

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank vs Antonio + Adrian Pifre

NO. 130-15 ED

NO. 847-17 JD

DATE/TIME OF SALE: DECEMBER 16, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2059.51

POUNDAGE - 2% OF BID \$ 41.19

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2100.70

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phobin Hillman Diamond Jones

[Signature]

TOTAL DUE: \$ 2100.70

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 750.70

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
JP MORGAN CHASE BANK

vs.

Defendant
ANTONIO PITRE
ATHINA PITRE
ATHINA PITRE

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, December 16, 201

Writ of Execution No. : 2012CV847

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 422 EAST FIFTH STREET, MIFFLINVILLE, PA 18631

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,134.51
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$1,992.51**

Distribution Costs

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

Grand Total: **\$2,059.51**

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



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

KINYON LANIER
Legal Assistant,

December 22, 2015

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

Re: ATHINA M. PITRE
ANTONIO E. PITRE
422 EAST FIFTH STREET, A/K/A 601 EAST JOHN STREET, MIFFLINVILLE, PA 18631
2012-CV-847

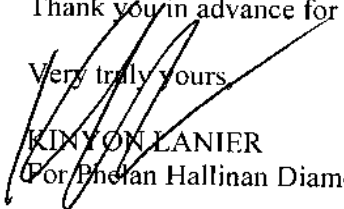
Dear Sir or Madam:

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," please prepare the Sheriff's Deed to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, 1111 POLARIS PARKWAY, COLUMBUS, OH 43240.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,


KINYON LANIER
For Phelan Hallinan Diamond & Jones, LLP

cc: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

PH # 817513

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Phelan Hallinan Diamond & Jones, LLP		Telephone Number 215-563-7000	
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza		City Philadelphia	State ZIP Code PA 19103

B. TRANSFER DATA

Date of Acceptance of Document 12/22/15			
Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	Telephone Number: (614) 422-7321
Mailing Address PO Box 380, W. Main Street		Mailing Address 1111 POLARIS PARKWAY	
City Bloomsburg	State PA	ZIP Code 17815	City COLUMBUS
			State ZIP Code OH 43240

C. REAL ESTATE LOCATION

Street Address 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN STREET, MIFFLINVILLE, PA 18631		City, Township, Borough MIFFLIN TOWNSHIP	
County COLUMBIA	School District MIFFLINVILLE	Tax Parcel Number 23-05-046-04,000	

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$ 1,992.51 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 1,992.51
4. County Assessed Value \$ 40,456.00	5. Common Level Ratio Factor X 3.6	6. Computed Value = \$145,641.60

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed = \$145,641.60	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) _____ Estate File Number _____
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

KINYON LANIER

Date

12/22/15

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

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

TD Bank, NA
3-180/360

001575160

DATE
12/22/2015

AMOUNT
****\$750.70

PAY SEVEN HUNDRED FIFTY AND 70 / 100 Dollars

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

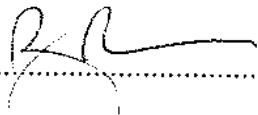
KXL [817513] 422 EAST FIFTH STREET (2012-CV-847)


AUTHORIZED SIGNATURE

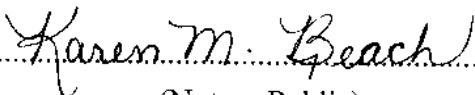
⑈001575160⑈ ⑆036001808⑆ 361508666⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

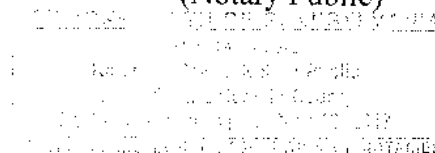
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice November 25 and December 2, 9, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 9th day of December 2015

.....

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>175.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>453.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1134.51</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1359.51</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2034.51

*Two(2) ATTEMPTS!

AFFIDAVIT OF SERVICE

PLAINTIFF

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

COLUMBIA COUNTY

PH # 817513

DEFENDANT

ATHINA M. PITRE

ANTONIO E. PITRE

SERVICE TEAM/Imm

COURT NO.: 2012-CV-847

SERVE ATHINA M. PITRE AT:
422 EAST FIFTH STREET
A/K/A 601 EAST JOHN STREET
MIFFLINVILLE, PA 18631

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: December 16, 2015

SERVED

Served and made known to ATHINA M. PITRE, Defendant on the 29th day of OCTOBER, 2015, at 4:00 o'clock P. M., at 210 E. 5th ST, MIFFLINVILLE, PA*, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 30⁺ Height 5'4" Weight 150 Race ? Sex F Other _____

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

DATE: 10/29/15 * S.A. FOUND VACANT
INVESTIGATION DISCLOSED NAME: Ronald Moll
THAT DEFENDANT MOVED TO:
210 E. 5th ST.
MIFFLINVILLE, PA
PRINTED NAME: Ronald Moll
TITLE: Process Server

NOT SERVED

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

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

☐ No Answer on _____ at _____; _____ at _____; _____ at _____

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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

BY: _____

PRINTED NAME: _____

10/1/15

5/15/15

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

REAL ESTATE TAX CERTIFICATION

Date: 12/09/2015

Fee: \$5.00

Cert. NO: 23018

PITRE ATHINA M
601 EAST JOHN STREET
PO BOX 78
MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 20130 -0857
Location: 601 E JOHN ST
Parcel Id: 23 -05 -046-04,000

Assessment: 40,456
Balances as of 12/09/2015

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

By: SHERIFF

Per: _____

*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS FOR THE SCHOOL DISTRICT.

*PLEASE OBTAIN CERTIFICATION FOR 2015 SCHOOL REAL ESTATE TAXES FROM THE TAXING AUTHORITY.

*IF A CERTIFICATION OF 2015 TAX BILLS FROM THE TAX COLLECTOR REFLECTS NON-PAYMENT, PLEASE OBTAIN A LIEN CERTIFICATION FROM OUR OFFICE IN FEBRUARY 2016 TO OBTAIN PROPER PAYOFF AMOUNTS.

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2015 - REAL ESTATE

As of Date: 12/09/2015 10:26:04 AM

Owner: PITRE ATHINA M

601 EAST JOHN STREET

PO BOX 78

MIFFLINVILLE PA 18631

Municipality: MIFFLIN TWP

Parcel #: 23 -05 -046-04,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
024531	G	\$376.29	04/30/2015	\$383.97	06/30/2015	\$422.37	08/31/2015
		Discount Payment		05/04/2015		\$376.29	
024531	S	\$39.65	04/30/2015	\$40.46	06/30/2015	\$44.51	08/31/2015
		Discount Payment		05/04/2015		\$39.65	
024531	R	\$186.34	04/30/2015	\$190.14	06/30/2015	\$199.65	08/31/2015
		Discount Payment		05/04/2015		\$186.34	

Total Paid To Date:

\$602.28

SRE

Signature

12-9-15

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

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

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

No.: 2012-CV-847
No.: 2015-ED-130

Re: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS. ATHINA M. PITRE, and
ANTONIO E. PITRE
No.: 2012-CV-847, No.: 2015-ED-130

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 12/16/2015 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

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

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**
Plaintiff,

v.

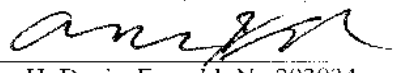
**ATHINA M. PITRE
ANTONIO F. PITRE**
Defendant(s)

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **No.: 2012-CV-847**
: **No.: 2015-ED-130**

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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


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

Date: 11/24/15

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

Name and
Address
Of Sender

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

AZK/RMS - 12/16/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	****	TENANT/OCCUPANT 422 EAST FIFTH STREET A/K/A 601 EAST JOHN STREET MEFLINVILLE, PA 18631	
2	****	Antonio E. Pitre C/O Susan M. Hill, Esquire 38 W 3RD STREET BLOOMSBURG, PA 17815	
3	****	Antonio E. Pitre C/O Susan M. Hill, Esquire 16 WEST MAIN STREET BLOOMSBURG, PA 17815	
4	****	Citibank, N.A. 701 East 60th Street North Sioux Falls, SD 57117	
5	****	Citibank, N.A. C/O Brit J. Suttell, Esquire 1060 ANDREW DRIVE, SUITE 170 WEST CHESTER, PA 19380	
6	****	Citibank, N.A. C/O Trenton A. Forner, Esquire 1060 ANDREW DRIVE, SUITE 170 WEST CHESTER, PA 19380	
7	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
8	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
9	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 794 Pittsburgh, PA 15222	\$0.47
10	****	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	\$4.70

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Resolving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500 The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, R913 and R921 for limitations of coverage.
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Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



JP MORGAN CHASE BANK
vs.
ANTONIO PITRE (et al.)

Case Number
2012CV847

SHERIFF'S RETURN OF SERVICE

11/12/2015 09:40 AM - DEPUTY SCOTT MAYERNICK, 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 422 EAST FIFTH STREET, MIFFLINVILLE, PA 18631.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 13, 2015

NOTARY


Affirmed and subscribed to before me this

13TH day of NOVEMBER, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires (●) 4, 2016



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

cc: 2012CV847 Sheriff's Office

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
PITRE, ANTONIO (et al.)

Case Number
2012CV847

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 12/16/2015 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name: (POSTING)

Primary Address: 422 EAST FIFTH STREET
MIFFLINVILLE, PA 18631

Phone: _____ **DOB:** _____

Alternate Address: _____

Phone: _____

Final Service:

Served: Personally ☒ Adult In Charge ☐ Posted ☐ Other ☐

Adult In Charge: _____

Relation: _____

Date: 11-12-15 **Time:** 6:40

Deputy: 3 **Mileage:** _____

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

POSTING)

2012CV847

422 EAST FIFTH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION	:	Court of Common Pleas
	:	
Plaintiff	:	Civil Division
	:	
vs.	:	COLUMBIA County
	:	
ATHINA M. PITRE	:	No.: 2012-CV-847
ANTONIO E. PITRE	:	No.: 2015-ED-130
Defendants		

AND NOW, this 29th day of ~~October~~ **ORDER**, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$168,208.40
Interest Through October 31, 2015	\$56,910.76
Legal fees	\$1,650.00
Cost of Suit and Title	\$1,416.68
Sheriff's Sale Costs	\$2,700.00
Property Inspections	\$214.00
Property Preservation	\$631.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$70.88
Escrow Deficit	\$19,831.28
TOTAL	\$251,633.00

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

LS/ Gary E. Norton
J.

FILED
PROTHONOTARY
2015 OCT 29 AM 9 24
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

817513

Columbia County
Columbia County Sheriff

35 West Main Street

PO Box 380

Bloomsburg PA 17815



71901140006000064528

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

JPMorgan Chase Bank, National Association

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2012-CV-847

Athina M. Pitre
Antonio E. Pitre

:
:
Defendant(s) : COLUMBIA County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Athina M. Pitre
Antonio E. Pitre
422 East Fifth Street, a/k/a 601 East John Street
Mifflinville, PA 18631

****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 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on Dec. 16th 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 \$194,323.80 obtained by JPMorgan Chase Bank, National Association (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.

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 10/07/15

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1053172
Description: **PITRE SHERIFF SALE**
Run Dates: **11/25/15 to 12/09/15**
Class: 2
Agate Lines: 207
Blind Box:

Total Ad Cost \$1,134.51
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	11/25/15	12/09/15	3	\$1,134.51

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV847

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the effect, 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, DECEMBER 16, 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.

ALL THAT CERTAIN piece, parcel and tract of land situated in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows: BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 5; THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of and now or formerly of Wayne L. Mensinger, North 63 degrees 00 minutes 00 seconds East, 80 feet to the northwesterly corner of Lot No. 7; THENCE running along the westerly line of Lot No. 7, South 27 degrees 00 minutes 00 seconds East 277.00 feet to the northerly right-of-way line of an unopened 50 foot wide private street; THENCE running along the northerly right-of-way line of the unopened 50 foot wide private street, South 63 degrees 00 minutes 00 seconds West, 80.00 feet to the southeasterly corner of Lot No. 5; THENCE running along the easterly line of Lot No. 5, North 27 degrees 00 minutes 00 seconds West, 277.00 feet to the place of BEGINNING. CONTAINING 22,160 square feet of land (incorrectly listed as 21,160 square feet in previous deeds in the chain of title). (See Chanes B. Webb, P.E., P.L.S. survey subdivision plat more fully shown in Columbia County Map Book 7, Page 151). Being more fully shown as Parcel Number 8 on survey subdivision plat prepared by Charles B. Webb, P.E., P.L.S. dated November 13, 1975.

TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857. Tax Parcel: 23-05-046-04-000. Premises Being: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA, 18631.

PROPERTY ADDRESS: 422 EAST FIFTH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05-046-04-000 Seized and taken into execution to be sold as the property of ANTONIO PITRE, ATHINA PITRE, ATHINA PITRE in suit of JP MORGAN CHASE BANK.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000
Attorney for the Plaintiff
(c) CountySuite Sheriff, TelecoSoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
PITRE, ANTONIO (et al.)

Case Number
2012CV847

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 135

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANTONIO PITRE

Primary Address: 601 E. JOHN STREET
MIFFLINVILLE, PA 18631

Vacant house

Phone:

DOB:

Alternate Address: 126 COLONIAL AVENUE
BLOOMSBURG, PA 17815

Served here

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Antonio Pitre

Relation:

Def

Date:

10-7-15

Time:

12:15

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

10-6-15

Time:

1:05

Mileage:

Deputy:

4

Service Attempt Notes:

1. *House Vacant*

2. *10-6-15 Nobody Home*

3.

4.

5.

6.

PITRE, ANTONIO

2012CV847

601 E. JOHN STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
PITRE, ANTONIO (et al.)

Case Number
2012CV847

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

204 E. 5th St. Mifflinville, Pa.

Serve To:

Name: ATHINA PITRE

Primary Address: 601 E. JOHN STREET
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address: ~~126 Colonial Ave~~

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-6-15

Time: 11:55

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	10-5-15	10-6-15				
Time:						
Mileage:						
Deputy:	3	3				

Service Attempt Notes:

- 601 E. John St House Vacant
- 204, Vacant
- Post Office does not have Forwarding - J NET Address is 601 E. John St
- CAN NOT locate
-
-

PITRE, ATHINA

2012CV847

601 E. JOHN STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

JPMorgan Chase Bank, National Association

vs.

Athina M. Pitre
Antonio E. Pitre

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-847

2015 - ED - 130
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631
(See Legal Description attached)

Amount Due

Interest from 09/11/2012 to Date of Sale

@ \$31.94 per diem

\$194,323.80

\$_____ and costs.

Dated

Oct 1, 2015
(SEAL)

PH # 817513

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

Prothy Support, Common Pleas Court
of Columbia County, Penna.
Oct 1, 2015

JPMorgan Chase Bank, National Association	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2012-CV-847</u>
	:	
Athina M. Pitre	:	
Antonio E. Pitre	:	COLUMBIA County
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Athina M. Pitre
Antonio E. Pitre
422 East Fifth Street, a/k/a 601 East John Street
Mifflinville, PA 18631

****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 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on Dec. 16th 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 \$194,323.80 obtained by JPMorgan Chase Bank, National Association (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815**

Telephone (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2012-CV-847**

JPMorgan Chase Bank, National Association

v.

Athina M. Pitre

Antonio E. Pitre

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

422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631

Parcel No. 23-05-046-04,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$194,323.80**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situated in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 5;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 00 minutes 00 seconds East, 80 feet to the northwesterly corner of Lot No. 7;

THENCE running along the westerly line of Lot No. 7, South 27 degrees 00 minutes 00 seconds East 277.00 feet to the northerly right of way line of an unopened 50 foot wide private street;

THENCE running along the northerly right-of-way line of the unopened 50 foot wide private street, South 63 degrees 00 minutes 00 seconds West, 80.00 feet to the southeasterly corner of Lot No. 5;

THENCE running along the easterly line of Lot No. 5, North 27 degrees 00 minutes 00 seconds West, 277.00 feet to the place of BEGINNING.

CONTAINING 22,160 square feet of land (incorrectly listed as 21,160 square feet in previous deeds in the chain of title). (See Charles B. Webb, P.E., P.L.S. survey subdivision plat more fully shown in Columbia County Map Book 7, Page 151). Being more fully shown as Parcel Number 6 on survey subdivision plat prepared by Charles B. Webb, P.E., P.L.S. dated November 13, 1975.

TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857.

Tax Parcel: 23-05-046-04,000

Premises Being: 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
PITRE, ANTONIO (et al.)

Case Number
2012CV847

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

601 John St.

Serve To:

Name: OCCUPANT

Primary Address: 422 EAST FIFTH STREET
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 10-5-15

Time: 13:45

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2012CV847

422 EAST FIFTH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
PITRE, ANTONIO (et al.)

Case Number
2012CV847

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SUSAN M. HILL ESQUIRE

Primary Address: 38 WEST 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Debbie Blank

Relation: Administrative assistant

Date: 10/5/15

Time: 14:55

Deputy: G

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SUSAN M. HILL ESQUIRE

2012CV847

38 WEST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
PITRE, ANTONIO (et al.)

Case Number
2012CV847

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Connie Johnson

Relation:

Receptionist

Date:

12-5-15

Time:

11:05

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2012CV847

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
PITRE, ANTONIO (et al.)

Case Number
2012CV847

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: M. J. ALTHA MATTON

Relation: CLEAR

Date: 10/2/15 Time: 1110

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2012CV847 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

JP MORGAN CHASE BANK
vs.
PITRE, ANTONIO (et al.)

Case Number
2012CV847

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	130
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	SHERI EVANS		
Relation:	CLERK		
Date:	10/2/15	Time:	1108
Deputy:	5	Mileage:	

Attorney / Originator:

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

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV847

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV847

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, DECEMBER 16, 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.

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CONTAINING 22,160 square feet of land (incorrectly listed as 21,160 square feet in previous deeds in the chain of title). (See Charles B. Webb, P.E., P.L.S. survey subdivision plat more fully shown in Columbia County Map Book 7, Page 151). Being more fully shown as Parcel Number 6 on survey subdivision plat prepared by Charles B. Webb, P.E., P.L.S. dated November 13, 1975. TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857.

Tax Parcel: 23-05-046-04,000

Premises Being: 422 EAST FIFTH STREET, A/K/A 601 EAST JOHN ST, MIFFLINVILLE, PA 18631

PROPERTY ADDRESS: 422 EAST FIFTH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05-046-04,000

Seized and taken into execution to be sold as the property of ANTONIO PITRE, ATHINA PITRE, ATHINA PITRE in suit of JP MORGAN CHASE BANK.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183

JPMorgan Chase Bank, National Association

vs.

Athina M. Pitre
Antonio E. Pitre

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-847

COLUMBIA COUNTY

2015 - ED - 130

To the PROTHONOTARY:

Issue writ of execution in the above matter:


Amount Due

Interest from 09/11/2012 to Date of Sale

@ \$31.94 Per diem

\$194,323.80

\$_____ and costs.


Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff

Note: Please attach description of Property.

PH # 817513

FILED
PROTHONOTARY
2015 SEP 30 PM 12 35
CLERK OF COURT
COLUMBIA COUNTY, PA

JPMorgan Chase Bank, National Association	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2012-CV-847</u>
Athina M. Pitre	:	
Antonio E. Pitre	:	
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMorgan Chase Bank, National Association, 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 **422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631**.

- | | | |
|----|---|--|
| 1. | Name and address of Owner(s) or reputed Owner(s): | Address (if address cannot be reasonably ascertained, please so indicate) |
| | Name | |
| | Athina M. Pitre | 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631 |
| 2. | Name and address of Defendant(s) in the judgment: | Address (if address cannot be reasonably ascertained, please so indicate) |
| | Name | |
| | Athina M. Pitre | 422 East Fifth Street, a/k/a 601 East John Street Mifflinville, PA 18631 |
| | Antonio E. Pitre | 422 East Fifth Street, a/k/a 601 East John Street Mifflinville, PA 18631 |
| 3. | Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: | Address (if address cannot be reasonably ascertained, please indicate) |
| | Name | |
| | Citibank, N.A. | 701 East 60th Street North
Sioux Falls, SD 57117 |
| | Citibank, N.A. C/O Brit J. Suttell, Esquire | 1060 Andrew Drive, Suite 170
West Chester, PA 19380 |
| | Citibank, N.A. C/O Trenton A Farmer, Esquire | 1060 Andrew Drive, Suite 170
West Chester, PA 19380 |
| 4. | Name and address of last recorded holder of every mortgage of record: | Address (if address cannot be reasonably ascertained, please indicate) |
| | Name | |
| | None. | |

5. Name and address of every other person who has any record lien on the property:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
- | | |
|--|--|
| Tenant/Occupant | 422 East Fifth Street
a/k/a 601 East John Street
Mifflinville, PA 18631 |
| Antonio E. Pitre C/O Susan M. Hill, Esquire | 38 W 3rd Street
Bloomsburg, PA 17815 |
| Antonio E. Pitre C/O Susan M. Hill, Esquire | 16 West Main Street
Bloomsburg, PA 17815 |
| Domestic Relations of
Columbia County | Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815 |
| Commonwealth of Pennsylvania
Department of Welfare | P.O. Box 2675
Harrisburg, PA 17105 |
| Internal Revenue Service Advisory | 1000 Liberty Avenue Room 704
Pittsburgh, PA 15222 |
| U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building | 228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754 |

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

Date: 9/29/15

By: 

Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No. 318079
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

REAL ESTATE OUTLINE

ED # 2015 E 0130

DATE RECEIVED 2015 - 10 - 1
DOCKET AND INDEX 2012.0 - 847

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001531249</u>

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

SALE DATE Dec. 16th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

JPMorgan Chase Bank, National Association	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2012-CV-847</u>
Athina M. Pitre	:	
Antonio E. Pitre	:	
Defendant(s)	:	COLUMBIA COUNTY

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Antonio E. Pitre	422 East Fifth Street, a/k/a 601 East John Street Mifflinville, PA 18631

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Name	Address (if address cannot be reasonably ascertained, please indicate)
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Citibank, N.A. C/O Brit J. Suttell, Esquire	1060 Andrew Drive, Suite 170 West Chester, PA 19380
Citibank, N.A. C/O Trenton A Farmer, Esquire	1060 Andrew Drive, Suite 170 West Chester, PA 19380

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Name	Address (if address cannot be reasonably ascertained, please indicate)
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 Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
 Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
 Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
- | | |
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Mifflinville, PA 18631 |
| Antonio E. Pitre C/O Susan M. Hill, Esquire | 38 W 3rd Street
Bloomsburg, PA 17815 |
| Antonio E. Pitre C/O Susan M. Hill, Esquire | 16 West Main Street
Bloomsburg, PA 17815 <i>Not there</i> |
| 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 |

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Date: 9/29/15

By: 

Phelan Hallinan Diamond & Jones, LLP
 Paul Cressman, Esq., Id. No. 318079
 Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza, Philadelphia, PA 19103
 215-563-7000

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

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

Athina Marie Pitre
aka Athina M. Toledo
Debtor(s)

Chapter 13
Case No. 5:13-bk-05808-RNO

Order

Upon consideration of the Motion to dismiss case and it having been determined after notice and opportunity for hearing, that the case should be dismissed, it is

ORDERED that the above-named case of the debtor(s) be and is hereby dismissed.

Dated: August 28, 2014

By the Court,



Honorable Robert N. Opel
United States Bankruptcy Judge

FILED
PROTHONOTARY
2015 SEP 30 PM 12 34
CLERK OF COURT
MIDDLE DISTRICT OF PENNSYLVANIA

Notice Recipients

District/Off: 0314-5
Case: 5:13-bk-05808-RNO

User: CGambini
Form ID: ordsmiss

Date Created: 8/28/2014
Total: 9

Recipients of Notice of Electronic Filing:

ust	United States Trustee	ustregion03.ba.ccl@usdoj.gov
tr	Charles J. DeHart, III (Trustee)	TWeef@pamd13trustee.com
aty	Charles Laputka	claputka@laputkalaw.com
aty	Mario Hanyon	pamb@fedphc.com

TOTAL: 4

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Athina Marie Pitre	PO Box 78	Mifflinville, PA 18631
4410356	ANTONIO PITRE	601 E. JOHN STREET	MIFFLINVILLE, PA 18631
4410357	BERWICK HOSPITAL	645 WALNUT STREET	SUITE 5 GADSDEN, AL 35902
4410358	CHASE	P.O. BOX 15298	WILMINGTON, DE 19850
4454192	JPMorgan Chase Bank, N.A.	Chase Records Center	Attn: Correspondence Mail Mail Code:
	LA4-5555	700 Kansas Lane	Monroe, LA 71203

TOTAL: 5

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Fax - 215-563-3826

Bradley Davis
Ext. 1265

Representing Lenders in
Pennsylvania

September 28, 2015

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

FILED
PROTHONOTARY
2015 SEP 30 PM 12 34
CLERK OF COURT'S OFFICE
601 E. JOHN STREET
MIFFLINVILLE, PA

**RE: JPMorgan Chase Bank, National Association
v.
Athina M. Pitre
Antonio E. Pitre**

No.: 2012-CV-847

Action in Mortgage Foreclosure

**Premises: 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA
18631**

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praecipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

BSD/ RMS for
Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situated in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 5;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 00 minutes 00 seconds East, 80 feet to the northwesterly corner of Lot No. 7;

THENCE running along the westerly line of Lot No. 7, South 27 degrees 00 minutes 00 seconds East 277.00 feet to the northerly right of way line of an unopened 50 foot wide private street;

THENCE running along the northerly right-of-way line of the unopened 50 foot wide private street, South 63 degrees 00 minutes 00 seconds West, 80.00 feet to the southeasterly corner of Lot No. 5;

THENCE running along the easterly line of Lot No. 5, North 27 degrees 00 minutes 00 seconds West, 277.00 feet to the place of BEGINNING.

CONTAINING 22,160 square feet of land (incorrectly listed as 21,160 square feet in previous deeds in the chain of title). (See Charles B. Webb, P.E., P.L.S. survey subdivision plat more fully shown in Columbia County Map Book 7, Page 151). Being more fully shown as Parcel Number 6 on survey subdivision plat prepared by Charles B. Webb, P.E., P.L.S. dated November 13, 1975.

TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857.

Tax Parcel: 23-05-046-04,000

Premises Being: 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631

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

Attorneys for Plaintiff

JPMorgan Chase Bank, National Association
Plaintiff

v.

Athina M. Pitre
Antonio E. Pitre
Defendant(s)

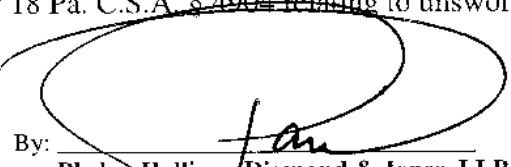
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-847**
:
: **COLUMBIA County**
:

CERTIFICATION

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

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

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

By: 
Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

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

JPMorgan Chase Bank, National Association

vs.

Athina M. Pitre
Antonio E. Pitre

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-847
:

VERIFICATION OF NON-MILITARY SERVICE

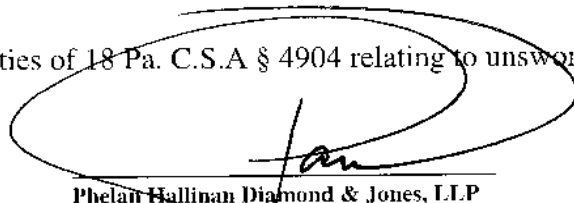
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 Athina M. Pitre is over 18 years of age and resides at 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631.

(c) that defendant Antonio E. Pitre is over 18 years of age and resides at 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631.

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



Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

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

Attorneys for Plaintiff

JPMorgan Chase Bank, National Association
Plaintiff

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2012-CV-847**

:

:

: **COLUMBIA County**

:

v.

Athina M. Pitre
Antonio E. Pitre
Defendant(s)

CERTIFICATION

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- () the premises is non-owner occupied
- () the premises is vacant
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- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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By: 

Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

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

JPMorgan Chase Bank, National Association

vs.

Athina M. Pitre
Antonio E. Pitre

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-847
:

VERIFICATION OF NON-MILITARY SERVICE

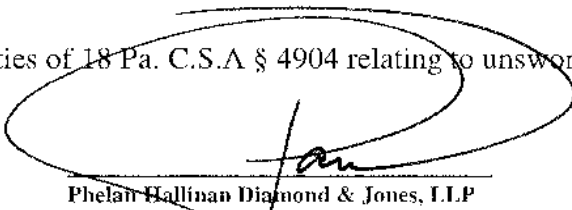
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Phelan Hallinan Diamond & Jones, LLP
Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

JPMorgan Chase Bank, National Association
Plaintiff

v.

Athina M. Pitre
Antonio E. Pitre
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-847**
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please so indicate)

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Antonio E. Pitre

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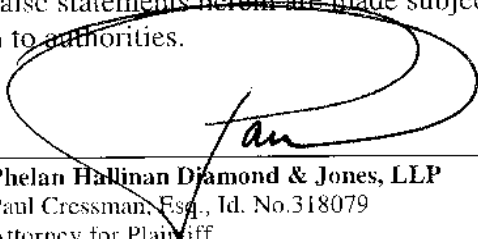
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Attorney for Plaintiff
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1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

JPMorgan Chase Bank, National Association	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2012-CV-847</u>
	:	
Athina M. Pitre	:	
Antonio E. Pitre	:	COLUMBIA County
	Defendant(s)	:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Athina M. Pitre
Antonio E. Pitre
422 East Fifth Street, a/k/a 601 East John Street
Mifflinville, PA 18631**

*****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 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on Dec 16 2015 at 9:00 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$194,323.80 obtained by JPMorgan Chase Bank, National Association (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815

Telephone (570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2012-CV-847**

JPMorgan Chase Bank, National Association

v.

Athina M. Pitre

Antonio E. Pitre

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

422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631

Parcel No. 23-05-046-04,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$194,323.80**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situated in Mifflin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 5;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 00 minutes 00 seconds East, 80 feet to the northwesterly corner of Lot No. 7;

THENCE running along the westerly line of Lot No. 7, South 27 degrees 00 minutes 00 seconds East 277.00 feet to the northerly right of way line of an unopened 50 foot wide private street;

THENCE running along the northerly right-of-way line of the unopened 50 foot wide private street, South 63 degrees 00 minutes 00 seconds West, 80.00 feet to the southeasterly corner of Lot No. 5;

THENCE running along the easterly line of Lot No. 5, North 27 degrees 00 minutes 00 seconds West, 277.00 feet to the place of BEGINNING.

CONTAINING 22,160 square feet of land (incorrectly listed as 21,160 square feet in previous deeds in the chain of title). (See Charles B. Webb, P.E., P.L.S. survey subdivision plat more fully shown in Columbia County Map Book 7, Page 151). Being more fully shown as Parcel Number 6 on survey subdivision plat prepared by Charles B. Webb, P.E., P.L.S. dated November 13, 1975.

TITLE TO SAID PREMISES IS VESTED IN Athina M. Pitre, by Deed from Antonio E. Pitre and Athina M. Pitre, h/w, dated 10/30/2012, recorded 01/29/2013 in Instrument Number 201300857.

Tax Parcel: 23-05-046-04,000

Premises Being: 422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2012-CV-847**

JPMorgan Chase Bank, National Association

v.

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owner(s) of property situate in the **MIFFLIN TOWNSHIP**, COLUMBIA County,
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422 East Fifth Street, a/k/a 601 East John Street, Mifflinville, PA 18631

Parcel No. 23-05-046-04,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$194,323.80**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

JPMorgan Chase Bank, National Association

Plaintiff

vs.

Athina M. Pitre

Antonio E. Pitre

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-847

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock ____ m., served the within upon _____ at _____

_____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
JPMorgan Chase Bank, National Association

No.: 2012-CV-847

Defendant
Athena M. Pitre
Antonio E. Pitre

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

422 East Fifth Street

a/k/a 601 East John Street

Mifflinville, PA 18631

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

9/29/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2012-CV-847

Plaintiff

JPMorgan Chase Bank, National Association

Defendant

Athina M. Pitre

Antonio E. Pitre

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

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

ATHINA M. PITRE

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

422 East Fifth Street

a/k/a 601 East John Street

Mifflinville, PA 18631

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

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

(215)563-7000

9/29/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

No.: 2012-CV-847

Plaintiff
JPMorgan Chase Bank, National Association

Defendant
**Athina M. Pitre
Antonio E. Pitre**

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

ANTONIO E. PITRE

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

422 East Fifth Street

a/k/a 601 East John Street

Mifflinville, PA 18631

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date
9/29/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Document Receipt

Trans #	6462	Carrier / service:	USPS Server	First-Class Mail®	10/1/2015 12:00:00 AM
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Ship to:

CITIBANK

C/O TRENTON A. FARMER

1060 ANDREW DRIVE

Tracking #: 7190114000600064566

Doc Ref #: 2015ED130

Postage 5.1300

WEST CHESTER PA 19380

Document Receipt

Trans #	6461	Carrier / service:	USPS Server	First-Class Mail®	10/1/2015 12:00:00 AM
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Ship to:

CITIBANK

C/O BRIT J. SUTTELL

1060 ANDREW DRIVE SUITE 170

Tracking #: 71901140006000064559

Doc Ref #: 2015ED130

Postage 5.1300

WEST CHESTER PA 19380

Document Receipt

Trans #	6461	Carrier / service:	USPS Server	First-Class Mail®	10/1/2015 12:00:00 AM
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Ship to:

CITIBANK

C/O BRIT J. SUTTELL

1060 ANDREW DRIVE SUITE 170

Tracking #: 71901140006000064559

Doc Ref #: 2015ED130

Postage 5.1300

WEST CHESTER PA 19380

130

Document Receipt

Trans #	6460	Carrier / service:	USPS Server	First-Class Mail®	10/1/2015 12:00:00 AM
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Ship to:

CITIBANK N.A

701 EAST 60TH STREET NORTH

Tracking #: 71901140006000064542

Doc Ref #: 2015ED130

Postage 5.1300

SIOUX FALLS SD 57117

Document Receipt

Trans #	6459	Carrier / service:	USPS Server	First-Class Mail®	10/1/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000064535

Doc Ref #: 2015ED130

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	6458	Carrier / service:	USPS Server	First-Class Mail®	10/1/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000064528

Doc Ref #: 2015ED130

Postage 5.1300

PHILADELPHIA PA 19107

130

Document Receipt

Trans #	6457	Carrier / service:	USPS Server	First-Class Mail®	10/1/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000064511

Doc Ref #: 2015ED130

Postage 5.1300

HARRISBURG PA 17105

130

Document Receipt

Trans #	6456	Carrier / service:	USPS Server	First-Class Mail®	10/1/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE
DEPARTMENT 281230

COMMONWEALTH OF PA

Tracking #: 71901140006000064504
Doc Ref #: 2015ED130
Postage 5.1300

HARRISBURG PA 17128

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

TD Bank, NA
3-180/360

001555649

DATE
9/29/2015

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

MWR [817513] 422 EAST FIFTH STREET (2012-CV-847)


AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS NEITHER RECOMMENDATIONS NOR
"001555649" 1036001808 361508666"