## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

PHH Mortgage 600, vs	Alchema Light	- & Deborah Laures
NO. 166-2014 ED	NO. 1074-8	Doief ID
DATE/TIME OF SALE:FEBRUARY 11		·
BID PRICE (INCLUDES COST)	s 2166,99	
POUNDAGE – 2% OF BID	\$ <u>43,34</u>	
TRANSFER TAX - 2% OF FAIR MKT	\$	
MISC. COSTS	s	
TOTAL AMOUNT NEEDED TO PURCIL	ASE	\$ <u>∂∂10,33</u>
PURCHASER(S):		
ADDRESS:		
NAMES(S) ON DEED:		11
PURCHASER(S) SIGNATURE(S):	7/Mu	<u>ll</u>
	<u></u>	
TOTAL DUE:		s <i>2210,</i> 33
LESS DEPOSIT:		s 2210,33 s 1356,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	AYS	\$ 860,33

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

**Plaintiff** 

PHH MORTGAGE CORPORATION

vs.

**Defendant** 

ADRIENNA LIGHT DEBORAH LAUER

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, February 11, 2015

Writ of Execution No.: 2014CV1024

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 118 SOUTH 3RD STREET, CATAWISSA, PA 17820

#### **Sheriff Costs**

Advertising Sale (Newspaper)	<b>\$1</b> 5.00
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.	\$1,329.99
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	\$180.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5,50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

#### **Distribution Costs**

Matribution costs		
Recording Fees		\$68.00
	Total Distribution Costs	\$68.00
<u> </u>	· / · · · · · · · · · · · · · · · · · ·	

Grand Total:

**Total Sheriff Costs** 

\$2,166.99

\$2.098.99

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



One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616

SEAN MCDONNELL@phclanhallinan.com

SEAN MCDONNELL Legal Assistant, Ext. 1422

February 26, 2015

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

Re: ADRIENNE LIGHT

DEBORAH C. LAUER A/K/A DEBORAH LAUER

118 SOUTH 3RD STREET CATAWISSA, PA 17820-1349

2014-CV-1024

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

cc.

SEAN MCDONNELL

On behalf of Phelan Hallinan Diamond & Jones, LLP

#### REV 183 EX(10-14)

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603

#### REALTY TRANSFER TAX STATEMENT OF VALUE

Book Number		
Page Number	 	_

RECORDER'S USE ONLY

State Tax Paid

Date Recorded See Reverse for Instructions HARRISBURG, PA 17128-0603 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) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording. CORRESPONDENT - All inquires may be directed to the following person: Α. Telephone Number: Name 215-563-7000 Phelan Hallinan Diamond & Jones, LLP State ZIP Code Mailing Address City 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza Philadelphia 19103 TRANSFER DATA Date of Acceptance of Document 🤳 Telephone Number: Grantor(s)/Lessor(s) Telephone Number: Grantee(s)/Lessee(s) 215-575-140C FEDERAL NATIONAL MORTGAGE Timonthy Chamberlain (570) 389-5622 ASSOCIATION Mailing Address Mailing Address PO Box 380, W. Main Street PO Box 650043 State ZIP Code State ZIP Code City City Bloomsburg PA 17815 Dallas TX75265 REAL ESTATE LOCATION City, Township, Borough Street Address CATAWISSA BOROUGH 118 SOUTH 3RD STREET, CATAWISSA, PA 17820-1349 County School District Tax Parcel Number COLUMBIA SOUTHERN COLUMBIA AREA 08-01-034-00.000, 08,01-035-00,000 VALUATION DATA Was transaction part of an assignment or relocation? 🔲 Y 🔯 N 3. Total Consideration 1. Actual Cash Consideration 2. Other Consideration \$ 2,166.99 (winning bid) + -0-= \$ 2,166.99 4. County Assessed Value 5. Common Level Ratio Factor 6. Fair Market Value \$ 31,032.00 = \$112,025.52 X 3.61 EXEMPTION DATA - Refer to instructions for exemption status. Ε. 1a. Amount of Exemption Claimed 1b. Percentage of Grantor's Interest in Real 1b. Percentage of Grantor's Interest in Real Estate = \$112,025.52 100% 2. Check Appropriate Box Below for Exemption Claimed. Will or intestate succession Estate File Number (Name of Decedent) Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.) Transfer from a trust. Date of transfer into the trust If trust was amended attach a copy of original and amended trust. Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.) Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.) Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment) Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.) Statutory corporate consolidation, merge, or division (Attach copy of articles) \*Other (Please explain exemption claimed, if other than listed above. This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1723a.(c)(2). This is a Government Instrumentality.

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

Signature of Correspondent or Responsible Party

SEAN MCDONNELL

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

Pholan Hallinan, LLP One Penn Center Ste 1400 Philadelphia, PA 19103 TD Bank, NA 3-180/360

ROBERT BERTHER TOTAL STEEL BETTER BETTER

001505357

DATE 3/17/2015 AMOUNT \*\*\*\*\$860.33

PAY EIGHT HUNDRED SIXTY AND 33 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

MOC [947573] 118 SOUTH 3RD STREET (2014-CV-1024)

AUTHORIZED SIGNATURE

Lisht

#OO1505357# #O36001808# 361508666#

## Catawissa Water Authority

Borough of Catawissa 19 Schoolhouse Road P. O. Box 54 Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

February 10, 2015

Timothy T. Chamberlain Sheriff of Columbia County P. O. Box 380 Bloomsburg, PA 17815

RE: PHH Mortgage Corporation vs. Adrienne Light & Deborah C Lauer

Docket # 2014-CV-1024 / 2014-ED-166

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Adrienne Light / Deborah C Lauer - 118 South 3rd St., Catawissa, PA \$0.00

The water to this property has been off since March 2014 and, not knowing if the property had been "winterized", there may be damage to the water meter. Costs to repair and/or replace the meter will not be known until we have access to the property.

We understand the property is scheduled for Sheriff's Sale on February 11, 2015.

If you have any questions, please contact me at 356-2172.

Sincerely,

Alice Snyder

\_ فدنتف /

Secretary

Catawissa Water Authority

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town County and State since that day and on the attached notice Ianu p  $\mathbf{n}$ a t

## SHERIFF'S SALE COST SHEET

	vs light: Laner
NOED NO	JD DATE/TIME OF SALE
IMOVETONELINA	01500
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>34.00</u>
ADVERTISING SALE BILLS & C	OPIES \$17.30
ADVERTISING SALE (NEWSPAI	
MILEAGE	\$ <u>/2,60</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	\$ 5.50
NOTARY	\$ 15,00
TOTAL ****	************* <u>\$ 407,00</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 1329,77
SOLICITOR'S SERVICES	\$75.00
TOTAL ****	\$75.00 ************ \$1554,99
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 68.00
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ****	****** \$ 78,00
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 2	0 \$
•	0 \$
DELINQUENT 2	
TOTAL ****	
101/112	<u> </u>
MUNICIPAL FEES DUE:	
SEWER 29	3 \$
WATER 2	0 \$
TOTAL ****	0\$ 0\$ ******************
SURCHARGE FEE (DSTE)	\$/2000
	S / A C/V/
	Ψ <b>¢</b>
TOTAL **	\$ \$ *************
	TS (OPENING BID) \$ 2166,77
TOTAL COS	$10 (OITMING DID) \qquad \qquad 2 \frac{16000}{2}$

#### Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103-1814 215-320-0007

Fax: 215-563-7009

Judith Pomroy Legal Assistant, Ext. 1630

Representing Lenders in Pennsylvania and New Jersey

February 2, 2015

Office of the Sheriff **COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy Enclosure

AF	FIDAVIT OF SERVICE (FNMA)
PLAINTIFF	COLUMBIA COUNTY
PHH MORTGAGE CORPORATION	
	PH # 947573
DEFENDANT	SERVICE TEAM/ lnm
ADRIENNE LIGHT	COURT NO.: 2014-CV-1024
DEBORAH C. LAUER A/K/A DEBORAH LA	AUER
OFFINE ADDIESNIE I KOLFE AM.	TYPE OF ACTION
SERVE ADRIENNE LIGHT AT: 1108 BUFFALO ROAD	XX Notice of Sheriff's Sale
LEWISBURG, PA 17837-9796	SALE DATE: February 11, 2015
LEWISDURG, FA F1037-7770	5. E. S.
	SERVED ,
Sarried and made known to ADDICNME LIC	GHT, Defendant on the 20 <sup>th</sup> day of DECEMBER 20 14, at b. LEWISBURG, PA, in the manner described below:
Scived and made known to ADRIENNE LIC	15.013 8.194 DQ in the manner described below:
Defendant personally served.	The Control of the manner described out on
Adult family member with whom Defend	dont(s) reside(s)
Relationship is	um(3) tostac(5).
Adult in charge of Defendant's residence	who refused to give name or relationship.
Manager/Clerk of place of lodging in wh	ich Defendant(s) reside(s).
Agent or person in charge of Defendant's	office or usual place of business.
an officer of said Def	endant's company
Other:	• •
Description: Age 30 Height 59	Weight 40 Race W Sex F Other
i, a competent a	adult, hereby verify that I personally handed a true and correct copy of the
Notice of Sheriff's Sale in the manner as se	et forth herein, issued in the captioned case on the date and at the address ement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to
unsworn falsification to authorities.	ment is made subject to the penalties of To Tu. C.B. Sec. 4507 Islands
	120 1100
DATE: 12-20/14	NAME: KONALD WALL
DATE:	15 J. J. J. M. A. – 1 L.
	PRINTED NAME:
	TITLE: Process Server
	III Lab.
	NOT SERVED
On the day of, 20,	ato'clock M., I, , a competent adult hereby
state that Defendant NOT FOUND because:	Described Mat Vagant)
Vacant Does Not Exist	Moved Does Not Reside (Not Vacant)
	;
Service Refused	

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

PRINTED NAME:

190

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Cert. NO: 19586

LAUER DEBORAH ADRIENNE LIGHT 1108 BUFFALO RD LEWISBURG PA 17837 9796 District: CATAWISSA BORO Deed: 20080 -5809 Location: 138 S THIRD ST Parcel Id:08 -01 -034-00,000

Date: 01/29/2015

Assessment: 28,372 Balances as of 01/29/2015

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

By: Columbia County Sheriff Per	:dm
---------------------------------	-----

#### Phelan Hallinan Diamond & Jones, 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

No.: 2014-CV-1024

No.: 2014-ED-166

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

Re: PHH MORTGAGE CORPORATION VS. ADRIENNE LIGHT, and DEBORAH C. LAUER A/K/A DEBORAH LAUER

No.: 2014-CV-1024, No.: 2014-ED-166

#### 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 <u>02/11/2015</u> Sheriff Salc.\*\*

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 Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

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

PHH MORTGAGE CORPORATION Plaintiff,	: COLUMBIA COUNTY
v.	: COURT OF COMMON PLEAS
ADRIENNE LIGHT	: CIVIL DIVISION
DEBORAH C. LAUER A/K/A DEBORAH LAUER Defendant(s)	No.: <u>2014-CV-1024</u> No.: <u>2014-ED-166</u>
AFFIDAVIT OF SERVICE PURS	SUANT TO RULE 3129,2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY	SS:
As required by Pa. R.C.P. 3129.2(a) Notice and any known interested party in the manner received persons or parties named, at that address, set applicable. A copy of the Certificate of Mailing (For Receipt stamped by the U.S. Postal Service is attack.)	puired by Pa. R.C.P. 3129.2(c) on each of forth on the Affidavit and as amended if orm 3817) and/or Certified Mail Return
	- las
	aul Cressman, Usq., Id. No.318079 Auorney 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.

Address Of Sender	1617 JFK Boulevard, Suite 1400 One Penn Center Plaza	e 1400				45 <sub>0</sub>
Article Number	-	Philadelphia, PA 19103 AZK. Name of Addressee, Street, and Post Office Address	AZK/GIL - 2/11/2015 SALE			'70
***	TENANT/OCCUPANT				Postage	0
	118 SOUTH 3RD STREET	ET			30.4/	\$ \$ ##################################
***	CATAWISSA, PA 17820-1349	1349	***************************************			CO: Feet
	Columbia County				\$0.47	(1) (3) (4)
	COLUMBIA COUNTY COURTHOUSE	COHRTHOUSE				300 diz <b>7)</b> Sin
	P.O. BOX 380					
	BLOOMSBURG, PA 17815	(A)				
****	Commonwealth of Pennsylvania	(velvania				
	Department of Welfare	•			7.000	
^	P.O. Box 2675					
	Harrisburg, PA 17105					
专任专业	Internal Revenue Service Advisor	Advisory			1	
	1000 Liberty Avenue Room 704	om 704			**************************************	,
	Pittsburgh, PA 15222					
**	U.S. Department of Justice	es.			\$ 45.5 E	
	U.S. Attorney for The Middle District of PA	iddle District of PA				
	Federal Building					
	228 Walnut Street, Suite 220	220				
	PO Box 11754					
	Harrisburg, PA 17108-1754	5.4				
*	Patrick T. O'Connell		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		27.40	
	14 WEST MAIN STREET	<b></b>			20.47	
	BLOOMSBURG, PA 178	BLOOMSBURG, PA (78)5				3
	RE: ADRIENNE LIGHT (COLU	(COLUMBIA) PH#94	PH # 947573/1021 Page   of	Writ Team	63.83	
					G4.0±	
Total Number of	Total Number of Pieces	Postmaster, Per (Name of	The full declaration of water	the branching of the second of		
Poces Light by Seader	Received at Post Office	Receiving Employee)	for the reconstruction of non- piece subject to a limit of \$3. The maximum indentally pay	for the reconstruction of homogeniable documents and otherwise the degree of mail. The maximum indemnity payable from the reconstruction of homogeniable documents under Express Mail document reconstruction insurance is \$50,000 per eccurrence. The maximum indemnity payable on Express Mail incretandise is \$500. The maximum indemnity payable on Express Mail incretandise is \$500.	gratered man. The maximum iment reconstruction insurantly by payable on Express Mail or effects.	indemnity payable is \$50,000 per erchandise is \$500
	_		The state of the s	The state of the s		THE PASSED IN COLUMN

Form 3877 Facsimile

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PHH MORTGAGE CORPORATION vs.
ADRIENNA LIGHT (et al.)

Case Number 2014CV1024

#### SHERIFF'S RETURN OF SERVICE

10/22/2014 02:00 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DEBORAH LAUER AT 133 LEGION ROAD, BLOOMSBURG, PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

October 23, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

Notarial Seni

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

Affirmed and subscribed to before me this

23RD day of

OCTOBER

2014

Sarah Jane Klingaman

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PHH MORTGAGE CORPORATION ADRIENNA LIGHT (et al.)

Case Number 2014CV1024

## SHERIFF'S RETURN OF SERVICE

10/22/2014 02:00 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DERORAH LAUER HER MOTHER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ADRIEMNA LIGHT AT 133 LEGION ROAD, BLOOMSBURG, PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS.

October 23, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA Notariai Seal

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

Affirmed and subscribed to before me this

day of

OCTOBER

2014

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

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PHH MORTGAGE CORPORATION VS. ADRIENNA LIGHT (et al.)

Case Number 2014CV1024

#### SHERIFF'S RETURN OF SERVICE

01/05/2015 01:56 PM - DEPUTY MICHAEL BEYER, 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 118 SOUTH 3RD STREET, CATAWISSA, PA 17820.

SO ANSWERS.

January 05, 2015

TIMOTHY Ť. CHAMBERLAIN, SHERIFF

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

day of

JANUARY

2015

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLŴ, PHILADELPHIA in controllabilities may be a sec-

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TGAGE CORPORATION			Case	Number
vs. ADRIENNA	A LIGHT (et al.)				CV1024
	SERVICE	COVER SHE	ET		
Service De	talis;				
Category:	Real Estate Sale - Posting - Sale Bill		:	Zone:	
Manner:	< Not Specified >	Expires:	}	Warrant:	
Notes:	SHERIFF'S SALE BILL	···			
	1 1				
	! !				
erve To:		Final Servi	œ:		
Name:	(POSTING)	Served:	Personally Adu	ılt In Charge	<u>Poste</u> d · Other
Primary Address:	118 SOUTH 3RD STREET CATAWISSA, PA 17820	Adult In Charge:	Pas	<del>k</del> d	
Phone:	DOB:	Relation:	;		
Alternate Address:		Date:	1/5/15	Time:	1856
Phone:		Deputy:	4	Mileage:	
ttorney / (	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
ervice Att	empts:				***************************************
Date:					
Time:					
Wileage:					
Deputy:					
ervice Att	empt Notes:				
					<u> </u>
			•		
).					

POSTING

2014CV1024

118 SOUTH 3RD STREET, CATAWISSA, PA 17820

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

PHH MORTGAGE CORPORATION : Court of Common Pleas
Plaintiff :

Civil Division

VS.

COLUMBIA County

ADRIENNE LIGHT

DEBORAH C. LAUER A/K/A DEBORAH LAUER No.: 2014-CV-1024 No.: 2014-ED-166

Defendants

AND NOW, this \_\_\_\_\_day of \_\_\_\_\_\_ORDER\_\_\_\_\_\_, 2014 the Prothonotary is ORDERED to amend the <u>in rem</u> judgment and the Sheriff is ORDERED to amend the writ nunc pro tune in this case as follows:

Principal Balance	\$124,349.65
Interest Through November 7, 2014	\$9,540.21
Late Charges	\$2,271.64
Legal fees	\$2,950.00
Cost of Suit and Title	\$867.50
Escrow Deficit	\$1,128.00

TOTAL \$141,107.00

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

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



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

COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-1024

Adrienne Light

2014-ED-166

Deborah C. Lauer a/k/a Deborah Lauer

: COLUMBIA County

Defendant(s):

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

TO: Adrienne Light

Deborah C. Lauer a/k/a Deborah Lauer

133 Legion Road Bloomsburg, PA 17815-9621

133 Legion rd Bloomsburg, PA 17815-9621

\*\*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 118 South 3rd Street, Catawissa, PA 17820-1349 is scheduled to be sold at the Sheriff's Sale on Feb. 11 + 2015 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 \$133,218.76 obtained by PHH Mortgage Corporation (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

#### NOTICE OF OWNER'S RIGHTS

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

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

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

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.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	RTGAGE CORPORAT	ION				
vs. ADRIENN	A LIGHT (et al.)					Number CV1024
		SERVIC	E COVER SHE	EET		
Service De	etails;					
Category:	Real Estate Sale - S	Sale Notice	Committee of the commit	A Complete C	Zone:	160
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE	OF SHERIFF'S SALE	AND DEBTOR'S R	IGHTS		ter and the second seco
	;					
Serve To:				The second secon	to a superior of the superior	and the second of the second o
Name:	Columbia County T	ay Offica	Final Servio Served:	eran company company company company		
Primary	PO Box 380		Servea: Adult In	Personally Adu	and the same of th	osted Other
Address:	Bloomsburg, PA 17	815	Charge:	Denise .	Siegel	Market Control Service Control
Phone:	570-389-5649	DOB:	Relation:	Denise. Ou	2K,	
Alternate Address:		et en	Date:	10/22/14	Time:	093
Phone:	The state of the s	A see a	Deputy:	4	Mileage:	Million and Araba and Araba
Attorney / (	Originator:					
Name:	PHELAN & HALLINA	N LLP	Phone:	215-563-7000		
Service Att	empts:					
Date:						NAME OF THE PARTY
Time:						
Mileage:				- account of the second of the		to the composition of
Deputy:		The second secon		Professional Company of the Company	-	To the second se
Service Att	empt Notes:	200		Table Sales	Server Se	
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COLUMBIA COUNTY TAX C

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TGAGE CORPORATION			
vs. ADRIENN	A LIGHT (et al.)			Case Number 2014CV1024
	SERVICE CO	OVER SH	  EET	
Service De				
Category:	Real Estate Sale - Sale Notice			Zone: \(\( \( \( \( \) \)
Manner:	< Not Specified >	Expires:	to which has been the	Zone: $(\varphi \varphi)$ Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	-	RIGHTS	Francisco de la companya della companya della companya de la companya de la companya della compa
	•			
Serve To:		Final Serv	####	
Name:	Domestic Relations Office of Columbia Co.	Served:	the transfer and the transfer appears to a	ılt In Charge ⋅ Posted ⋅ Other
Primary	11 WEST MAIN STREET	Adult In	and the second term of the contract of the co	CARROLL COLORS CONTROL COLORS COLORS COLORS
Address:	2ND FLOOR Bloomsburg, PA 17815	Charge:	graner o	Richardre
Phone:	DOB:	Relation:	Cle	ink
Alternate		Date:	10/0-11	- * * * * * * * * * * * * * * * * * * *
Address:		Date:	10/22/14	Time: 0935
Phone:	en e	Deputy:	14	Mileage:
Attorney / C	Originator:			
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	
Service Atta	empts:			
Date:				
Time:			***************************************	
Mileage:	The second control of			Market and the second of the s
Deputy:		Property of the second	The second of th	CONTROL OF MARKET AND
Service Atte	empt Notes:			
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DOMESTIC RELATIONS OF

2014CV1024

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: PATRICK O'CONNELL Served: Personally Adult in Charge Address: BLOOMSBURG, PA 17815 Charge: Char		<b>Case Number</b> 2014CV1024
Category: Real Estate Sale - Sale Notice  Manner: <a href="Not Specified">Not Specified</a>	E COVER SHEET	
Category: Real Estate Sale - Sale Notice Zone:  Manner: < Not Specified > Expires: Warran  Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: PATRICK O'CONNELL Served: Personally Adult of Charge  Primary 14 WEST MAIN STREET Adult in Charge: Charge: Phone: 570-380-1280 DOB: Relation: Legal CLL  Alternate Address: Date: 10 22/14 Time:  Address: Phone: Deputy: 4 Mileage  Attorney / Originator:  Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Deputy: Service Attempt Notes:  1. 2.		
Manner: < Not Specified > Expires: Warran Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service: Name: PATRICK O'CONNELL Served: Personally Adult of Charge Primary 14 WEST MAIN STREET Adult In Charge: Charge: Charge: Phone: 570-380-1280 DOB: Relation: Legal CLC Alternate Address: Date: 10 22/14 Time: Deputy: 4 Mileage: Phone: Phone: 215-563-7000  Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2.		Zone: 16φ
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  Serve To: Final Service:  Name: PATRICK O'CONNELL Served: Personally · Adult in Charge Primary 14 WEST MAIN STREET Adult in Charge: Charge: Charge: Charge: Phone: 570-380-1280 DOB: Relation: Legal CLC  Alternate Address: Date: 10 22 14 Time: Phone: Deputy: 4 Mileage  Attorney / Originator:  Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes  1. 2.	Expires:	Warrant:
Serve To:  Name: PATRICK O'CONNELL  Served: Personally Adult In Charge  Primary 14 WEST MAIN STREET Address: BLOOMSBURG, PA 17816  Phone: 570-380-1280  DOB: Relation: Legal CLU  Alternate Address:  Phone: Deputy: 4 Mileage  Attorney / Originator:  Name: PHELAN & HALLINAN LLP  Phone: 215-563-7000  Service Attempts:  Deputy: Service Attempt Notes:  1.  2.	and the second of the second o	And the same of th
Name: PATRICK O'CONNELL  Primary 14 WEST MAIN STREET Address: BLOOMSBURG, PA 17815  Phone: 570-380-1280  Alternate Address:  Phone: Deputy: 4  Attorney / Originator:  Name: PHELAN & HALLINAN LLP  Phone: Mileage: Deputy:  Mileage: Deputy:  Service Attempt Notes:  1.  2.		
Primary 14 WEST MAIN STREET Adult In Charge: Depil Sheave Address: BLOOMSBURG, PA 17815 Relation: Legal Cult Alternate Address:  Phone: Deputy: 4 Mileage  Attorney / Originator:  Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Deputy: Mileage: Deputy: Service Attempt Notes  1. 2.	Final Service:	
Address: BLOOMSBURG, PA 17815  Phone: 570-380-1280  Dobe: Relation: Legal Claration: Legal	Served: Persona	√ Adult In Charge · Posted · Other
Phone: 570-380-1280 DOB: Relation: Legal CU  Alternate Address:  Phone: Deputy: 4 Mileage  Attorney / Originator:  Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Date: Time: Mileage: Deputy: 4  Mileage: De		il Streamen
Alternate Address:  Phone:  Deputy:  Attorney / Originator:  Name: PHELAN & HALLINAN LLP Phone:  215-563-7000  Service Attempts:  Date: Time: Mileage: Deputy:  Service Attempt Notes:  1. 2.	Charge:	and the second s
Address:  Phone:  Deputy:  Mileage  Attorney / Originator:  Name: PHELAN & HALLINAN LLP Phone:  215-563-7000  Service Attempts:  Date: Time: Mileage: Deputy:  Service Attempt Notes:  1.  2.	Relation:	gal Clerk
Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes 1.	Date: 10 22	4 Time: 0935
Name: PHELAN & HALLINAN LLP Phone: 215-563-7000  Service Attempts:  Date: Time: Mileage: Deputy:  Service Attempt Notes: 1.	Deputy: 4	Mileage:
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Date: Time: Mileage: Deputy:  Service Aftempt Notes  1.	Phone: 215-563	<b>'000</b>
Time: Mileage: Deputy:  Service Attempt Notes:  1.		
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O'CONNELL, PATRICK

2014CV1024

14 WEST MAIN STREET, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	RTGAGE CORPORATION A LIGHT (et al.)				Number CV1024
		E COVER OU			
Canda - A.		E COVER SH	tt i		
Service De	in an enterent of the second o				
	Real Estate Sale - Sale Notice	grander and an arman		Zone:	164
Manner:	< Not Specified >	Expires:		Warrant:	
Votes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	E AND DEBTOR'S F	RIGHTS		
erve To:		Final Serv	ice:		
lame:	Columbia County Tax Office	Served:	Personally · Ad	ult in Charge	Posted · Other
rimary ddress:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	Penise	Siegel	100 table 1 to 1 t
hone:	570-389-5649 <b>DOB</b> :	Relation:	G	lexk	The second se
lternate ddress:	Section 1 to the section of the sect	Date:	10-22-14	Time:	0930
hone:	The second of th	Deputy:	4	Mileage:	
torney / (	Originator:				
ame:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	The second of th	
rvice Att	empts:				e de la composition de la composition La composition de la
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	RTGAGE CORPORATION			
vs. ADRIENN	A LIGHT (et al.)		Case Numi 2014CV10	
	SERVICE	COVER SH	EET	
Service De		The Mark Control		
Category	Real Estate Sale - Sale Notice	en e	Zone: /	66
Manner:	< Not Specified >	Expires:	Warrant;	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	ND DEBTOR'S F	the second secon	reserving a serving of the serving o
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Serve To:		Final Servi	ice:	
Name:	ADRIENNA LIGHT	Served:	Personally Adult In Charge Poste	d Other
Primary Address:	133 LEGION ROAD BLOOMSBURG, PA 17815	Adult In Charge:	DEBORAH LAVET	
Phone:	DOB:	Relation:	Mother	
Alternate Address:		Date:	10-22-14 Time: 18	60
Phone:	the control of the co	Deputy:	Mileage:	
Attorney /	Orlginator:			LAMPS
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	
Service Atl	empts:			•
Date:	ann		A STATE OF THE PROPERTY OF THE	# 12 A A A A A A A A A A A A A A A A A A
Time:		-MARKET MANAGEMENT AND STREET	Maria and a management of the state of the s	
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Deputy:			And the second s	***************************************
Service Att	empt Notes:		Commence of the commence of th	
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LIGHT, ADRIENNA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	TGAGE CORPORATION  A LIGHT (et al.)					Number 4CV1024
	SERVI	CE CO	VER SH	EET		
Service De	talls:	Marin Marin				
Category:	Real Estate Sale - Sale Notice			and the second of the second o	Zone:	164
Manner:	< Not Specified >		Expires:		Warrant:	**************************************
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SA	LE AND [	DEBTOR'S F	RIGHTS	- 22 - 4220	
				(~		· · · · · · · · · · · · · · · · · · ·
Serve To:			Final Serv	ice:		
Name:	DEBORAH LAUER		Served	Personally Adu	lt In Charge	Posted · Other
Primary Address:	133 LEGION ROAD BLOOMSBURG, PA 17815		Adult In Charge:		Control of the Contro	to the second se
Phone:	<b>DOB:</b>		Relation:	DEF	Control of the second	Control of the contro
Alternate Address:	gen verene to entere the second of the secon		Date:	10-22-14	Time:	1500
Phone:	s. Benevation of the second of		Deputy:	8	Mileage:	
Attorney / 0	Orlginator:					
Name:	PHELAN & HALLINAN LLP		Phone:	215-563-7000	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Service Att	empts:					
Date:						And the second s
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LAUER, DEBORAH

2014CV1024

133 LEGION ROAD, BLOOMSBURG, PA 17815

51L/

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	TGAGE CORPORATION		
vs. ADRIENN	A LIGHT (et al.)		Case Number 2014CV1024
	SERVICE	COVER SHI	EET
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Category:	Real Estate Sale - Sale Notice	and the second of the second o	Zone: \(\oldsymbol{o}\oldsymbol{o}\oldsymbol{o}
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AI	• *	and the control of th
Serve To:		Final Servi	ce:
Name:	OCCUPANT	Served:	Personally · Adult In Charge Posted · Other
Primary Address:	133 LEGION ROAD BLOOMSBURG, PA 17815	Adult In Charge:	DEBORAH LAUER
Phone:	DOB:	Relation:	Mother
Alternate Address:	The second secon	Date:	16-22-14 Time: 1400
Phone:	and the contraction of the contr	Deputy:	Mileage:
Attorney / (	Originator:		
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
Service Att	empts:		
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Time:	A CONTRACTOR OF THE CONTRACTOR		
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Deputy:			
Service Att	empt Notes:		
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OCCUPANT

2014CV1024

133 LEGION ROAD, BLOOMSBURG, PA 17815

54

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	RTGAGE CORPORATI A LIGHT (et al.)	ON				Number CV1024
<u> </u>		SERVICE	COVER SH	EET		
Service De	etails:					
Category	Real Estate Sale - S	Sale Notice	Administration of the second o	Service Commercial Commercial Commercial Commercial Commercial Commercial Commercial Commercial Commercial Com Commercial Commercial	Zone:	166
Manner:	< Not Specified >	to a movement of the contract	Expires:	enter de la companya del companya de la companya del companya de la companya de l	Warrant:	1.4.4
Notes:	PLAINTIFF NOTICE	OF SHERIFF'S SALE		RIGHTS		
	\(\frac{\frac{1}{3}}{\frac{1}{3}}\)					
Serve To:			Final Servi	COL		A Santana Nanci
Name:	Paula Clark		Served: /	Personally) Adult	t In Charge .	Postod Other
Primary Address:	138 South Street Catawissa, PA 1782	1944) - 1966) andri Jesterin (2016) 10	Adult In Charge:	3	. III Onarge	- Osled - Other
Phone:	570-356-2189	DOB:	Relation:	DEF		Section 1
Alternate Address:		Marine Marine Commission (1994)	Date:	10-22-14	Time:	1/00
Phone:	Lacron Commence and Commence and Commence	and the second s	Deputy:	8	Mileage:	
Attorney /	Originator:					
Name:	PHELAN & HALLINA	NLLP	Phone:	215-563-7000	A TOMORES - CONTROL ON	
Service Ati	tempts:		a service and a			
Date:						
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Deputy:		A physical and the second of t				
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CLARK, PAULA

014CV1024

138 SOUTH STREET, CATAWISSA, PA 17820



Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	TGAGE CORPORATION		Case Number
ADRIENN	A LIGHT (et al.)	2014CV1024	
	SERVICE C	OVER SHEET	
Service De	ialis:		
Category:	Real Estate Sale - Sale Notice	and the second of the second o	Zone:
Manner:	< Not Specified >	Expires:	ې مین کونون Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	the state of the s	
			:
Serve To:		Final Service:	
Name:	CATAWISSA WATER AUTHORITY	Served: Personally	Adult In Charge · Posted · Other
Primary Address:	19 SCHOOLHOUSE ROAD CATAWISSA, PA 17820	Adult In Alice	SNyder
Phone:	DOB;	Relation: C 10 %	2/4
Alternate Address:		Date: 10-22-	-14 Time: 1/05
Phone:		Deputy:	Mileage:
Attorney / C	Originator:		
Name:	PHELAN & HALLINAN LLP	Phone: 215-563-700	10
Service Atte	empts:		
Date:	permitted and a second	Section 1999 Annual Control of Co	
Time:			The state of the s
Mileage:		Andrew Control of the	of a complete to the second se
Deputy:		TO A STATE OF THE PARTY OF THE	
Service Atte	empt Notes:	reserve and a series of the Commence and	all the transfer of the same o
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## PRESS \* ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

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

Fax: (570) 784-6152

Proof of Ad 10/22/14

Ad ID:

1012387

Description:

A & D Lauer Sale

Run Dates:

01/21/15 to 02/04/15

Class:

Agate Lines:

243

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address: **PO BOX 380** 

**BLOOMSBURG, PA 17815** 

Total Ad Cost

\$1,329.99

**Amount Paid** \$0.00

**Publication** Press Enterprise

Stop 01/21/1502/04/15 Inserts Cost

\$1,329.99

## SHERIFF'S SALE

By Virtue of a Wirt of Execution (Mortgage Foroclosure)

By Virtue of a Wirt of Execution (Mortgage Foroclosure)

No. 2014CV1024

Issued out of the Court of Common Place of Court-iia County, Punnsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomshung, County of Columbia, Commonwealth of Courth (Courth) and Cou Pennaylvania on:

#### WEDNESDAY, FEBRUARY 11, 2015 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 howarder, 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 PIECE, parcel and lot of land situate, lying and being in the Berough of Catewis sa, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows to writ:

BEGIANING at a point on the East side of Third Street one hundred forty (140) feet South of the Southwest corner of Main and Third Streets in said Borough, being the Southwest corner of lat of John R. Diemer (row or site of Dorothy M. Diemer); running THENCE Southwestwardly scorn; (70) feet more or less to a hier, THENCE Eastwardly stong said siles; severity (70) feet more are less to line of lot of C.C. Cleaver, THENCE Northwardly said gilley severity (70) feet more or less to in the office of the Diemor, Inow or late of Dorothy M. Diemer; THENCE Westwardly along fins of lot of John R. Diemer severity (70) feet more or less to I find Street, the point of BEGINNING. Being a severity foot square plot of lared and being a part of Lot No. 54 as shown on the plan of the Borough of Catawisso.

plan of the Borough of Catavissa.

PARCH IP:

ALL THAT CERTAIN kin or piece of ground with the buildings and improvements there or erected, structe on the Easterly side of Third Street at the distance of 70 feet Southwardly from the South side of Main Street in the Borough of Catavissa. County of Columbia and State of Parinsylvania, containing in front or breadth on the said Third Street in the gift for depth Eastwardly between lines at right angles to the said Third Street 70 feet to a certain bristate of Kersey Cleaver, Line No. 53 Exception to Lat 53 of 5 feet by 70 feet to Weller and Edna Tilly as noted in Deed Book 236, Page 479. [This exception was erroneously omitted in the previous deeds in the chain of title). UNDER AND SUBJICT, nevertheless, to certain conditions and restrictions. TILLE 10 SAID PREMISES IS VESTED IN Deborah Lauer, widows and Adrienne Light, married, by Deed from Kerf O. Luxardo and Marti Luxardo, h/w, dated 06/09/2008. Tex Parcel 08-01-03440.000,08,01-035-00,000.

Pernissa Beiling: 118 South 3rd Street, Catavissa, Pa 17820-1349.

PROPERTY ADDRESS: 118 SOUTH 3RD STREET, CATAWISSA, PA: 17820

LIPITZ TAX PARCET NEIMBER: OBJOLOGIJANO OCO

Seized and taken into execution to be sold as the property of ADRIENNA LIGHT DEBO RAHIL/AUFR in suit of PHH MORTGAGE CORPORATION

TERMS OF SALE: MIMMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per TEMMS OF SALE: MIRWIDIM PAYMENT I AT 1996 OF SALE: The gleater of tem (10%) per-cent of the bit pince or costs (opening bit of a see). Mirrium payment is to be paid in cash, cortified theck or cashier's check at time of sale REMAINING BALANCE OF BID PRICE Any remaining amount of the hid price is to be paid within eight (8) days after the sale in cash, pertified check or pasher's check. MIMORYANT NOTICE FOR FAILURE. TO PAY BID PRICE. FAILURE TO PAY THE BID PRICE PLACONSDANCE WITH THESE TERMS MAY RESULT IN SERDIOS FAINACIAL CONSEQUENCES TO THE BIDDER DO ADT BID UNILESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED AUT BID UNILLSS FUNDS ARE AVAILABLE FOR PAYAULY I WITTHIN THE FIRESULABLE. THE PAYAULY I WITTHIN FERROLOGY IT the successful bidder fails to pay the oil price as per the above terms, the Sherlf may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidders risk and maintain an automatical property and the bidders risk and maintain and such a gazent the slidder for sheach of contract. In the case of default at sums paid by the bidder will be anoder no dreach or collection in or clase or userual a stamp paint by the bottom will be applied against any damages recoverable. The detaulting botdur will bu responsible for any attentity fous incurred by the shuffit in connection with any action against the ididler in which the birtider is found tainle for damages. If proceeds we payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unloss the Collumbia. County Sherfiffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

\*\*TRANCHEVIT CHAMMERIA AN Sharffer

TIMOTHY T. CHAMBERLAIN, Shelffl COLUMBIA COUNTY, Pennsylvania

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1024

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, FEBRUARY 11, 2015 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.

PARCEL 'A

ALL THAT PIECE, parcel and lot of land situate, lying and being in the Borough of Catawissa, Couny of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the East side of Third Street one hundred forty (140) feet South of the Southwest corner of Main and Third Streets in said Borough, being the Southwest corner of lot of John R. Diemer (now or late of Dorothy M. Diemer); running THENCE Southwestwardly seventy (70) feet more or less to an alley; THENCE Eastwardly along said alley seventy (70) feet more or less to line of lot of C.C. Cleaver; THENCE Northwardly along line of said lot of C.C. Cleaver seventy (70) feet more or less to line of lot of John Diemer, (now or late of Dorothy M. Diemer); THENCE Westwardly along line of lot of John R. Diemer seventy (70) feet more or less to Third Street, the point of BEGINNING. Being a seventy foot square plot of land and being a part of Lot No. 54 as shown on the plan of the Borough of Catawissa. PARCEL'B'

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Easterly side of Third Street at the distance of 70 feet Southwardly from the South side of Main Street in the Borough of Catawissa, County of Columbia and State of Pennsylvania, containing in front or breadth on the said Third Street 70 feet, and extending of what width in length or depth Eastwardly between lines at right angles to the said Third Street 70 feet to a certain lot late of Kersey Cleaver. (Lot No. 53)

Exception to Lot 53 of 5 feet by 70 feet to Walter and Edna Tilley as noted in Deed Book 238, Page 479. (This exception was erroneously omitted in the previous deeds in the chain of title.)

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions.

TITLE TO SAID PREMISES IS VESTED IN Deborah Lauer, widow and Adrienne Light, married, by Deed from Karl O. Luxardo and Marti Luxardo, h/w, dated 06/09/2008, recorded 0611612008 in Instrument Number 200805809.

Tax Parcel: 08-01-034-00,000,08,01-035-00,000

Premises Being: 118 South 3rd Street, Catawissa, PA 17820-1349

PROPERTY ADDRESS: 118 SOUTH 3RD STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-01-034-00,000

Seized and taken into execution to be sold as the property of ADRIENNA LIGHT, DEBORAH LAUER in suit of PHH MORTGAGE CORPORATION.

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 failts 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 agiainst 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 conneciton 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.

## WRIT OF EXECUTION - (MORTGAGE FORECLASHDE)

Pa.R.C.P. 31	(MORTGAGE FORECLOSURE) 180-3183 and Rule 3257
PHH Mortgage Corporation	COURT OF COMMON PLEAS
vs.	CIVIL DIVISION
Adrienne Light Deborah C. Lauer a/k/a Deborah Lauer	NO.: <u>2014-CV-1024</u> 2014-ED-166
Commonwealth of Pennsylvania:	COLUMBIA COUNTY

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: 118 South 3rd Street, Catawissa, PA 17820-1349 (See Legal Description attached)

> Amount Due Interest from 10/10/2014 to Date of Sale @ \$21.90 per diem

\$133,218.76 \$\_\_\_\_\_ and costs.

PH # 947573

To All Courses of All Courses

The Course of a See Selection in 2016

(Clerk) Office of the Prothy Support, Common Pleas Court

of Columbia County, Penna.

No.: 2014-CV-1024

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

PHH Mortgage Corporation

VS.

Adrienne Light

Deborah C. Lauer a/k/a Deborah Lauer

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Ü

Sat.

Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174 Attorney for Plaintiff

Address where papers may be served: Adrienne Light 133 Legion Road Bloomsburg, PA 17815-9621

Deborah C. Lauer alkla Deborah Lauer 133 Legion rd Bloomsburg, PA 17815-9621

> #115.00 pd. #25.00 pd. #25.00pd.

## REAL ESTATE OUTLINE

ED# 2014 20166

DOCKET AND INDEX	- 2014
BOCKET AND INDEX 3011	CV1004
CHECK FOR PROPER	RINFO
WRIT OF EXECUTION	Υ΄
COPY OF DESCRIPTION	<del>"</del> X
WHEREABOUTS OF LKA	
NON-MILITARY AFFIDAVIT	<del></del>
NOTICES OF SHERIFF SALE	<u>- X</u>
WAIVER OF WATCHMAN	<del></del>
AFFIDAVIT OF LIENS LIST	<del>-</del> ∕-
CHECK FOR \$1,350.00 OR	<u>A</u>
**IF ANY OF ABOVE IS MISSIN	CK# 001465285
	G DO NOT PROCEED**
SALE DATE	Feb. 11 2015 TIME 9:00
POSTING DATE	Heb. 11 2015 TIME 9:00
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK
	2 <sup>ND</sup> WEEK
	3 <sup>RD</sup> WEEK
	J WEEK

PHH Mortgage Corporation : COURT OF COMMON PLEAS

:
Plaintiff : CIVIL DIVISION

.

: NO.: 2014-CV-1024

Adrienne Light 2014 - ED-166

Deborah C. Lauer a/k/a Deborah Lauer : COLUMBIA County

Defendant(s):

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

TO: Adrienne Light Deborah C. Lauer a/k/a Deborah Lauer

133 Legion Road 133 Legion rd

VS.

Bloomsburg, PA 17815-9621 Bloomsburg, PA 17815-9621

\*\*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 118 South 3rd Street, Catawissa, PA 17820-1349 is scheduled to be sold at the Sheriff's Sale on Feb. 11<sup>th</sup> 2015 at Group Am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$133,218.76 obtained by PHH Mortgage Corporation (the mortgagec) 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 mortgaged 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.
- 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  $\underline{215-563-7000}$ .
- 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-1024

PHH Mortgage Corporation

V.

Adrienne Light

Deborah C. Lauer a/k/a Deborah Lauer

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

118 South 3rd Street, Catawissa, PA 17820-1349

Parcel No. 08-01-034-00,000, 08,01-035-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$133,218.76

Attorneys for Plaintiff

Phelan Hallinan, LLP

#### **LEGAL DESCRIPTION**

#### PARCEL 'A'

ALL THAT PIECE, parcel and lot of land situate, lying and being in the Borough of Catawissa, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the East side of Third Street one hundred forty (140) feet South of the Southwest corner of Main and Third Streets in said Borough, being the Southwest corner of lot of John R. Diemer (now or late of Dorothy M. Diemer); running THENCE Southwestwardly seventy (70) feet more or less to an alley; THENCE Eastwardly along said alley seventy (70) feet more or less to line of lot of C.C. Cleaver; THENCE Northwardly along line of said lot of C.C. Cleaver seventy (70) feet more or less to line of lot of John Diemer, (now or late of Dorothy M. Diemer); THENCE Westwardly along line of lot of John R. Diemer seventy (70) feet more or less to Third Street, the point of BEGINNING. Being a seventy foot square plot of land and being a part of Lot No. 54 as shown on the plan of the Borough of Catawissa.

#### PARCEL 'B'

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Easterly side of Third Street at the distance of 70 feet Southwardly from the South side of Main Street in the Borough of Catawissa, County of Columbia and State of Pennsylvania, containing in front or breadth on the said Third Street 70 feet, and extending of what width in length or depth Eastwardly between lines at right angles to the said Third Street 70 feet to a certain lot late of Kersey Cleaver. (Lot No. 53)

Exception to Lot 53 of 5 feet by 70 feet to Walter and Edna Tilley as noted in Deed Book 238. Page 479. (This exception was erroneously omitted in the previous deeds in the chain of title.)

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions.

TITLE TO SAID PREMISES IS VESTED IN Deborah Lauer, widow and Adrienne Light, married, by Deed from Karl O. Luxardo and Marti Luxardo, h/w, dated 06/09/2008, recorded 06/16/2008 in Instrument Number 200805809.

Tax Parcel: 08-01-034-00,000, 08,01-035-00,000

Premises Being: 118 South 3rd Street, Catawissa, PA 17820-1349

PHH Mortgage Corporation COURT OF COMMON PLEAS :

Plaintiff. :

CIVIL DIVISION :

v. :

NO.: 2014-CV-1024

: Adrienne Light :

2014-ED-166 Deborah C. Lauer a/k/a Deborah Lauer :

Defendant(s) COLUMBIA COUNTY

#### AFFIDAVIT PURSUANT TO RULE 3129.1

PHH Mortgage Corporation. Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 118 South 3rd Street, Catawissa, PA 17820-1349.

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

Address (if address cannot be reasonably ascertained,

please so indicate)

Adrienne Light 133 Legion Road

Bloomsburg, PA 17815-9621

Deborah C. Lauer a/k/a Deborah Lauer 133 Legion rd,

Bloomsburg, PA 17815-9621

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

> Name Address (if address cannot be reasonably

> > ascertained, please so indicate)

Adrienne Light 133 Legion Road

Bloomsburg, PA 17815-9621

Deborah C. Lauer a/k/a Deborah Lauer 133 Legion rd

Bloomsburg, PA 17815-9621

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.

Name and address of every other person who has any record interest in the property and whose interest may be affected by the 6.

sale.

Name Address (if address cannot be

PH # 947573

#### 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

ccasonably ascertained, please indicate)

Tenant/Occupant

118 SOUTH 3RD STREET CATAWISSA, PA 17820-1349

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

Adrienne light and Deborah Lauer c/o Patrick T. 14 West Main Street

O'Connell, Esquire

Bloomsburg, PA 17815

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: 10/17/19

Phylan Hallinan, LLP

Jonathan Lobb, Esq., Id, No.312174

Attorney for Plaintiff

PHELAN HALLINAN, LEP 1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

# SHERIFF'S RETURN

PHH Mortgage Corporation Plair	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
VS.	W COLOMBIA COCKT
Adrienne Light	No.: 2 <u>014-CV-1024</u>
Deborah C. Lauer a/k/a Deborah Lauer	2014-ED-11de
Defe	ndants ISSUED
NOW,20 _t,	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.	
Detendants alleged address is	·
	Sheriff, Columbia County, Pennsylvania
	By
Now, 20, at	FRIDAVIT OF SERVICEO'Clock m served the within
	at
	by handing to
— — — — — <u>— — — — — — — — — — — — — — </u>	a true and correct copy of the original Notice of
Sale and made known to	the contents thereof.
Sworn and Subscribed before me	So Answers,
this	
day of2	0
Notary Public	
Notary Fublic	Sheriff
	, See return endorsed hereon by Sheriff of
return	County, Pennsylvania, and made a part of this
	So Answers,
	,
	Sheriff
	Deputy Sheriff

## SHERIFF'S DEPARTMENT SHERIFF SERVICE LINSTRUCTIONS: Please the

PROCESS RECEIPT and AFFIDAVIT OF RETURN	readability of all copies. Do not detach any copies.
	Expiration date
Plaintiff Charles Co.	No.: <u>2014-CV-1</u> 024
PHH Mortgage Corporation	2014-ED-166
Defendant	Type or Writ of Complaint
Adrienne Light Deborah C. Lauer a/k/a Deborah Lauer	EXECUTION/NOTICE OF SALE
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE	E OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Cod	
118 South 3rd Street	k; )
<u>Catawissa, PA 17820-1349</u>	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	PEDITING SERVICE.
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDI	DILL OW SALE
NOW 20, Sheriff of COLUMBIA County, PA_th	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 WA property under within writ may leave same without a watchman, in custody of whom	ATCHMAN — Any deputy sheriff levying upon or attaching any
attachment without liability on the part of such deputy or sheriff to any plaintiff herei	in for any loss, destruction or removal of any such property before
shoriff's sale thereof.	· · · · · · · · · · · · · · · · · · ·
Signature of Attorney, or other Originator requesting service on behalf of XX Plaintiff	Telephone Number Date
Defendant Defendant	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Sui Philadelphia, PA 19103-1814	ite 1400   (215)563-7000
SPACE BELOW FOR USE OF SHERIFF ON	I V — DO NOT WRITE RELOW THIS LINE
PLAINTIFF	Court Number
<u></u>	
RETURNED:	
	NSWERS Date
Signat	ture of Dep. Sheriff
of 20	
Signat	ore of Sheriff Date
Sheriff	fof
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SHERIFF SERVICE			type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE		readability of all copies. I	20 not detach any copies.
Plaintiff		Expiration date No 2014-CV-10:	
PHH Mortgage Corporation			<del></del>
Defendant	<del></del> -	Type or Writ of C	-ED-1660
Adrienne Light			NOTICE OF SALE
Deborah C, Lauer a/k/a Deborah Lauer	<u>-</u>	· · · · · · · · · · · · · · · · · · ·	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, FTC., TO ADRIENNE LIGHT		RIPTION OF PROPERTY TO BE I.	FVIED, ATTACHED OR SALE,
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State end 118 South 3rd Street	I Zăp Corle)		
<u>Catawissa, PA 17820-1349</u>			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	LINEXPEDITING	G SERVICE	
SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW		or the second	
County, to execute the within and make return thereof according to law.	y, PA ao nereby d	reputize the Shertif of	· ·
	Sheriff of	COLUMBIA County, Penna.	
MOTE ONLY ADDITIONAL CONTROL OF THE		-	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain sheriff's safe thereof.	of whomever is for	ind in possession, after notifying	person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Pla	Inti 🛮	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boule: Philadelphia, PA 19103-1814	fendant vard, Suite 1400	(215)563-7000	
SPACE BELOW FOR USE OF SHERIF	FONLY —	L DO NOT WRITE REL	OW THIS LINE
PLAINTIFF	1 (7)(1);1 —	Court Number	AOW THIS LINE
		(	
			· · · · · · · · · · · · · · · · · · ·
RETURNED:			
AFFIRMED and subscribed to before me this	SO ANSWERS		Date
<del></del>	Signature of Dep	o. Sheriff	24110
of	İ		
	Signature of She	rill	Date
<del></del>	Sheriff of	<u> </u>	
I I	<i>t</i>		

PROCESS RECEIPT and AFFIR				type or print legibly, insuring onot detach any copies.
		Expirati	on date	<u>.</u>
Plaintif			No.: 2014-CY-1024	+
PHH Mortgage Corporation			3004	-ED-166
Defendant			Type or Writ of Cor	mplaint
Adrienne Light			EXECUTION/N	NOTICE OF SALE
Deborah C. Lauer a/k/a Deborah Lauer			<u>,</u>	
SERVE NAME OF INDIVIDUAL, COMPANY, CORP.  ADRIENNE LIGHT	DRATION, E.I.C., TO SERVICE OR	DESCRIPTION O	L PROPERTY TO BE LE	VIED, ATTACHED OR SALL.
AT ADDRESS (Street or RFD, Apputment No., City  118 South 3rd Street	Bom, Twp., State and Zip Code)			::
Catawissa, PA 17820-1349				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION TO	HAT WILL ASSIST IN EXPEDI	TING SERVIC	<b>E</b> .	
SERVE DEFENDANT WITH THE NOTICE O	DE SALE			
	COLUMBIA County, PA. do lieu	eby deputize the	Sheriff of	
	. Sherii	rf of COLUMBI	A County, Penna.	
NOTE ONLY ADDITION IN CASE OF EXECUTION	(		•	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTIOn property under within writ may leave same without a war attachment without liability on the part of such deputy or shoriff's sale thereof.	chinan, in custody of whomever	is found in posse	ession, after notifying p	person of levy or
Signature of Attorney or other Originator requesting service or	behalf of XX Plaintiff	Telephon	ne Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John Philadelphia, PA 19103-1814	F. Kennedy Boulevard, Suite 14		53-7000	
SPACE BELOW FOR USE	OF SHEDIEF ONLY	DO NO	T WDYPE DEL	CARA TETATO E ANTO
PLAINTIFF	OF SHEKIFF UNLI	DO NO	Court Number	OW THIS LINE
			Coolervanue	
·	·		l <u>-</u>	
RETURNED:				
AFFIRMED and subscribed to before me this	day SO ANSW	ED C		Thu .
		ercs f Dep. Sheriff		Date
uf		•		ļ
of	20 Signature o	f Sheriff		Date
	Sheriff of			·

SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETUR	
	Expiration date
Plaintif	No.: 2014 CV-1024
PIHI Mortgage Corporation	2014-ED-166
Defendant	Type or Writ of Complaint
Adrienne Light	EXECUTION/NOTICE OF SALE
Deborah C. Lauer a/k/a Deborah Lauer	
SERVE NAME OF INDIVIDUAL COMPANY, CORPORATION, ETC., TO SERVE ADRIENNE LIGHT	ICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip C 118 South 3rd Street	(ede)
Catawissa, PA 17820-1349	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN F	EXPEDITING SERVICE.
SERVE DEFENDANT WITH THE NOTICE OF SALE,	
NOW, 20, I. Sheriff of COLUMBIA County, PA	do hereby deputize the Shoriff of
County, to execute the within and make return thereof according to law.	an increasy deponder the sheriff of
	Sherift of COLUMBIA County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF V	WATCHMAN Any deputy sheriff levying upon or altaching any
property under within writ may leave same without a watchman, in custody of who	omeyer is found in possession, after notifying person of levy or
attachment without liability on the part of such deputy or sheriff to any plaintiff he sheriff's sale thereof.	erein for any loss, destruction or removal of any such property before
sucriti s saic thereor.	
THE RESERVE THE PARTY OF THE PA	
<ul> <li>Signature of Attorney or other Originator requesting service on behalf of XX. Plaintiff.</li> </ul>	Telephone Number Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  Defenda	Telephone Number Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S	(TAT
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S Philadelphia, PA 19103-1814	at Suite 1400 (215)563-7000
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S Philadelphia, PA 19103-1814	Suite 1400 (215)563-7000  NLY — DO NOT WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station. 1617 John F. Kennedy Boulevard, Sphiladelphia. PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF O	at Suite 1400 (215)563-7000
ADDRESS: One Penn Center at Suburban Station. 1617 John F. Kennedy Boulevard, Sphiladelphia. PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF O	Suite 1400 (215)563-7000  NLY — DO NOT WRITE BELOW THIS LINE
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ADDRESS: One Penn Conter at Suburban Station, 1617 John F. Kennedy Boulevard, Sphiladelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF O PLAINTIFF  RETURNED:	Suite 1400 (215)563-7000  NLY — DO NOT WRITE BELOW THIS LINE
ADDRESS: One Penn Conter at Suburban Station. 1617 John F. Kennedy Boulevard, Sphiladelphia. PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF O PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this	Suite 1400 (215)563-7000  NLY — DO NOT WRITE BELOW THIS LINE  Court Number
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ADDRESS: One Penn Conter at Suburban Station. 1617 John F. Kennedy Boulevard, Sphiladelphia. PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF O  PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this	NLY — DO NOT WRITE BELOW THIS LINE  Court Number  ANSWERS  Date
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SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET	TURN readability of all copies. Do not detach any copies.
	Expiration date
Plantiff DIH Marting a Company in	No.: 2014-CV-1024
PHH Mortgage Corporation	3014-ED-166
Defendant	Type or Writ of Complaint
Adrienne Light	EXECUTION/NOTICE OF SALE
Deborah C. Lauer a/k/a Deborah Lauer	. <u> </u>
SERVE NAME OF INDIVIDUAL COMPANY, CORPORATION, ETC., TO S	ERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALL.
DEBORAH C. LAUER A/K/A DEBORAH LAUE	
AT ADDRESS (Suger or RFD, Apartment No., Cny. Boro, Twp., State and 118 South 3rd Street	Zip Code)
<u>Catawissa, PA 17820-1349</u>	**************************************
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERVICE.
NOW. 20   Sheriff of COLUMBIA County	
NOW,	, PA do hereby deputize the Sheriff of
, and the same of	
	Sheriff of COLUMBIA County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN — Any denuty shraiff leveling upon or attaching any
property under within writ may leave same without a watchman, in costody o	whomever is found in possession, after notifying person of levy or
attachment without liability on the part of such deputy or sheriff to any plainti sheriff's sale thereof.	If herein for any loss, destruction or removal of any such property before
Signature of Attorney or other Originator requesting service on behalf of XX Plain	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev	endant (215)562, 7000
Philadelphia, PA 19103-1814	
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	SO ANSWERS Date
	Signature of Dep. Sheriff
of20	
	Signature of Sheriff Date
· · · · · · · · · · · · · · · · · · ·	Sheriff of

SHERIFF SERVICE		INSTRU	CTIONS: Ph	case type or print legibly, insuring
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Plandiff Pland Mandager (2)		<u>_</u>	No.: 2014-CV	<del>/-10<u>24</u> </del>
PHH Mortgage Corporation			30	14-ED-166
Defendant			Type or Writ	of Complaint
Adrienne Light			EXECUTI	ON/NOTICE OF SALE
Deborah C. Lauer a/k/a Deborah Lauer				
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC DEBORAH C. LAUER A/K/A DEBORAH C. ADDRESS (Stree, or RFD, Apartment No., City, Boyo, Twp., St.	LAUER -		FPROPERTY TO	BE LEVIED, ATTACHED OR SALE
118 South 3rd Street		•		
<u>Catawissa, PA 17820-1349</u>				<del></del>
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County, to execute the within and make return thereof according to law.	County, PA GO	norchy deputize the	Sheriff of	
	Si	neriff of COLUMBI	A County, Penna	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WA	IVER OF WAT	TCHMAN — Any d	eouty sheriff levi	vine upon or attaching any
property under within writ may leave same without a watchman, in cus attachment without liability on the part of such deputy or sheriff to any sheriff's sale thereof.	dody of whomes	ver is found in moses.	eciso of access to	1 (c)
Signature of Attorney or other Originator requesting service on behalf of $\overline{X}$	C Plaintiff —	Telephon	o Number	Date
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SHERIFF SERVICE	IN	INSTRUCTIONS: Please type or print legibly, insuring		
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Piaintiff — — — — — — — — — — — — — — — — — —	<u>  Ex</u>	piration date	<del></del>	
PHH Mortgage Corporation		No.: <u>201</u> 4-CV- <u>10</u>		
Defendant	<u></u>	_ <u> </u>	-E <u>D-166</u>	
Adrienne Light		Type or Writ of C	Complaint WNOTICE OF SALE	
Deborah C. Lauer a/k/a Deborah Lauer		CABCCTION	WNOTICE OF SALE	
AT  NAME OF INDIVIDUAL, COMPANY, CORPORATION, BTC., TO S  DEBORAH C. J. AUER A/K/A DEBORAH LAUI  ADDRESS: Street of RED. Apartment No., City, Boro, Twp., State and	ER	TION OF PROPERTY TO BE	LEVIED, ATTACHED OR SALE.	
118 South 3rd Street	Zip Cides			
<u>Catawissa, PA 17820-1349</u>		<del></del>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING S	ERVICE.	<del></del>	
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW	7. PA do hereby depu	tize the Sheriff of		
	Sheriff of CO	LUMBIA County, Penna.	<del>-</del>	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN =	- Any denuty shoriff tecoire	ruman ar attachina ma	
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Signature of Attorney or other Originator requesting service on behalf of XX Plain	ntiff · T	elephone Number	Date -	
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Bouleva Philadelphia, PA 19103-1814	endam	215)563-7000		
SPACE BELOW FOR USE OF SHERIFF	FONLY — DO	NOT WRITE BEI	LOW THIS LINE	
PLAINTIFF		Court Number		
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TATION AND ADDRESS.				
RETURNED: AFFIRMED and subscribed to before me this day				
	SO ANSWERS Signature of Dep. Sh	eriff	Date	
			!	
	Signature of Sheriff		Date	
	garanta was said that		Lyde	
<del></del>	Sheriff of			
1				
I				

#### **LEGAL DESCRIPTION**

#### PARCEL 'A'

ALL THAT PIECE, parcel and lot of land situate, lying and being in the Borough of Catawissa, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the East side of Third Street one hundred forty (140) feet South of the Southwest corner of Main and Third Streets in said Borough, being the Southwest corner of lot of John R. Diemer (now or late of Dorothy M. Diemer); running THENCE Southwestwardly seventy (70) feet more or less to an alley; THENCE Eastwardly along said alley seventy (70) feet more or less to line of lot of C.C. Cleaver; THENCE Northwardly along line of said lot of C.C. Cleaver seventy (70) feet more or less to line of lot of John Diemer, (now or late of Dorothy M. Diemer); THENCE Westwardly along line of lot of John R. Diemer seventy (70) feet more or less to Third Street, the point of BEGINNING. Being a seventy foot square plot of land and being a part of Lot No. 54 as shown on the plan of the Borough of Catawissa.

#### PARCEL 'B'

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Easterly side of Third Street at the distance of 70 feet Southwardly from the South side of Main Street in the Borough of Catawissa, County of Columbia and State of Pennsylvania, containing in front or breadth on the said Third Street 70 feet, and extending of what width in length or depth Eastwardly between lines at right angles to the said Third Street 70 feet to a certain lot late of Kersey Cleaver. (Lot No. 53)

Exception to Lot 53 of 5 feet by 70 feet to Walter and Edna Tilley as noted in Deed Book 238, Page 479. (This exception was erroneously omitted in the previous deeds in the chain of title.)

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions.

TITLE TO SAID PREMISES IS VESTED IN Deborah Lauer, widow and Adrienne Light, married, by Deed from Karl O. Luxardo and Marti Luxardo, h/w, dated 06/09/2008, recorded 06/16/2008 in Instrument Number 200805809.

Tax Parcel: 08-01-034-00,000, 08,01-035-00,000

Premises Being: 118 South 3rd Street, Catawissa, PA 17820-1349

PHELAN HALLINAN, LLP Jonathan Lobb, Esq., Id. No.312174 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Jonathan.Lobb@phelanhallman.com 215-563-7000

Attorneys for Plaintiff

PHH Mortgage Corporation

Plaintiff

v.

Adrienne Light Deborah C. Lauer a/k/a Deborah Lauer

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2014-CV-1024</u>

2014-ED-166

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.

Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174

PHELAN HALLINAN, LLP Jonathan Lobb, Esq., Id. No.312174 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Jonathan.Lobb@phelanhallinan.com 215-563-7000

Attorneys for Plaintiff

**PHH Mortgage Corporation** 

Plaintiff

v.

Adrienne Light Deborah C. Lauer a/k/a Deborah Lauer

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2014-CV-1024</u>

2014-ED-166

**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

Jonathan Lobb, Esq., Id. No.312174

PHELAN HALLINAN, LLP Jonathan Lobb, Esq., Id. No.312174 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Jonathan.Lobb@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

PHII Mortgage Corporation : COLUMBIA County

:

: COURT OF COMMON PLEAS

CIVIL DIVISION

VS.

Adrienne Light

Deborah C. Lauer a/k/a Deborah Lauer : NO.: 2014-CV-1024

2014-ED-11de

#### **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 Adrienne Light is over 18 years of age and resides at 133 Legion Road, Bloomsburg, PA 17815-9621.
- (c) that defendant Deborah C. Lauer a/k/a Deborah Lauer is over 18 years of age and resides at 133 Legion rd, Bloomsburg, PA 17815-9621.

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

Piclan Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174

PHELAN HALLINAN, LLP Jonathan Lobb, Esq., Id. No.312174 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Jonathan.Lobb@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

PHH Mortgage Corporation

COLUMBIA County

:

: COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

.

Adrienne Light Deborah C. Lauer a/k/a Deborah Lauer

NO.: <u>2014-CV-1024</u>

2014-CV-166

#### **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 Adrienne Light is over 18 years of age and resides at 133 Legion Road, Bloomsburg, PA 17815-9621.
- (c) that defendant Deborah C. Lauer a/k/a Deborah Lauer is over 18 years of age and resides at 133 Legion rd, Bloomsburg, PA 17815-9621.

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

Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174

PHH Mortgage Corporation

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

Adrienne Light

Deborah C. Lauer a/k/a Deborah Lauer

Defendant(s)

NO.: 2014-CV-1024

2014-ED-166

COLUMBIA COUNTY

#### **AFFIDAVIT PURSUANT TO RULE 3129.1**

PHH Mortgage Corporation, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 118 South 3rd Street, Catawissa, PA 17820-1349.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

Adrienne Light

133 Legion Road

Bloomsburg, PA 17815-9621

Deborah C. Lauer a/k/a Deborah Lauer

133 Legion rd,

Bloomsburg, PA 17815-9621

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

Adrienne Light 133 Legion Road

Bloomsburg, PA 17815-9621

Deborah C. Lauer a/k/a Deborah Lauer

133 Legion rd

Bloomsburg, PA 17815-9621

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

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.

Name and address of every other person who has any record interest in the property and whose interest may be affected by the 6. sale.

Name

Address (if address cannot be

PH # 947573

#### 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

118 SOUTH 3RD STREET CATAWISSA, PA 17829-1349

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

Adrienne light and Deborah Lauer c/o Patrick T. 14 West Main Street

O'Connell, Esquire

14 West Main Street Bloomsburg, PA 17815

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: 10/17/19

Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

PHELAN HALLINAN, LLP

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

215-563-7000

Document	Receipt
COCUMENT	L'ELEIDI

Trans # 4014 Carrier / service: USPS Server First-Class Mail® 10/22/2014 12:00:00

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: Doc Ref#:

71901140006000040126

Postage

2014ED166 5.3400

PHILADELPHIA PA 19107

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DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

PO BOX 8016 Tracking #: 71901140006000040119

Doc Ref #: 2014ED166 Postage 5.3400

HARRISBURG PA 17105 Print Your Documents Page 1 of 1

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DEPARTMENT 281230 Tracking #: 71901140006000040102

Doc Ref #: 2014ED166 Postage 5.3400

HARRISBURG PA 17128

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TECHNICAL SUPPORT GROUP INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259 Tracking #:

71901140006000040133 Doc Ref#: 2014ED166

Postage 5.3400

PHILADELPHIA PA 19106

#### **LEGAL DESCRIPTION**

PARCEL 'A'

ALL THAT PIECE, parcel and lot of land situate, lying and being in the Borough of Catawissa, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the East side of Third Street one hundred forty (140) feet South of the Southwest corner of Main and Third Streets in said Borough, being the Southwest corner of lot of John R. Diemer (now or late of Dorothy M. Diemer); running THENCE Southwestwardly seventy (70) feet more or less to an alley; THENCE Eastwardly along said alley seventy (70) feet more or less to line of lot of C.C. Cleaver; THENCE Northwardly along line of said lot of C.C. Cleaver seventy (70) feet more or less to line of lot of John Diemer, (now or late of Dorothy M. Diemer); THENCE Westwardly along line of lot of John R. Diemer seventy (70) feet more or less to Third Street, the point of BEGINNING. Being a seventy foot square plot of land and being a part of Lot No. 54 as shown on the plan of the Borough of Catawissa.

PARCEL 'B'

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Easterly side of Third Street at the distance of 70 feet Southwardly from the South side of Main Street in the Borough of Catawissa, County of Columbia and State of Pennsylvania, containing in front or breadth on the said Third Street 70 feet, and extending of what width in length or depth Eastwardly between lines at right angles to the said Third Street 70 feet to a certain lot late of Kersey Cleaver. (Lot No. 53)

Exception to Lot 53 of 5 feet by 70 feet to Walter and Edna Tilley as noted in Deed Book 238, Page 479. (This exception was erroneously omitted in the previous deeds in the chain of title.)

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions.

TITLE TO SAID PREMISES IS VESTED IN Deborah Lauer, widow and Adrienne Light, married, by Deed from Karl O. Luxardo and Marti Luxardo, h/w, dated 06/09/2008, recorded 06/16/2008 in Instrument Number 200805809.

Tax Parcel: 08-01-034-00,000, 08,01-035-00,000

Premises Being: 118 South 3rd Street, Catawissa, PA 17820-1349

#### LEGAL DESCRIPTION

#### PARCEL 'A'

ALL THAT PIECE, parcel and lot of land situate, lying and being in the Borough of Catawissa, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the East side of Third Street one hundred forty (140) feet South of the Southwest corner of Main and Third Streets in said Borough, being the Southwest corner of lot of John R. Diemer (now or late of Dorothy M. Diemer); running THENCE Southwestwardly seventy (70) feet more or less to an alley; THENCE Eastwardly along said alley seventy (70) feet more or less to line of lot of C.C. Cleaver; THENCE Northwardly along line of said lot of C.C. Cleaver seventy (70) feet more or less to line of lot of John Diemer, (now or late of Dorothy M. Diemer); THENCE Westwardly along line of lot of John R. Diemer seventy (70) feet more or less to Third Street, the point of BEGINNING. Being a seventy foot square plot of land and being a part of Lot No. 54 as shown on the plan of the Borough of Catawissa.

#### PARCEL 'B'

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Easterly side of Third Street at the distance of 70 feet Southwardly from the South side of Main Street in the Borough of Catawissa, County of Columbia and State of Pennsylvania, containing in front or breadth on the said Third Street 70 feet, and extending of what width in length or depth Eastwardly between lines at right angles to the said Third Street 70 feet to a certain lot late of Kersey Cleaver. (Lot No. 53)

Exception to Lot 53 of 5 feet by 70 feet to Walter and Edna Tilley as noted in Deed Book 238, Page 479. (This exception was erroneously omitted in the previous deeds in the chain of title.)

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions.

TITLE TO SAID PREMISES IS VESTED IN Deborah Lauer, widow and Adrienne Light, married, by Deed from Karl O. Luxardo and Marti Luxardo, h/w, dated 06/09/2008, recorded 06/16/2008 in Instrument Number 200805809.

Tax Parcel: 08-01-034-00,000, 08,01-035-00,000

Premises Being: 118 South 3rd Street, Catawissa, PA 17820-1349

#### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-1024

PIIH Mortgage Corporation

2014-ED-166

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Adrienne Light

Deborah C. Lauer a/k/a Deborah Lauer

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

<u>118 South 3rd Street, Catawissa, PA 17820-1349</u> <u>Parcel No. 08-01-034-00,000, 08,01-035-00,000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$133,218.76

Attorneys for Plaintiff Phelan Hallinan, LLP

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TD Bank, NA

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

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- 10/16/2014 DATE

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

35 W Main Street Sheriff of Columbia County

Bloomsburg, PA 17815

GIL [947573] 118 SOUTH 3RD STREET (2014-CV-1024)

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OKDEK

JHL OJ.

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