**CARL W. WATTS**  
Defendant(s)

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: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-197**  
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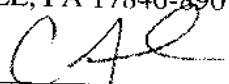
**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

CARL W. WATTS  
3770 STATE ROUTE 42  
MILLVILLE, PA 17846-9025

Date: 7/24/14

CARL W. WATTS  
110 PINE CENTER CHURCH RD  
MILLVILLE, PA 17846-8901

  
Chrisovalante P. Fliakos, Esq., Id. No.94620  
Attorney for Plaintiff



PHELAN HALLINAN, LLP  
Chrisovalante P. Fliakos, Esq., Id. No.94620  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Chrisovalante.Fliakos@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**SANTANDER BANK, N.A.**  
Plaintiff,

v.

**CARL W. WATTS**  
Defendant(s)

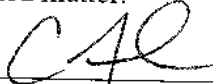
**CIVIL DIVISION**

No.: 2014-CV-197

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 7/24/14

  
Chrisovalante P. Fliakos, Esq., Id. No.94620  
Attorney for Plaintiff

**Phelan Hallinan, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

July 15, 2014

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: SANTANDER BANK, N.A. v.  
CARL W. WATTS  
3770 STATE ROUTE 42 MILLVILLE, PA 17846-9025  
No.: 2014-CV-197

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 16, 2014 due to the following: PHFA.

The Property is to be relisted for the August 13, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>4.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>362.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1230.18</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1455.18</u>

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1987.18

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

REAL ESTATE TAX CERTIFICATION

Date: 07/10/2014

Fee: \$5.00

Cert. NO: 18595

WATTS CARL W  
3770 STATE ROUTE 42  
MILLVILLE PA 17846

District: PINE TWP  
Deed: 0378 -0465  
Location: 3770 STATE ROUTE 42  
Parcel Id:29 -04 -009-01,000

Assessment: 17,849  
Balances as of 07/10/2014

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

By: Columbia County Sheriff

Per: dm.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SANTANDER BANK N.A.  
vs.  
CARL W WATTS

Case Number  
2014CV197

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 80

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 3770 STATE ROUTE 42  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Front Door

Relation:

Date: 5-5-14

Time: 0938

Deputy: 8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

OCCUPANT

2014CV197

3770 STATE ROUTE 42, MILLVILLE, PA 17846

NO EXPIRATION

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

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

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

No.: 2014-CV-197  
No.: 2014-ED-80

Re: SANTANDER BANK, N.A. VS. CARL W. WATTS  
No.: 2014-CV-197, No.: 2014-ED-80

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

**\*\*Property is listed for the 07/16/2014 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:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A.  
Plaintiff,

v.

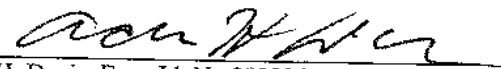
CARL W. WATTS  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2014-CV-197  
: No.: 2014-ED-80

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY ) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

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

Date: 6/17/14

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and Address of Sender

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

AZK/RMS-07/16/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 3770 STATE ROUTE 7 MILFORD, PA 17346-5925	\$0.47
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17125	\$0.47
3	****	Department of Public Welfare, EPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Harrisburg, PA 17105	\$0.47
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17015	\$0.47
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
6	****	Internal Revenue Service Authority 1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222	\$0.47
7	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11764 Harrisburg, PA 17108-1764	\$0.47
TOTAL POSTAGE AND FEES \$3.29			\$3.29



Number of  
of Labels or Sender  
in 3877 Facsimile

Total Number of Labels  
Placed in This Office

Postmaster (or Name of  
Post Office Employee)

The Addressee of this letter is required to affix the correct postage and to pay the postage on delivery of the letter. For the convenience of the addressee, the postage on delivery of the letter may be paid by the addressee at the time of delivery. The maximum fee for postage on delivery is \$0.47 per letter. The maximum fee for postage on delivery is \$0.47 per letter. The maximum fee for postage on delivery is \$0.47 per letter.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy




SANTANDER BANK N.A.  
vs.  
CARL W WATTS

Case Number  
2014CV197

## SHERIFF'S RETURN OF SERVICE

06/09/2014 01:10 PM - DEPUTY MARTIN BOUDMAN, 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 3770 STATE ROUTE 42, MILLVILLE, PA 17846.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014

NOTARY

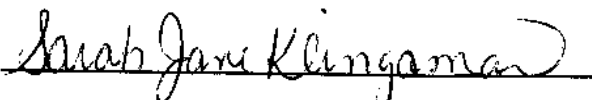
Affirmed and subscribed to before me this

11TH day of JUNE, 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 County State Sheriff, Telecost, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

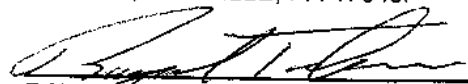


SANTANDER BANK N.A.  
vs.  
CARL W WATTS

Case Number  
2014CV197

## SHERIFF'S RETURN OF SERVICE

05/28/2014 06:50 PM - DEPUTY RAYMOND TONKINSON, 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: CARL W WATTS AT 3770 STATE ROUTE 42, MILLVILLE, PA 17846.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014

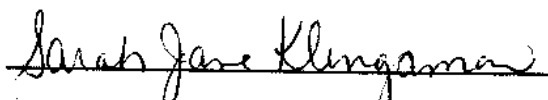
Affirmed and subscribed to before me this

NOTARY

11TH day of JUNE, 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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SANTANDER BANK N.A.  
vs.  
CARL W WATTS

Case Number  
2014CV197

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 8C

Warrant:

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

### Serve To:

Name: CARL W WATTS

Primary Address: 3770 STATE ROUTE 42  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address: 110 PINE CENTER CHURCH ROAD  
MILLVILLE, PA

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Carl Watts

Relation: 12K

Date: 5-28-14

Time: 1850

Deputy: 2

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date: 5-20-14

Time: 1040

Mileage:

Deputy: 8

### Service Attempt Notes:

1. Not Home 4/c

2.

3.

4.

5.

6.

WATTS, CARL W

2014CV197

3770 STATE ROUTE 42, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



SANTANDER BANK N.A.  
vs.  
CARL W WATTS

Case Number  
2014CV197

## 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: 3770 STATE ROUTE 42  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: MAIN ENT DOOR

Date: 6-9-14 Time: 1310

Deputy: 8 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

(POSTING)

2014CV197

3770 STATE ROUTE 42, MILLVILLE, PA 17846

NO EXPIRATION

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



71901140006000027158

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

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Santander Bank, N.A.

Plaintiff

vs.

Carl W. Watts

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-197  
:  
:  
: Columbia County  
:

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Carl W. Watts  
3770 State Route 42  
Millville, PA 17846-9025

**\*\*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 3770 State Route 42, Millville, PA 17846-9025 is scheduled to be sold at the Sheriff's Sale on July 16<sup>th</sup> 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 \$93,472.09 obtained by Santander Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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**.

**Tax Notice** 2014 County & Municipality  
PINE TWP

**MAKE CHECKS PAYABLE TO:**

Debra Piatt  
211 BEECH GLENN RD  
Benton PA 17814

**HOURS:** MONDAY: 8PM TO 9PM DURING DISCOUNT  
AFTER DISCOUNT BY APPT. ONLY.  
MY HOME: 1PM TO 3PM ON APRIL 26 & AUG 23

**PHONE:** 570-458-6072

FOR: COLUMBIA County			DATE 03/01/2014	BILL NO. 27991	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING TWP RE	17,849	9.146	159.98	163.25	179.58
		1.345	23.53	24.01	26.41
		.389	6.80	6.94	7.29
The discount & penalty have been calculated for your convenience			190.31 April 30 If paid on or before	194.20 June 30 If paid on or before	213.28 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

WATTS CARL W  
3770 STATE ROUTE 42  
MILLVILLE PA 17846

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 29 -04 -009-01,000  
3770 STATE ROUTE 42  
10.98 Acres Land  
Buildings  
Total Assessment

This tax returned  
to courthouse on:  
January 1, 2015

APR 26 2014  
BY: [Signature]

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

**Tax Notice** 2014 County & Municipality  
PINE TWP

**MAKE CHECKS PAYABLE TO:**

Debra Piatt  
211 BEECH GLENN RD  
Benton PA 17814

**HOURS:** MONDAY: 8PM TO 9PM DURING DISCOUNT  
AFTER DISCOUNT BY APPT. ONLY.  
MY HOME: 1PM TO 3PM ON APRIL 26 & AUG 23

**PHONE:** 570-458-6072

FOR: COLUMBIA County			DATE 03/01/2014	BILL NO. 27992	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING TWP RE	17,554	9.146	157.34	160.55	176.61
		1.345	23.14	23.61	25.97
		.389	6.69	6.83	7.17
The discount & penalty have been calculated for your convenience			187.17 April 30 If paid on or before	190.99 June 30 If paid on or before	209.75 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

WATTS CARL W  
3770 STATE ROUTE 42  
MILLVILLE PA 17846

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 29 -04 -009-02,000  
22.57 Acres Land  
Buildings  
Total Assessment

This tax returned  
to courthouse on:  
January 1, 2015

APR 16 2014  
BY: [Signature]

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

Santander Bank, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-197

Carl W. Watts

Defendant(s) : Columbia County

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Carl W. Watts  
3770 State Route 42  
Millville, PA 17846-9025

**\*\*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 3770 State Route 42, Millville, PA 17846-9025 is scheduled to be sold at the Sheriff's Sale on July 16<sup>th</sup> 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 \$93,472.09 obtained by Santander Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

SANTANDER BANK N.A.  
VS.  
CARL W WATTS

Case Number  
2014CV197

## 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 Crawford

Primary Address: 2227 Valley Road  
Bloomsburg, PA 17815

Phone: 570-437-2153 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

5-5-14

Time:

12:45

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.

CRAWFORD, CONNIE

2014CV197

2227 VALLEY ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SANTANDER BANK N.A.  
vs.  
CARL W WATTS

Case Number  
2014CV197

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 80

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 5-5-14

Time: 08:55

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

2014CV197

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

SANTANDER BANK N.A.  
vs.  
CARL W WATTS

Case Number  
2014CV197

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 80

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Stephanie Stroup

Relation:

Intake Clerk

Date:

5-5-14

Time:

09:00

Deputy:

3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF

2014CV197

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV197

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JULY 16, 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.

---

PROPERTY LOCATED AT 3770 STATE ROUTE 42, MILLVILLE, COLUMBIA COUNTY, PA 17846  
ALL THAT CERTAIN part, piece and parcel of land, situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--  
BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;  
THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;  
THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:  
North 24 degrees, 45 minutes, 50 seconds East, 228.32 feet to a point;  
North 12 degrees, 22 minutes, 06 seconds East, 231.00 feet to a point;  
North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,  
North 11 degrees, 04 minutes, 10 seconds West, 133.23 feet to a point in the bed of new Pennsylvania Route #42;  
THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gordner;  
THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;  
THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:  
South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and,  
North 88 degrees, 35 minutes, 58 seconds West, 383.31 feet to the first mentioned point and PLACE OF BEGINNING.  
CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.  
TITLE TO SAID PREMISES IS VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, divorced, dated 11/14/1986, recorded 11/14/1986 in Book 378, Page 465.  
Tax Parcel: 29 04 00901  
Premises Being: 3770 State Route 42 Millville, PA 17846-9025  
PROPERTY ADDRESS: 3770 STATE ROUTE 42, MILLVILLE, PA 17846  
UPI / TAX PARCEL NUMBER: 290400901

---

Seized and taken into execution to be sold as the property of CARL W WATTS in suit of SANTANDER BANK N.A..

---

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

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

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

1000 Locust St., Suite 1000, Philadelphia, PA 19106

# REAL ESTATE OUTLINE

ED # 2014ED80

DATE RECEIVED 5 2 2014  
DOCKET AND INDEX 2014 JV 191

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>2</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>001416498</u>

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

SALE DATE July 16<sup>th</sup> TIME 9:00 am  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	_____
2 <sup>ND</sup> WEEK	_____
3 <sup>RD</sup> WEEK	_____

**Santander Bank, N.A.**  
Plaintiff

v.

**Carl W. Watts**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-197**  
:  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Santander Bank, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **3770 State Route 42, Millville, PA 17846-9025**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name  
  
**Carl W. Watts**  
  
Address (if address cannot be reasonably ascertained, please so indicate)  
  
**3770 State Route 42  
Millville, PA 17846-9025**
2. Name and address of Defendant(s) in the judgment:  
Name  
  
**Carl W. Watts**  
  
Address (if address cannot be reasonably ascertained, please so indicate)  
  
**3770 State Route 42  
Millville, PA 17846-9025**
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 Address (if address cannot be reasonably ascertained, please indicate)

Tenant/Occupant

3770 State Route 42  
Millville, PA 17846-9025

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:

5/1/14

By:



Phelan Hallinan, LLP

Joseph E. DeBarberie, Esq., Id. No. 315421

Attorney for Plaintiff

PHILAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000



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

Santander Bank, N.A.

vs.

Carl W. Watts

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-197

2014-ED-80  
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: 3770 State Route 42, Millville, PA 17846-9025  
(See Legal Description attached)

Amount Due  
Interest from 04/18/2014 to Date of Sale  
@ \$15.37 per diem

\$93,472.09  
\$\_\_\_\_\_ and costs.

Barbara N. Silvette

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

Dated 05-02-2014  
(SEAL)

PH # 939452

Prothonotary of Court of Common Pleas  
Columbia County, Pennsylvania  
July 2, 2014

## LEGAL DESCRIPTION

PROPERTY LOCATED AT 3770 STATE ROUTE 42, MILLVILLE, COLUMBIA COUNTY, PA 17846

ALL THAT CERTAIN part, piece and parcel of land, situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--

BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;

THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

1. North 24 degrees, 45 minutes, 50 seconds East, 228.32 feet to a point;
2. North 12 degrees, 22 minutes, 06 seconds East, 231.00 feet to a point;
3. North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,
4. North 11 degrees, 04 minutes, 10 seconds West, 133.23 feet to a point in the bed of new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gordner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

1. South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and,
2. North 88 degrees, 35 minutes, 58 seconds West, 383.31 feet to the first mentioned point and PLACE OF BEGINNING.

CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

TITLE TO SAID PREMISES IS VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, divorced, dated 11/14/1986, recorded 11/14/1986 in Book 378, Page 465.

Tax Parcel: 29 04 00901

Premises Being: 3770 State Route 42 Millville, PA 17846-9025

PHELAN HALLINAN, LLP  
Joseph E. DeBarberie, Esq., Id. No.315421  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
joseph.debarberie@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Santander Bank, N.A.**  
Plaintiff

v.

**Carl W. Watts**  
Defendant(s)


: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-197**  
:  
: **Columbia County**  
:

**CERTIFICATION**

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

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) 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**  
Joseph E. DeBarberie, Esq., Id. No.315421  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Joseph E. DeBarberie, Esq., Id. No.315421  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
joseph.debarberie@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**Santander Bank, N.A.**

**vs.**

**Carl W. Watts**

: **Columbia County**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-197**  
:

**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 Carl W. Watts is over 18 years of age and resides at 3770 State Route 42, Millville, PA 17846-9025.

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



**Phelan Hallinan, LLP**  
Joseph E. DeBarberie, Esq., Id. No.315421  
Attorney for Plaintiff

**Santander Bank, N.A.**  
Plaintiff

v.

**Carl W. Watts**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-197**  
:  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Santander Bank, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **3770 State Route 42, Millville, PA 17846-9025**.

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Name  
  
**Carl W. Watts**  
Address (if address cannot be reasonably ascertained, please so indicate)  
  
**3770 State Route 42  
Millville, PA 17846-9025**
2. Name and address of Defendant(s) in the judgment:  
Name  
  
**Carl W. Watts**  
Address (if address cannot be reasonably ascertained, please so indicate)  
  
**3770 State Route 42  
Millville, PA 17846-9025**
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

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

**Tenant/Occupant**

**3770 State Route 42  
Millville, PA 17846-9025**

**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: 5/1/14

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

Santander Bank, N.A.	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2014-CV-197</u>
	:	
Carl W. Watts	:	
Defendant(s)	:	Columbia County
	:	

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Carl W. Watts  
 3770 State Route 42  
 Millville, PA 17846-9025

**\*\*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 **3770 State Route 42, Millville, PA 17846-9025** is scheduled to be sold at the Sheriff's Sale on July 16 2014 at 7.00 in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$93,472.09** obtained by **Santander Bank, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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. **2014-CV-197**

**Santander Bank, N.A.**

v.

**Carl W. Watts**

owner(s) of property situate in **PINE TOWNSHIP**, COLUMBIA County, Pennsylvania, being

**3770 State Route 42, Millville, PA 17846-9025**

**Parcel No. 29 04 00901**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$93,472.09**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### **LEGAL DESCRIPTION**

PROPERTY LOCATED AT 3770 STATE ROUTE 42, MILLVILLE, COLUMBIA COUNTY.  
PA 17846

ALL THAT CERTAIN part, piece and parcel of land, situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:--

BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;

THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

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2. North 12 degrees, 22 minutes, 06 seconds East, 231.00 feet to a point;
3. North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,
4. North 11 degrees, 04 minutes, 10 seconds West, 133.23 feet to a point in the bed of new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gordner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

1. South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and,
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CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

TITLE TO SAID PREMISES IS VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, divorced, dated 11/14/1986, recorded 11/14/1986 in Book 378, Page 465.

Tax Parcel: 29 04 00901

Premises Being: 3770 State Route 42 Millville, PA 17846-9025

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2014-CV-197**

**Santander Bank, N.A.**

v.

**Carl W. Watts**

owner(s) of property situate in **PINE TOWNSHIP**, COLUMBIA County, Pennsylvania, being

**3770 State Route 42, Millville, PA 17846-9025**

**Parcel No. 29 04 00901**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$93,472.09**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

# SHERIFF'S RETURN

Santander Bank, N.A.

Plaintiff

vs.

Carl W. Watts

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2014-CV-197

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  
\_\_\_\_\_ the contents thereof.  
Sale and made known to \_\_\_\_\_

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

20\_\_, See return endorsed hereon by Sheriff of  
County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date \_\_\_\_\_

Plaintiff  
Santander Bank, N.A.

No.: 2014-CV-197

Defendant  
Carl W. Watts

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

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

**AT**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
3770 State Route 42

Millville, PA 17846-9025

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

Telephone Number  
(215)563-7000

Date  
5/1/14

**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  
Santander Bank, N.A.

No.: 2014-CV 197

Defendant  
Carl W. Watts

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.  
**CARL W. WATTS**  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**3770 State Route 42**

Millville, PA 17846-9025

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date  
5/1/14

**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

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Santander Bank, N.A.

No.: 2014-CV-197

Defendant  
Carl W. Watts

Type or Writ of Complaint  
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ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
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of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

Nindea Isaac  
Legal Assistant,

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

FILED  
PROTHONOTARY  
2014 MAY -2 A 11:48  
CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

Re: **JMORGAN CHASE BANK N.A., S/B/M TO CHASE HOME FINANCE, LLC v.  
CINDY L. MILHEIM et al.**  
No.: **2013-CV-1591**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing, a Notice of the Date of Continued Sheriff's Sale, and a Certification of Service regarding the above matter pursuant to Pa. R.C.P. 3129.3(b)(2)(i).

Kindly send me time-stamped copies of the documents in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 06/11/2014 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan, LLP**

By:

**Nindea Isaac, Legal Assistant**

CC: CINDY L. MILHEIM  
Sheriff of COLUMBIA County



**FILED**  
**PROTHONOTARY**

2014 MAY -2 A 11:48

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

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**

**JMORGAN CHASE BANK N.A., S/B/M TO  
CHASE HOME FINANCE, LLC**  
Plaintiff,

v.

**CINDY L. MILHEIM**  
Defendant(s)

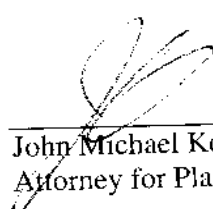
**CIVIL DIVISION**

**No.: 2013-CV-1591**

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 05/14/2014 at 09:00 AM in the above-captioned matter has been continued until 06/11/2014 at 09:00 AM.

Date: 4/30/14

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

FILED  
PROTHONOTARY

2014 MAY -2 A 11: 48

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

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**

**JMORGAN CHASE BANK N.A., S/B/M TO  
CHASE HOME FINANCE, LLC**  
Plaintiff,

v.

**CINDY L. MILHEIM**  
Defendant(s)

**CIVIL DIVISION**

**No.: 2013-CV-1591**

**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

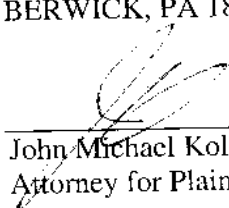
CINDY L. MILHEIM  
725 GREEN STREET  
BERWICK, PA 18603

CINDY L. MILHEIM  
1625 WALNUT STREET

Date: 4/30/14

BERWICK, PA 18603-1438

CINDY L. MILHEIM  
111 N ORCHARD ST  
BERWICK, PA 18603-3502

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA  
3-180/360

001416498

DATE  
4/29/2014

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

RMS [939452] 3770 STATE ROUTE 42 (2014-CV-197)

  
AUTHORIZED SIGNATURE

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

⑈001416498⑈ ⑆036001808⑆ 361508666⑈

Document Receipt

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Trans #	2717	Carrier / service:	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

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

Tracking #:	71901140006000027158
Doc Ref #:	2014ED80
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

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Trans #	2716	Carrier / service:	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000027141

Doc Ref #: 2014ED60

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

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Trans #	2715	Carrier / service:	USPS Server	First-Class Mail®	5/2/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000027134

Doc Ref #: 2014ED80

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans # 2715 Carrier / service: USPS Server First-Class Mail® 5/2/2014 12:00:00 AM

Ship to:

DEPARTMENT OF REVENUE  
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000027134  
Doc Ref #: 2014ED80  
Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans # 2718 Carrier / service: USPS Server First-Class Mail® 5/2/2014 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000027165

Doc Ref #: 2014ED80

Postage 5 3400

PHILADELPHIA PA 19106



Santander Bank, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-197

Carl W. Watts

:  
Defendant(s) : Columbia County  
:

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Carl W. Watts  
3770 State Route 42  
Millville, PA 17846-9025

**\*\*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 3770 State Route 42, Millville, PA 17846-9025 is scheduled to be sold at the Sheriff's Sale on July 16<sup>th</sup> 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 \$93,472.09 obtained by Santander Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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.