

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

BANK OF AMERICA

VS WAYNE HAMILTON

NO. 179-2015 ED

NO. 459-2015 JD

DATE/TIME OF SALE: AUGUST 3, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3838.58

POUNDAGE - 2% OF BID \$ 76.77

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3915.35

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3915.35

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 2565.35

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 206980  
Customer:  
SHERIFF

Invoice Date: 08/23/2016 9:53:19 AM  
Last Change:

RECEIPT

Reg/Drw ID: 0101  
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201606575	BERWICK BORO
	Grantor - HAMILTON, WAYNE S		08/23/16 9:53:20 AM	
	Grantee - VETERANS AFFAIRS			
	Consideration - \$3,915.35			
	Tax Basis - \$0.00			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	<b>TOTAL CHARGES</b>	\$67.00		
	<b>PAYMENTS</b>			
	CHECK: 7483 - SHERIFF	\$67.00		
	<b>TOTAL PAYMENTS</b>	\$67.00		
	<b>AMOUNT DUE</b>	\$67.00		
	<b>PAYMENT ON INVOICE</b>	(\$67.00)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
BANK OF AMERICA

vs.

**Defendant**  
WAYNE S HAMILTON  
OCCUPANTS HAMILTON

**Attorney for the Plaintiff:**  
SHAPIRO & DENARDO  
3600 HORIZON DRIVE  
SUITE 150  
KING OF PRUSSIA, PA 19406

**Sheriff's Sale Date:** Wednesday, August 3, 2016

**Writ of Execution No. :** 2015CV459

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

**Location of the real estate:** 1119 ORANGE STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
<b>Total Sheriff Costs</b>	<b>\$1,860.27</b>

## Municipal Costs

Sewer	\$1,911.31
<b>Total Municipal Costs</b>	<b>\$1,911.31</b>

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

**Grand Total:** **\$3,838.58**

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

Shapiro & DeNardo, LLC  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

MB Financial Bank  
CHICAGO, ILLINOIS 60602  
2-173-710

15-048677, HAMILTON,

14052056

DATE	8/4/2016
AMOUNT	***2,565.35

PAY Two Thousand Five Hundred Sixty-Five and 35/100\*\*\*\*\*

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815



⑈14052056⑈ ⑆071001737⑆ 69385258⑈

# **SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
CHRISTOPHER A. DENARDO \*

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Pennsylvania and New York  
+++ Licensed in Illinois and Florida

\* Licensed in Pennsylvania Only  
\*\* Licensed in Illinois Only

## PA Attorneys

KRISTEN D. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
REGINA HOLLOWAY ++  
SARAH K. McCAFFERY +  
LESLIE J. RASE \*  
ALISON H. TULLIO +  
KATHERINE M. WOLF +

Prothonotary of Columbia County  
Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Bank of America, N.A. vs. Wayne S. Hamilton  
Docket No.: 2015-CV-459; 2015-ED-179  
Property Address: 1119 Orange Street, Berwick, PA 18603  
S&D File No.: 15-048677

Dear Sir/Madam:

Enclosed please find a Notice of the Date of Continued Sheriff's Sale. Kindly file same and return a time-stamped copy in the envelope provided.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC



Grace Beatrice  
Legal Assistant

Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
REGINA HOLLOWAY, PA I.D. NO. 318334  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
400 Countrywide Way  
Simi Valley, CA 93065  
PLAINTIFF

VS.

Wayne S. Hamilton  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

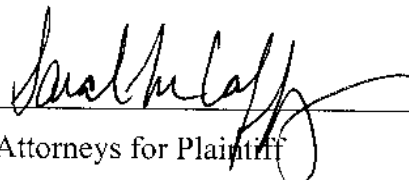
2015-CV-459; 2015-ED-179

Certificate of Filing

On this date, I sent for filing with the Prothonotary of Columbia County, in reference to the above captioned matter, a copy of the Notice of the Date of Continued Sheriff's sale from June 8, 2016 to August 3, 2016.

SHAPIRO & DeNARDO, LLC

Date: 8-8-16

BY:   
Attorneys for Plaintiff  
SARAH K. McCAFFERY, ESQ.

# **SHAPIRO & DeNARDO, LLC**

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3600 Horizon Drive, Suite 150

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Tel: (610) 278-6800 Fax: (610) 278-9980

Office of the Sheriff of Columbia County

Attn: Real Estate Deputy

RE: Bank of America, N.A. vs. Wayne S. Hamilton

Docket No.: 2015-CV-459; 2015-ED-179

Property Address: 1119 Orange Street, Berwick, PA 18603

S&D File No.: 15-048677

Sale Date: June 8, 2016

Dear Sir or Madam:

Kindly continue the above-referenced sale until August 3, 2016.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Grace Beatrice  
Legal Assistant

cc: Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214

Your fax has been successfully sent to Columbia Sheriff at 15703895625.

-----  
5/31/2016 6:56:55 AM Transmission Record

Sent to 15703895625 with remote ID "15703895625"

Result: (0) Success

Page record: 1 - 1

Elapsed time: 00:51 on channel 19

GERALD M. SHAPIRO +++  
DAVID S. KREISMAN \*\*  
CHRISTOPHER A. DENARDO \*

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KATHERINE M. WOLF +

August 4, 2016  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Bank of America, N.A. vs. Wayne S. Hamilton  
Docket No.: 2015-CV-459; 2015-ED-179  
Property Address: 1119 Orange Street, Berwick, PA 18603  
S&D File No.: 15-048677

Dear Columbia County Sheriff:

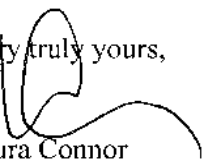
In reference to the above captioned matter, please prepare a deed to the following entity:  
Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns  
1240 E. 9<sup>th</sup> Street, Cleveland, OH 44199

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$2,565.35 in payment of monies owed to settle.

**Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.**

Thank you for your prompt attention to this matter.

Very truly yours,

  
Laura Connor  
Paralegal

Enclosures



**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

BANK OF AMERICA

VS WAYNE HAMILTON

NO. 179-2015

ED

NO. 459-2015

JD

DATE/TIME OF SALE: AUGUST 3, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3838.58

POUNDAGE - 2% OF BID \$ 76.77

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

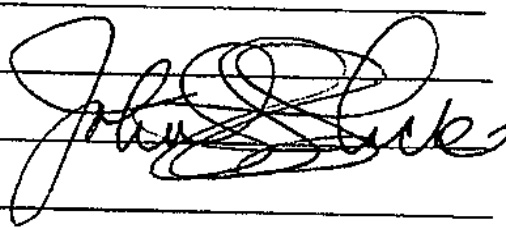
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3915.35

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

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

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

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



TOTAL DUE: \$ 3915.35

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 2565.35

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REGINA HOLLOWAY ++  
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LESLIE J. RASE \*  
ALISON H. TULLIO +  
KATHERINE M. WOLF +

August 4, 2016

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
ATTN: Columbia County Sheriff

RE: Bank of America, N.A. vs. Wayne S. Hamilton  
Docket No.: 2015-CV-459; 2015-ED-179  
Property Address: 1119 Orange Street, Berwick, PA 18603  
S&D File No.: 15-048677

Dear Columbia County Sheriff:

As you are aware, this office represents the Plaintiff, Bank of America, N.A., with respect to the Mortgage Foreclosure action against Wayne & Shirley Hamilton.

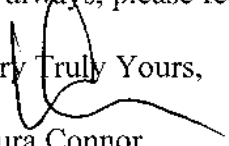
This letter will serve as authorization for you to ASSIGN the Plaintiff's successful bid at the COLUMBIA County Sheriff's Sale, held on August 3, 2016, to Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns.

Please prepare a Sheriff's Deed naming the Grantee to the subject property as Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns.

Please forward the Deed along with the enclosed package to the Recorder of Deeds Office to be recorded. **Please call us the day the Deed goes for recording. \*WE WILL NEED THE RECORDING INFORMATION AS SOON AS POSSIBLE.**

As always, please feel free to contact me if you have any questions regarding this matter.

Very Truly Yours,

  
Laura Connor  
Paralegal

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

## See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder 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. 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: SHAPIRO &amp; DeNARDO, LLC

Telephone Number: (610)278-6800

Mailing Address:

3600 Horizon Drive, Suite 150

City:

King of Prussia

State:

PA

Zip Code:

19406

### B. TRANSFER DATA

Date of Acceptance of Document 8/3 /2016

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

570-389-5622

Grantee(s)/Lessee(s)

Secretary of Veterans Affairs, an Officer of the  
United States of America, successors and assigns

Telephone Number

1-800-729-5772

Mailing Address

35 West Main Street

Mailing Address

1240 East 9th Street

City

Bloomsburg

State

PA

Zip Code

17815

City

Cleveland

State

Ohio

Zip Code

44199

### C. REAL ESTATE LOCATION

Street Address

1119 Orange Street

City, Township, Borough

Borough of Berwick

County

Columbia

School District

Berwick Area

Tax Parcel Number

04C-02-089

### D. VALUATION DATA

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

1. Actual Cash Consideration

\$3,838.58

2. Other Consideration

+ 0.00

3. Total Consideration

= \$3,838.58

4. County Assessed Value

\$21,518.00

5. Common Level Ratio Factor

x 3.69

6. Computed Value

= \$79,401.42

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$79,401.42

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.)☐ Transfers to the Commonwealth, the U. S. 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 or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☒ Other (Please explain exemption claimed.) Property transferred through a mortgage foreclosure action by Sheriff Sale held August 3, 2016 in satisfaction of judgment entered on Docket Number: 2015-CV-459; 2015-ED-179.

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

Laura Connor

Date

August 4, 2016

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

179  
**SHAPIRO & DeNARDO, LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
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Prothonotary of Columbia County  
Columbia County Clerk  
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RE: Bank of America, N.A. vs. Wayne S. Hamilton  
Docket No.: 2015-CV-459; 2015-ED-179  
Property Address: 1119 Orange Street, Berwick, PA 18603  
S&D File No.: 15-048677


Dear Sir/Madam:

Enclosed please find a Notice of the Date of Continued Sheriff's Sale. Kindly file same and return a time-stamped copy in the envelope provided.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC

  
Grace Beatrice  
Legal Assistant

Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
400 Countrywide Way  
Simi Valley, CA 93065  
PLAINTIFF

VS.

Wayne S. Hamilton  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2015-CV-459; 2015-ED-179

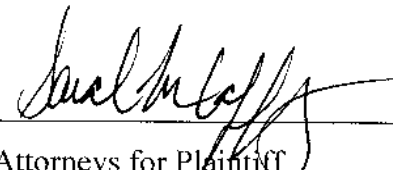
Certificate of Filing

On this date, I sent for filing with the Prothonotary of Columbia County, in reference to the above captioned matter, a copy of the Notice of the Date of Continued Sheriff's sale from April 6, 2016 to June 8, 2016.

SHAPIRO & DeNARDO, LLC

Date: 4-7-16

BY:

  
Attorneys for Plaintiff  
SARAH K. McCAFFERY, ESQ.

# SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

## Pennsylvania Office ☒

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

## New Jersey Office ☐

14000 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054

Tel: (856) 793-3080 Fax: (847) 627-8809

GERALD M. SHAPIRO ++  
DAVID S. KREISMAN \*\*\*  
CHRISTOPHER A. DeNARDO \*

## PA Attorneys

KRISTEN D. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
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ALISON IL TULLIO +  
KATHERINE M. WOLF +

## NJ Attorneys

CHANDRA M. ARKEMA -  
Managing Partner - NJ  
UJALA AFTAB +  
RENÉE PEARL COHEN +  
CHRISTINA LEVECCHIA \*\*  
KATHERINE KNOWLTON  
LOPEZ +  
KATHLEEN M. MAGOON \*\*  
DONNA L. SKILTON +  
CHARLES G. WOHLRAB +  
GARY M. KANELIS +++  
Of Counsel

Licensed in Pennsylvania and New Jersey

+ Licensed in Illinois and Florida

++ Licensed in New Jersey & New York

+++ Licensed in Pennsylvania and New York

\* Licensed in Pennsylvania Only

\*\* Licensed in New Jersey Only

\*\*\* Licensed in Illinois Only

Office of the Sheriff of Columbia County  
Attn: Real Estate Deputy

RE: Bank of America, N.A. vs. Wayne S. Hamilton  
Docket No.: 2015-CV-459; 2015-ED-179  
Property Address: 1119 Orange Street, Berwick, PA 18603  
S&D File No.: 15-048677  
Sale Date: April 6, 2016

Dear Sir or Madam:

Kindly continue the above-referenced sale until June 8, 2016.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Grace Beatrice  
Legal Assistant

cc: Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214

Your fax has been successfully sent to Columbia Sheriff at 15703895625.

-----  
4/5/2016 9:57:56 AM Transmission Record

Sent to 15703895625 with remote ID "15703895625"

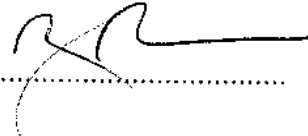
Result: (0) Success

Page record: 1 - 1

Elapsed time: 00:58 on channel 16

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

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 March 16, 23, 30, 2016 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 30<sup>th</sup> day of March, 2016...

Karen M. Beach  
(Notary Public)

NOTARY PUBLIC  
My Comm. Expires 03/31/2017  
My Comm. No. 123456789  
My Exp. Date 03/31/2017  
My Exp. No. 123456789

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

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <del>24.00</del> <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>428.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1286.77</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1911.31</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1911.31</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 3838.58



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
REGINA HOLLOWAY, PA I.D. NO. 318334  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.

PLAINTIFF

VS.

Wayne S. Hamilton

DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2015-CV-459 2015-ED-179

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Bank of America, N.A., Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1119 Orange Street, Berwick, PA 18603.**

1. Name and address of Owner(s) or Reputed Owner(s)

Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214

2. Name and address of Defendant in the judgment:

Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214

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

Bank of America, N.A.  
400 Countrywide Way  
Simi Valley, CA 93065

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

Bank of America, N.A.  
400 Countrywide Way  
Simi Valley, CA 93065

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

Berwick Area Joint Sewer Authority  
1108 Freas Avenue  
Berwick, PA 18603

Berwick Area Joint Sewer Authority  
c/o Bull, Bull & McDonald, LLP  
106 Market Street  
Berwick, PA 18603

PA Department of Revenue  
Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

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:

Columbia County Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT  
1119 Orange Street  
Berwick, PA 18603

Commonwealth of Pennsylvania  
Department of Revenue, Inheritance Tax Division  
1131 Strawberry Square, 6th Floor  
Harrisburg, PA 17128

Internal Revenue Service  
WM S. Moorehead Federal Bldg. Advisory  
1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

Department of Public Welfare  
Estate Recovery Program  
PO Box 8486  
Willow Oak Bldg  
Harrisburg, PA 17105

Commonwealth of Pennsylvania  
Department of Revenue  
Inheritance Tax Division  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128

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. Section 4904 relating to unsworn falsification to authorities.

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

12/18/15

SHAPIRO & DeNARDO, LLC

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

Sarah K. McCaffery, Esquire

15-048677

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Bank of America, N.A.  
PLAINTIFF

No: 2015-CV-459

2015-ED-179

VS.

Wayne S. Hamilton  
DEFENDANT

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1119 Orange Street, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$94,490.52

Interest from December 11, 2015 to

Costs to be Added

Seal of Court

Date: 12/30/2015

Barbara N. Silvestri

PROTHONOTARY

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

Stephanie Stray


Deputy Prothonotary

**No: 2015-CV-459**

Bank of America, N.A.

**vs.**

Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214

  
\_\_\_\_\_  
Sarah K. McCaffery, Esquire

**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

Sarah K. McCaffery, Esquire, Attorney  
SHAPIO & DeNARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
REGINA HOLLOWAY, PA I.D. NO. 318334  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
Bank of America  
400 Countrywide Way  
Simi Valley, CA 93065

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2015-CV-459

2015-ED-179

PLAINTIFF

VS.

Wayne S. Hamilton

DEFENDANT(S)

STATE OF: Pennsylvania

COUNTY OF: Montgomery


**AFFIDAVIT OF NON-MILITARY SERVICE**

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendant Wayne S. Hamilton is not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. App. §521.

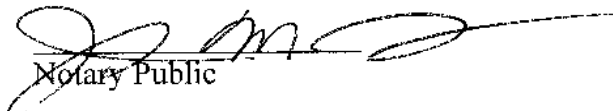
SHAPIRO & DeNARDO, LLC

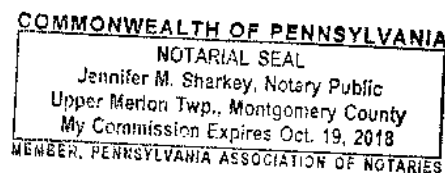
Date: 12/29/15

BY:

  
Attorneys for Plaintiff  
SARAH K. McCAFFERY, ESQ.

Sworn to and subscribed  
before me this 29<sup>th</sup> day  
of December, 2015.

  
Notary Public





Status Report  
Pursuant to Servicemembers Civil Relief Act

Last Name: HAMILTON

First Name: WAYNE

Middle Name: S.

Active Duty Status As Of: Dec-29-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via this URL: [https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating Service Members or Getting a Mailing Address](https://kb.defense.gov/PublicQueries/publicQuestions/FaqsAnswers.jsp?Subject=Locating%20Service%20Members%20or%20Getting%20a%20Mailing%20Address). If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: C4N05E0DR247N90





**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

Last Name: HAMILTON

First Name: SHIRLEY

Middle Name:

Active Duty Status As Of: Dec-29-2015

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

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Active Duty Start Date	Active Duty End Date	Status	Service Component
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This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

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*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
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4800 Mark Center Drive, Suite 04E25  
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Certificate ID: W4W5TE3DP20CQ50

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.

PLAINTIFF

VS.

Wayne S. Hamilton

DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-459

2015-ED-179

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Bank of America, N.A.  
400 Countrywide Way  
Simi Valley, CA 93065

and that the last known address of the judgment debtor (Defendant) is:

Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214

SHAPIRO & DeNARDO, LLC

Date:

12/9/15

BY:



CHRISTOPHER A. DeNARDO  
Attorneys for Plaintiff

15-048677

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

Date: 03/08/2016

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 23662

HAMILTON WAYNE S & SHIRLEY  
1119 ORANGE STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20070 -8234  
Location: 1119 ORANGE ST  
Parcel Id:04C-02 -089-00,000

Assessment: 21,518

Balances as of 03/08/2016

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_

Per: \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA  
vs.  
WAYNE S HAMILTON (et al.)

Case Number  
2015CV459

## SHERIFF'S RETURN OF SERVICE

03/01/2016 04:24 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 1119 ORANGE STREET, BERWICK, PA 18603.

Michael Beyer  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 02, 2016

NOTARY Proth & Clerk of Sev. Courts

Affirmed and subscribed to before me this

My Com. Ex. 1st Monday in 2020

2ND day of MARCH

2016

Balena R. Silvette

Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406



Date Produced: 02/08/2016

COLUMBIA COUNTY:

The following is the delivery information for Certified Mail™ item number 7190 1140 0060 0007 1250. Our records indicate that this item was delivered on 02/05/2016 at 09:41 a.m. in BLOOMSBURG, PA 17815. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Eric P. R." with a stylized flourish at the end.

Address of Recipient :

A handwritten address number "380" in black ink, written in a simple, slightly cursive style.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2015ED179



**Case Number**  
2015CV459

# SERVICE COVER SHEET

**Service Details:**

**Zone:**

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 1119 ORANGE STREET  
BERWICK, PA 18603

**Phone:**                      **DOB:**

**Alternate  
Address:**

**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Hosted · Other

**Adult in Charge:**

**Relation:**

Date:

**Deputy:**

**Time:**

**Mileage:**

**Attorney / Originator:**

**Name:** SHAPIRO & DENARDO

**Phone:****Service Attempts:**

**Date:**

Time:

**Mileage:**

**Deputy:**

**Service Attempt Notes:**

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

**(POSTING)**

2015CV459

1119 ORANGE STREET, BERWICK, PA 18603

**NO EXPIRATION**

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



71901140006000071250

Mr. Wayne Hamilton  
1748 Shorter Drive

Indianapolis IN 46214

---



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Bank of America, N.A.  
PLAINTIFF

No: 2015-CV-459

VS.

2015-ED-179

Wayne S. Hamilton  
DEFENDANT

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1119 Orange Street, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$94,490.52

Interest from December 11, 2015 to

Costs to be Added

Seal of Court

Date: 12/30/2015

Barbara N. Livetti

PROTHONOTARY

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

Stephen J. Gray  
Deputy Prothonotary

No: 2015-CV-459

Bank of America, N.A.

vs.

Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214

  
\_\_\_\_\_  
Sarah K. McCaffery, Esquire

**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

Sarah K. McCaffery, Esquire, Attorney  
SHAPIRO & DeNARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406

**SHAPIRO & DeNARDO,**  
**LLC**

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

**Pennsylvania Office** ☒

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
Tel: (610) 278-6800 Fax: (610) 278-9980

**New Jersey Office** ☐

14000 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054  
Tel: (856) 793-3080 Fax: (847) 627-8809

GERALD M. SHAPIRO ++  
DAVID S. KREISMAN \*\*\*  
CHRISTOPHER A.  
DeNARDO \*

**PA Attorneys**

KRISTEN D. LITTLE +  
Managing Attorney - PA  
REGINA HOLLOWAY  
\*\*\*\*  
LEEANE O. HUGGINS \*  
SARAH K. McCAFFERY  
+  
LESLIE J. RASE \*  
KATHERINE M. WOLF  
+

**NJ Attorneys**

CHANDRA M. ARKEMA +  
Managing Partner - NJ  
UJALA AFTAB +  
RENÉE PEARL COHEN +  
CHRISTINA LEVECCHIA  
\*\*  
KATHLEEN M. MAGOON  
\*\*  
DONNA L. SKILTON +  
CHARLES C. WOHLRAB +  
GARY M. KANELIS \*\*\*  
Of Counsel

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Illinois and Florida  
+++ Licensed in New Jersey & New York  
+++ Licensed in Pennsylvania and New York

\* Licensed in Pennsylvania Only  
\*\* Licensed in New Jersey Only  
\*\*\* Licensed in Illinois Only

Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

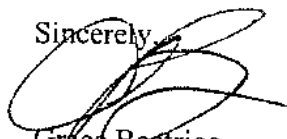
RE: Bank of America, N.A. vs. Wayne S. Hamilton  
Docket No.: 2015-CV-459; 2015-ED-179  
Property Address: 1119 Orange Street, Berwick, PA 18603  
S&D File No.: 15-048677  
Sale Date: April 6, 2016

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,



Grace Beatrice  
Legal Assistant

S&D # 15-048677  
Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO.  
78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
REGINA HOLLOWAY, PA I.D. NO. 318334  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
PLAINTIFF

VS.

Wayne S. Hamilton  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-459; 2015-ED-179

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

I, Grace Beatrice, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Bank of America, N.A., hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on February 3, 2016, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

SHAPIRO & DENARDO, LLC

Date:

2-3-16

By:



Grace Beatrice  
Legal Assistant

15-048677



# Certificate of Mailing — Firm (Domestic)

Name and Address of Sender  Shapiro & DeNardo, LLC 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406		TOTAL NO. Of Pieces Listed by Sender  9		TOTAL NO. Of Pieces Received at Post Office  Pos		Affix Postage  \$003.42 FEB 03 2010					
Postmaster, per (name of receiving employee)		Address (Name, Street, City, State, and ZIP Code™)		Postage		Special Handling		Fee		Parcel Airlift	
USPS Tracking Number Firm-specific Identifier		15-048677-GB- 4.6.10		Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815							
		Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603									
		Berwick Area Joint Sewer Authority c/o Bull, Bull & McDonald, LLP 106 Market Street Berwick, PA 18603									
		Tenant or Occupant 1119 Orange Street Berwick, PA 18603									
		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230									
		Commonwealth of Pennsylvania Department of Revenue, Inheritance Tax Division 1131 Strawberry Square, 6th Floor Harrisburg, PA 17128									
		Internal Revenue Service WM S. Moorehead Federal Bldg. Advisory 1000 Liberty Avenue, Room 704 Pittsburgh, PA 15222									
		Department of Public Welfare Estate Recovery Program PO Box 8486 Willow Oak Bldg Harrisburg, PA 17105									
		Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division Bureau of Compliance Dept. 280946 Harrisburg, PA 17128									

# SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

A PENNSYLVANIA LIMITED LIABILITY COMPANY

## Pennsylvania Office ☒

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

## New Jersey Office ☐

14000 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054

Tel: (856) 793-3080 Fax: (847) 627-8809

GERALD M. SHAPIRO ++  
DAVID S. KREISMAN \*\*\*  
CHRISTOPHER A. DENARDO \*

## PA Attorneys

KRISTEN D. LITTLE +  
Managing Attorney - PA  
REGINA HOLLOWAY +++  
SARAH K. McCAFFERY +  
LESLIE J. RASE \*  
ALISON H. TULLO \*  
KATHERINE M. WOLF +

## NJ Attorneys

CHANDRA M. ARKEMA +  
Managing Partner - NJ  
UJALA AFTAB +  
RENEE PEARL COHEN +  
CHRISTINA LEVECCHIA \*\*  
KATHERINE KNOWLTON  
LOPEZ +  
KATHLEEN M. MAGOON \*\*  
DONNA L. SKILTON +  
CHARLES C. WOHLRAB +  
GARY M. KANELIS +++  
Of Counsel

+ Licensed in Pennsylvania and New Jersey  
++ Licensed in Illinois and Florida  
+++ Licensed in New Jersey & New York  
++++ Licensed in Pennsylvania and New York

\* Licensed in Pennsylvania Only  
\*\* Licensed in New Jersey Only  
\*\*\* Licensed in Illinois Only

Prothonotary of Columbia County  
Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Bank of America, N.A. vs. Wayne S. Hamilton  
Docket No.: 2015-CV-459; 2015-ED-179  
Property Address: 1119 Orange Street, Berwick, PA 18603  
S&D File No.: 15-048677

Dear Sir/Madam:

Enclosed please find an Affidavit of Service of the Notice of Sale upon Wayne S. Hamilton. Kindly file same and return a time-stamped copy in the envelope provided.

Thank you very much for your time in this matter. If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

SHAPIRO & DeNARDO, LLC

  
Grace Beatrice  
Legal Assistant

Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815



235 SOUTH 13TH STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 546-7400  
FAX: (215) 985-0169



Bank of America, N.A.

: COURT

Court of Common Pleas of  
Pennsylvania  
Columbia County

-VS-

Wayne S. Hamilton

: CASE NUMBER

2015-CV-459

State of \_\_\_\_\_

## AFFIDAVIT

County of \_\_\_\_\_

B&R Control # CS113147.01

Reference Number 15-048677

### SERVICE INFORMATION

On 1/28/2016, we received the  
Notice of Sheriff Sale  
For service upon: Wayne S. Hamilton  
At 1748 Shorter Drive, Indianapolis, IN 46214

☐ Served Date \_\_\_\_\_ Time \_\_\_\_\_ Accepted By: \_\_\_\_\_

In the manner described below.

- ☐ Personally served.  
☐ Adult in charge of residence, relationship is \_\_\_\_\_  
☐ Adult in charge of residence who refused to give name and/or relationship. \_\_\_\_\_  
☐ Manager/Clerk of place of residence lodging \_\_\_\_\_  
☐ Agent or person in charge of office or usual place of business \_\_\_\_\_  
☐ Other \_\_\_\_\_

Description of Person Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_  
Other \_\_\_\_\_

☐ Not Served Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant  
☐ Other \_\_\_\_\_

**SEE ATTACHED**

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Process Server/Sheriff \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public

Client Phone (610) 278-6800

Sale Date: 4/6/2016

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

BR Serve By: 2/26/2016

Sarah K. McCaffery, Esquire  
Shapiro and DeNardo, LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406



*Original*

## AFFIDAVIT OF SERVICE

State of Pennsylvania

County of Columbia

Of Common Pleas Court

Case Number: 2015-CV-459

Plaintiff:

Bank of America, N.A.

vs.

Defendant:

Wayne S Hamilton

Received by EXPRESS PROCESS SERVICE, INC. on the 3rd day of February, 2016 at 12:50 pm to be served on Wayne S Hamilton, 1748 Shorter Dr, Indianapolis, IN 46214.

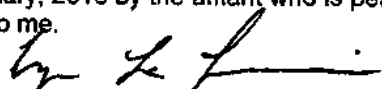
I, Bill Rorie, being duly sworn, depose and say that on the 11th day of February, 2016 at 9:52 am, I:

**INDIVIDUALLY/PERSONALLY** served by delivering a true copy of the **Notice of Sheriff's Sale of Real Property** to: **Wayne S Hamilton** at the address of: **1748 Shorter Dr, Indianapolis, IN 46214**, and informed said person of the contents therein, in compliance with state statutes.

Description of Person Served: Age: 70, Sex: M, Race/Skin Color: White, Height: 5'9", Weight: 180, Hair: White, Glasses: Y

I certify that I am over the age of 18, have no interest in the above action and have proper authority in the jurisdiction in which service was made. I declare that the facts set forth in the foregoing Affidavit of Service are true and correct.

Subscribed and Sworn to before me on the 11th day of February, 2016 by the affiant who is personally known to me.



NOTARY PUBLIC

LYNN KATHERINE LE FAIVE  
Seal

Notary Public - State of Indiana  
Johnson County  
My Commission Expires Oct 8, 2023



Bill Rorie  
Process Server

EXPRESS PROCESS SERVICE, INC.  
41 South Post Road  
Indianapolis, IN 46219  
(317) 890-1055

Our Job Serial Number: CRT-2016000308  
Ref: CS108544.01





January 27, 2016

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

**BANK OF AMERICA, N.A.**

**VS.**

**WAYNE S. HAMILTON**

**NO: 2015-CV-459**

**NO: 2015-ED-179**

Dear Timothy:

The amount due on the sewer account #112801 for the property located at 1119 Orange Street, Berwick Pa through June 30, 2016 is \$1911.31. This amount includes fees to satisfy a lien on the property.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**

Columbia County  
Columbia County Sheriff

35 West Main Street

PO Box 380

Bloomsburg PA 17815



71901140006000071298

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

---

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
REGINA HOLLOWAY, PA I.D. NO. 318334  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
PLAINTIFF

VS.

Wayne S. Hamilton  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2015-CV-459 2015-ED-179

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

TO: Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214  
Your house (real estate) at:

**1119 Orange Street, Berwick, PA 18603**  
04C-02-089

is scheduled to be sold at Sheriff's Sale on April 6, 2016 at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$94,490.52 obtained by Bank of America, N.A. against you.

**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 cancelled if you pay back to Bank of America, N.A. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
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.
3. You may be able to stop the sale through other legal proceedings.

Columbia County  
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

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LESLIE J. RASE, PA I.D. NO. 58365  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
PLAINTIFF

VS.

Wayne S. Hamilton  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2015-CV-459 2015-ED-179

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TO: Wayne S. Hamilton  
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Indianapolis, IN 46214  
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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.
3. You may be able to stop the sale through other legal proceedings.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA  
VS.  
HAMILTON, WAYNE S (et al.)

Case Number  
2015CV459

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 179

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1-22-16

Time: 12:15

Deputy: 3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2015CV459

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA  
vs.  
HAMILTON, WAYNE S (et al.)

Case Number  
2015CV459

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

179

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BULL BULL & MCDONALD

Primary Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone: 1570-759-1231

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Sally Nasatka

Relation:

Secretary

Date:

1-22-16

Time:

11:43

Deputy:

3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BULL BULL & MCDONALD

2015CV459

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA  
vs.  
HAMILTON, WAYNE S (et al.)

Case Number  
2015CV459

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 179

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Kelly Morris

Relation: @ Clock

Date: 1-22-16

Time: 11:15

Deputy: 3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BERWICK AREA JOINT SE

2015CV459

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA  
vs.  
HAMILTON, WAYNE S (et al.)

Case Number  
2015CV459

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 179

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANTS HAMILTON

Primary Address: 1119 ORANGE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge (Postea) Other

Adult In Charge:

Relation:

Date: 1-22-16

Time: 10:41

Deputy: 3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

HAMILTON, OCCUPANTS

2015CV459

1119 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA  
vs.  
HAMILTON, WAYNE S (et al.)

Case Number  
2015CV459

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

179

Warrant:

\*\* YES \*\*

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: WAYNE S HAMILTON

Primary Address: 1119 ORANGE STREET  
BERWICK, PA 18603

Phone: DOB: 11/19/1948

Alternate Address: 206 WEST WILLIAM DRIVE  
BROWNSBURG, IN 96112

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1-22-16

Time:

10:41

Deputy:

3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

HAMILTON, WAYNE S

2015CV459

1119 ORANGE STREET, BERWICK, PA 18603

NO EXPIRATION

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
REGINA HOLLOWAY, PA I.D. NO. 318334  
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SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
PLAINTIFF

VS.

Wayne S. Hamilton  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2015-CV-459 2015-ED-179

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

TO: Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214  
Your house (real estate) at:

**1119 Orange Street, Berwick, PA 18603**  
04C-02-089

is scheduled to be sold at Sheriff's Sale on April 6, 2016 at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$94,490.52 obtained by Bank of America, N.A. against you.

**NOTICE OF OWNER'S RIGHTS**

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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA  
vs.  
HAMILTON, WAYNE S (et al.)

Case Number  
2015CV459

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 179

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Tax Clerk

Date: 1-12-16 Time: 1:20

Deputy: 4 Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV459

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA  
vs.  
HAMILTON, WAYNE S (et al.)

Case Number  
2015CV459

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

179

Warrant:

Notes: SALE DATE & TIME: 04/06/2016 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET

2ND FLOOR

Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Karen Rickender

Relation:

Client

Date:

1-12-16

Time:

1:22

Deputy:

Y

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

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6.

DOMESTIC RELATIONS OF

2015CV459

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV459

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, APRIL 06, 2016  
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

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

BEGINNING at the southeast corner of Lot No. 303, this being the east side of the fifth lot east of Warren Street on the north side of Orange Street, in the Borough of Berwick, Columbia County and State of Pennsylvania, on what was formerly known as the Ferris Farm; thence in a northerly direction along Lot No. 303 a distance of 160 feet to a 15 foot alley; thence in a southeasterly direction along said alley a distance of 48.7 feet to the corner of Lot No. 301; thence in a southerly direction along Lot No. 301 a distance of 160 feet to Orange Street; thence in a northwesterly direction along Orange Street a distance of 48.7 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 302. See plot or plan recorded in the Recorder's Office at Bloomsburg, PA in Miscellaneous Book Volume 8 at Page 366.

BEING THE SAME PREMISES which Andrew M. Kost and Tammi L. Kost, his wife, by Deed dated 7/31/2007 and recorded 8/10/2007 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument #200708234, granted and conveyed unto Wayne S. Hamilton and Shirley Hamilton, his wife, as tenants by the entirety.

PROPERTY ADDRESS: 1119 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-089

Seized and taken into execution to be sold as the property of WAYNE S HAMILTON, OCCUPANTS HAMILTON in suit of BANK OF AMERICA.

---

**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:  
SHAPIRO & DENARDO  
KING OF PRUSSIA, PA

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

# REAL ESTATE OUTLINE

ED# 179

DATE RECEIVED 12/30/2015  
DOCKET AND INDEX 2015 CV 459

## 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>14042977</u>

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

SALE DATE April 16, 2016 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

# SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW  
A PENNSYLVANIA LIMITED LIABILITY COMPANY

## Pennsylvania Office ☒

3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

## New Jersey Office ☐

14000 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054

Tel: (856) 793-3080 Fax: (847) 627-8809

GERALD M. SHAPIRO ++  
DAVID S. KREISMAN \*\*\*  
CHRISTOPHER A. DeNARDO \*

## PA Attorneys

KRISTEN D. LITTLE +  
Managing Attorney - PA  
REGINA HOLLOWAY +++  
LEEANE O. HUGGINS \*  
SARAH K. McCAFFERY +  
LESLIE J. RASE \*  
KATHERINE M. WOLF +

## NJ Attorneys

CHANDRA M. ARKEMA +  
Managing Partner - NJ  
UJALA AFTAB +  
ANDREW T. ARCHER \*\*  
RENÉE PEARL COHEN +  
CHRISTINA LEVECCHIA \*\*  
KATHLEEN M. MAGOON \*\*  
DONNA L. SKILTON +  
CHARLES G. WOHLRAB +  
GARY M. KANELIS +++  
Of Counsel

+ Licensed in Pennsylvania and New Jersey

++ Licensed in Illinois and Florida

+++ Licensed in New Jersey & New York

\*\*\* Licensed in Pennsylvania and New York

\* Licensed in Pennsylvania Only

\*\* Licensed in New Jersey Only

\*\*\* Licensed in Illinois Only

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Bank of America, N.A. vs. Wayne S. Hamilton  
Docket No.: 2015-CV-459  
Property Address: 1119 Orange Street, Berwick, PA 18603  
S&D File No.: 15-048677

Sir/Madam:

Please POST the HANDBILL upon the following address provided:

1119 Orange Street, Berwick, PA 18603

Please be advised, our office will be using a third-party vendor to serve the Notice of Sale and we will file an Affidavit of Service.

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of your Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our office requires a receipt for any funds that have been provided for this filing. Please return a receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Jill Newmiller  
Legal Assistant

Enclosures



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Bank of America, N.A.  
PLAINTIFF

No: 2015-CV-459

VS.

2015-ED-179

Wayne S. Hamilton  
DEFENDANT

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

1119 Orange Street, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$94,490.52

Interest from December 11, 2015 to

Costs to be Added

Seal of Court

Date: 12/30/2015

Barbara N. DiNitto

PROTHONOTARY

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2016

Stephen J. Gray

Deputy Prothonotary

**No: 2015-CV-459**

**Bank of America, N.A.**

**vs.**

**Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214**

  
\_\_\_\_\_  
Sarah K. McCaffery, Esquire

**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

**Sarah K. McCaffery, Esquire, Attorney  
SHAPIRO & DeNARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406**

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
REGINA HOLLOWAY, PA I.D. NO. 318334  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
PLAINTIFF

VS.

Wayne S. Hamilton  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO: 2015-CV-459 2015-ED-179

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

TO: Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214  
Your house (real estate) at:

**1119 Orange Street, Berwick, PA 18603**  
04C-02-089

is scheduled to be sold at Sheriff's Sale on April 6, 2016 at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at 9:00 am. to enforce the court judgment of \$94,490.52 obtained by Bank of America, N.A. against you.

**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 cancelled if you pay back to Bank of America, N.A. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
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.
3. You may be able to stop the sale through other legal proceedings.

4. 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 of 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.**

5. 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 (610)278-6800.
6. 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.
7. 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 570-389-5622.
8. 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.
9. You have a 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.
10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house 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.**

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

15-048677

All that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at the southeast corner of Lot No. 303, this being the east side of the fifth lot east of Warren Street on the north side of Orange Street, in the Borough of Berwick, Columbia County and State of Pennsylvania, on what was formerly known as the Ferris Farm; thence in a northerly direction along Lot No. 303 a distance of 160 feet to a 15 foot alley; thence in a southeasterly direction along said alley a distance of 48.7 feet to the corner of Lot No. 301; thence in a southerly direction along Lot No. 301 a distance of 160 feet to Orange Street; thence in a northwesterly direction along Orange Street a distance of 48.7 feet to the place of beginning. This description is intended to cover and this deed to convey Lot No. 302. See plot or plan recorded in the Recorder's Office at Bloomsburg, PA in Miscellaneous Book Volume 8 at Page 366.

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SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
SARAH K. McCAFFERY, PA I.D. NO. 311728  
LESLIE J. RASE, PA I.D. NO. 58365  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.

PLAINTIFF

VS.

Wayne S. Hamilton

DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-459

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Bank of America, N.A.  
400 Countrywide Way  
Simi Valley, CA 93065

and that the last known address of the judgment debtor (Defendant) is:

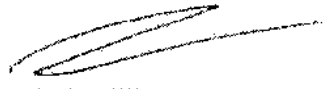
Wayne S. Hamilton  
1748 Shorter Drive  
Indianapolis, IN 46214

SHAPIRO & DeNARDO, LLC

Date:

12/9/15

BY:



~~LESLIE J. RASE~~  
Attorneys for Plaintiff

15-048677

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
REGINA HOLLOWAY, PA I.D. NO. 318334  
LEEANE O. HUGGINS, PA I.D. NO. 85144  
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TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
PLAINTIFF

VS.

Wayne S. Hamilton  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-459

2015-ED-179

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

     FHA - Tenant Occupied or Vacant

     Commercial

     As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage

  X   Assistance Act including but not limited to:

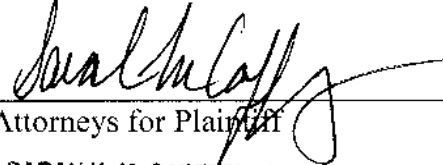
- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

Date: 12/18/15

BY:

SHAPIRO & DeNARDO, LLC

  
Attorneys for Plaintiff  
SARAH K. McCAFFERY, ESQ.



SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
KRISTEN D. LITTLE, PA I.D. NO. 79992  
REGINA HOLLOWAY, PA I.D. NO. 318334  
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3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S&D FILE NO. 15-048677

Bank of America, N.A.  
Bank of America  
400 Countrywide Way  
Simi Valley, CA 93065

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2015-CV-459

2015-ED-179

PLAINTIFF

VS.

Wayne S. Hamilton

DEFENDANT(S)

STATE OF: Pennsylvania

COUNTY OF: Montgomery

**AFFIDAVIT OF NON-MILITARY SERVICE**

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendant Wayne S. Hamilton is not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. App. §521.

SHAPIRO & DeNARDO, LLC

Date: 12/19/15

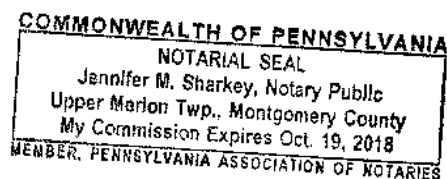
BY:

Sarah K. McCaffery  
Attorneys for Plaintiff

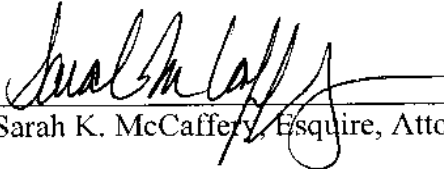
SARAH K. McCAFFERY, ESQ.

Sworn to and subscribed  
before me this 29<sup>th</sup> day  
of December, 2015.

Jennifer M. Sharkey  
Notary Public



WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Sarah K. McCaffery Esquire, Attorney for Plaintiff

## Document Receipt

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Trans #	7135	Carrier / service:	USPS Server	First-Class Mail®	1/11/2016 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 #:	71901140006000071298
Doc Ref #:	2015ED179
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	7134	Carrier / service:	USPS Server	First-Class Mail®	1/11/2016 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 #:	71901140006000071281
Doc Ref #:	2015ED179
Postage	5.1300

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	7133	Carrier / service:	USPS Server	First-Class Mail®	1/11/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000071274

Doc Ref #: 2015ED179

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	7133	Carrier / service:	USPS Server	First-Class Mail®	1/11/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking # 71901140006000071274

Doc Ref #: 2015ED179

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	7132	Carrier / service:	USPS Server	First-Class Mail®	1/11/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000071267

Doc Ref #: 2015ED179

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

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Trans #	7131	Carrier / service:	USPS Server	First-Class Mail®	1/11/2016 12:00:00 AM
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Ship to:

Mr. Wayne Hamilton

1748 Shorter Drive

Tracking #: 71901140006000071250

Doc Ref #: 2015ED179

Postage 5.1300

Indianapolis IN 46214



## Document Receipt

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Trans #	7136	Carrier / service:	USPS Server	First-Class Mail®	1/11/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000071304

Doc Ref #: 2015ED179

Postage 5.1300

PHILADELPHIA PA 19106