

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

BANK OF AMERICA NA VS BRIAN WHITMIRE

NO. 166-2016 ED

NO. 428-2015 JD

DATE/TIME OF SALE: FEBRUARY 1, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 50,000.00 (2CIS.74)

POUNDAGE - 2% OF BID

\$ 1000.00

TRANSFER TAX - 2% OF FAIR MKT

\$ —

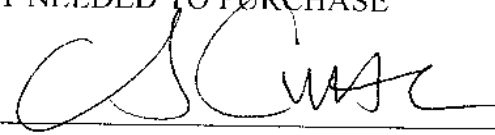
MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 3865.74

PURCHASER(S):



ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE:

\$ 3865.74

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ —

TOTAL DUE IN 8 DAYS

\$ 2515.74

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

**Plaintiff**  
BANK OF AMERICA N.A.

**Defendant**  
vs. SANDRA BENNETT, ADMINISTRATRIX  
BENNETT / OCCUPANTS

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

**Sheriff's Sale Date:** Wednesday, February 1, 2017

**Writ of Execution No. :** 2015CV428

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

**Location of the real estate:** 1217 EIGHTTH AVENUE, 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	\$15.00
Posting Handbill	\$54.00
Press Enterprise Inc.	\$15.00
Prothonotary, Acknowledge Deed	\$1,101.93
Sheriff Automation Fund	\$10.00
Sheriff's Deed	\$50.00
Solicitor Services	\$35.00
Transfer Tax Form	\$100.00
Web Posting	\$25.00
Service	\$100.00
Service Mileage	\$255.00
Distribution Form	\$24.00
Copies	\$25.00
Notary Fee	\$8.50
Tax Claim Search	\$15.00
Surcharge	\$5.00
	\$180.00
<b>Total Sheriff Costs</b>	<b>\$2,075.93</b>

## Municipal Costs

Sewer

\$472.81

## Distribution Costs

Recording Fees

**Total Municipal Costs** \$472.81

\$67.00

**Total Distribution Costs** \$67.00

**Grand Total:** \$2,615.74

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 212455	Invoice Date: 04/10/2017 2:41:31 PM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED			
	Grantor - WHITMIRE, BRIAN S	\$67.00	201702755	BRIARCREEK
	Grantee - BAYVIEW LOAN SERVICING LLC		04/10/17 2:41:38 PM	TOWNSHIP
	Consideration - \$3,865.74			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	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: 7750 - SHERIFF'S OFFICE	\$67.00		
	<b>TOTAL PAYMENTS</b>	\$67.00		
	<b>AMOUNT DUE</b>	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	<b>BALANCE DUE ON INVOICE</b>	\$0.00		

# **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 Texas  
+++ Licensed in Illinois and Florida

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

## **PA Attorneys**

KRISTEN D. LITTLE +

Managing Attorney - PA

KEVIN S. FRANKEL +

SAMANTHA GABLE +

DANIEL T. LUTZ ++

LESLIE J. RASE \*

ALISON H. TULLIO +

KATHERINE M. WOLF +

February 2, 2017

Columbia County Sheriff

35 West Main Street

Bloomsburg, PA 17815

RE: Bayview Loan Servicing, LLC vs. Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased  
Docket No.: 2015-CV-428  
Property Address: 1217 Eighth Avenue, Berwick, PA 18603  
S&D File No.: 15-048490

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity:

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

4425 Ponce de Leon Blvd

5th Floor

Coral Gables, Florida 33146

Also please advise us of any monies owed in this matter so that we may promptly settle and receive our deed. Alternatively, if a refund is owed to my client, please forward the refund check with the Sheriff's deed.

**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

# REALTY TRANSFER TAX STATEMENT OF VALUE

## See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded



Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg PA 17126-0603

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 PrussiaState:  
PAZip Code:  
19406

### B. TRANSFER DATA

Date of Acceptance of Document 2/1 /2017

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:  
570-389-5622

Grantee(s)/Lessee(s)

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Telephone Number  
800-457-5105

Mailing Address

35 West Main Street

Mailing Address

4425 Ponce de Leon Blvd, 5th Floor

City  
BloomsburgState  
PAZip Code  
17815City  
Coral GablesState  
FloridaZip Code  
33146

### C. REAL ESTATE LOCATION

Street Address

1217 Eighth Avenue

City, Township, Borough  
Briar Creek TownshipCounty  
ColumbiaSchool District  
Berwick AreaTax Parcel Number  
07-02A-131-01

### D. VALUATION DATA

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

1. Actual Cash Consideration

\$3,865.74

2. Other Consideration

+ 0.00

3. Total Consideration

= \$3,865.74

4. County Assessed Value

\$26,153.00

5. Common Level Ratio Factor

x 3.69

6. Computed Value

= \$96,504.57

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$96,504.57

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 February 1, 2017 in satisfaction of judgment entered on Docket Number: 2015-CV-428.

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  
February 2, 2017

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

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

15-048490,WHITMIRE,

14061465

DATE	4/6/2017
AMOUNT	***2,515.74

PAY Two Thousand Five Hundred Fifteen and 74/100\*\*\*\*\*

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380 35 W. MAIN ST  
OF BLOOMSBURG, PA 17815



⑈14061465⑈ ⑆071001737⑆ 69385258⑈

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</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>8.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>529.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1101.93</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1351.93</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>472.81</u>	
WATER 20	\$	
TOTAL *****		\$ <u>472.81</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$ <u>180.00</u>	
_____	\$ <u>-0-</u>	
TOTAL *****		\$ <u>180.00</u>

TOTAL COSTS (OPENING BID) \$ 2615.74

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

Date: 01/24/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 26178

WHITMIRE BRIAN S  
1217 EIGHTH AVE  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20070 -5403  
Location: LOTS 1990-1991  
Parcel Id:07 -02A-131-01,000

Assessment: 26,153

Balances as of 01/24/2017

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

COLUMBIA COUNTY SHERIFF

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

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



# **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 Texas  
\*\*\* Licensed in Illinois and Florida

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

## PA Attorneys

KRISTEN D. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
SAMANTHA GABLE +  
DANIEL T. LUTZ ++  
LESLIE J. RASE \*  
ALISON H. TULLIO +  
KATHERINE M. WOLF +

Columbia County Clerk  
35 West Main Street  
P.O. Box 380

Bloomsburg, PA 17815


RE: Bayview Loan Servicing, LLC vs. Sandra Bennett, Administratrix of the Estate of  
Brian S. Whitmire, deceased  
Docket No.: 2015-CV-428  
Property Address: 1217 Eighth Avenue, Berwick, PA 18603  
S&D File No.: 15-048490  
Sale Date: February 1, 2017

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,

  
Sandra Marshall  
Legal Assistant

S&D # 15-048490  
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  
SAMANTHA GABLE, PA I.D. NO. 320695  
DANIEL T. LUTZ, PA I.D. NO. 318144  
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. 15-048490

Bayview Loan Servicing, LLC  
PLAINTIFF  
VS.  
Sandra Bennett, Administratrix of the Estate  
of Brian S. Whimire, deceased  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY  
  
NO:2015-CV-428

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

I, Sandra Marshall, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Bayview Loan Servicing, LLC, 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 December 1, 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:

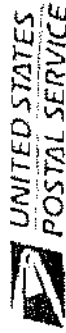
2/21/17

By:

Sandra Marshall

Sandra Marshall  
Legal Assistant

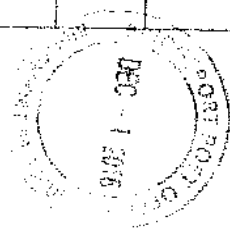
15-048490



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender <b>Shapiro &amp; DeNardo, LLC</b> 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406		TOTAL NO. of Pages Listed by Sender 10		TOTAL NO. Of Pages Received at Post Office		Affix Stamp Here Postmark with Date of Recd.	
USPS Tracking Number Facet-specific Identifier 15-048490 CM 211177		Postmaster per (name of receiving employee)					
Address (Name, Street, City, State, and ZIP Code)		Postage		Special Handling		Parcel Airlift	
Columbiana County Domestic Relations 15 Perry Avenue P.O. Box 360 Bloomsburg, PA 17815							
Lorraine E. Whitmire 415 Pine Street Berwick, PA 18603							
Barbara S. Whitmire 407 East 8th Street Berwick, PA 18603							
Brian Whitmire 1217 8th Avenue Berwick, PA 18603							
Teresa J. O'Connell 1247 Eighth Avenue Berwick, PA 18603							
PA Department of Revenue Bureau of Corporations P.O. Box 281230 Harrisburg, PA 17128-1230							
Commonwealth of Pennsylvania Department of Revenue, Insurance Tax Division 1131 Strawberry Square, 6th Floor Harrisburg, PA 17128							
Internal Revenue Service WM S. Woodhead Federal Bldg Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15223							
Department of Public Welfare Estate Recovery Program PO Box 8486 Widow Cox Bldg Harrisburg, PA 17124							
Commonwealth of Pennsylvania Department of Revenue Insurance Tax Division Bureau of Corporations Dept 285946 Harrisburg, PA 17128							

15-048490 CM 211177  
ZIP Code 15003  
Postmark 15003 DEC 01 2015



# **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 Pennsylvania and Texas  
++++ Licensed in Illinois and Florida

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

## PA Attorneys

KRISTEN D. LITTLE +  
Managing Attorney - PA  
KEVIN S. FRANKEL +  
SAMANTHA GABLE +  
REGINA HOLLOWAY ++  
DANIEL T. LUTZ +++  
LESLIE J. RASE \*  
ALISON H. TULIO +  
KATHERINE M. WOLF +

# **COPY**

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

RE: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP  
FKA Countrywide Home Loans vs. Sandra Bennett, Administratrix of the Estate  
of Brian S. Whitmire, deceased  
Docket No.: 2015-CV-428  
Property Address: 1217 Eighth Avenue, Berwick, PA 18603  
S&D File No.: 15-048490  
Sheriff's Sale: February 1, 2017

Dear Sir/Madam:

Enclosed, please find a verification of service by regular mail for the attorney who entered an appearance on behalf of Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased. Kindly file this verification.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Cory Mackanich  
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  
SAMANTHA GABLE, PA I.D. NO. 320695  
REGINA HOLLOWAY, PA I.D. NO. 318334  
DANIEL T. LUTZ, PA I.D. NO. 318144  
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. 15-048490

Bank of America, N.A. successor by merger  
to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans  
PLAINTIFF  
VS.  
Sandra Bennett, Administratrix of the Estate  
of Brian S. Whitmire, deceased  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-428

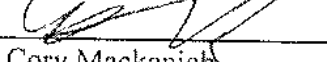
VERIFICATION OF SERVICE PURSUANT TO Pa.R.C.P. 440

The undersigned hereby verifies that he/she is a legal assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff in the above case and that pursuant to Pa.R.C.P 3129.2(c)(1)(ii) and 440, he/she mailed a true and correct copy of the Notice of Sale in the above-captioned case to Defendant's Attorney by regular, postage pre-paid, on December 20, 2016.

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties set forth in 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities.

SHAPIRO & DENARDO, LLC

Date: 1/3/17

By:   
Cory Mackanich  
Legal Assistant

15-048490



# Certificate of Mailing — Firm (Domestic)

Name and Address of Sender <b>Shapiro &amp; DeNardo, LLC</b> 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406		TOTAL NO. of Pieces Listed by Sender <b>1</b>	TOTAL NO. Of Pieces Received at Post Office <b>1</b>	Affix Stamp Here <i>Postmark with Date of R</i> 	
USPS Tracking Number Firm-specific Identifier <b>15-048490 CM</b>		Postmaster, per (name of receiving employee) <i>Driver</i>		U.S. POSTAGE  ZIP 19406 G2 1M \$001.30 <sup>0</sup> 0001057392 DEC 20 2016	
Address (Name, Street, City, State, and ZIP Code <sup>TM</sup> ) <b>Sandra Bennett c/o Law Offices of John W. McDaniel 107 Rear E. 2nd Street Berwick, PA 18603</b>		Postage	Fee	Special Handling	Parcel Airlift

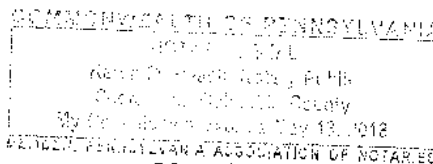
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

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 January 11, 18, 25, 2017 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.

*[Signature]*

Sworn and subscribed to before me this 25<sup>th</sup> day of January, 2017...

*[Signature: Karen M. Beach]*  
(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.

.....

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



71901140006000091272

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Zone: 166

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Please Return #4

*moved to Florida in Sept 11, 2015 - unknown Address...*

### Serve To:

Name: SANDRA BENNETT, ADMINISTRATRIX

Primary Address: 10 AMRON DRIVE  
BLOOMSBURG, PA 17815

Phone: (570) 317-4049 DOB: 5/25/65

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-20-16

Time: 3:26

Deputy: 4

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:	10-18-16	10-20-16				
Time:	11:12	1:04				
Mileage:						
Deputy:	4	4				

### Service Attempt Notes:

1. Not home L/C

2. Called left message

3.

4.

5.

6.

BENNETT, ADMINISTRATRIX

2015CV428

10 AMRON DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.


vs.

SANDRA BENNETT, ADMINISTRATRIX (et al.)

Case Number  
2015CV428

## SHERIFF'S RETURN OF SERVICE

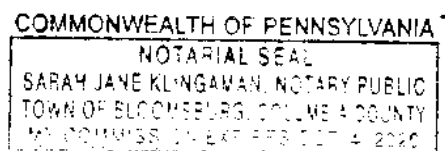
12/29/2016 10:22 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1217 EIGHTTH AVENUE, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

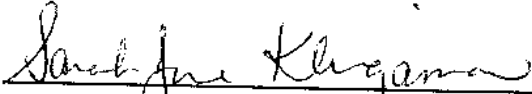
December 29, 2016



NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2016



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 1217 EIGHTTH AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-29-16

Time:

10:22

Deputy:

4

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2015CV428

1217 EIGHTTH 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 N.A.

vs.

SANDRA BENNETT, ADMINISTRATRIX (et al.)

Case Number  
2015CV428

## SHERIFF'S RETURN OF SERVICE

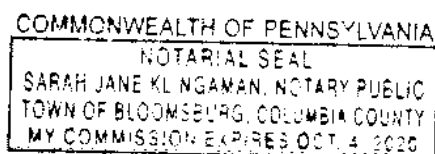
10/20/2016 03:26 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: SANDRA BENNETT, ADMINISTRATRIX AT 10 AMRON DRIVE, BLOOMSBURG, PA 17815. THE DEFENDANT WAS FOUND TO HAVE MOVED. MOVED TO FLORDIA IN SEPTEMBER 2015.

  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

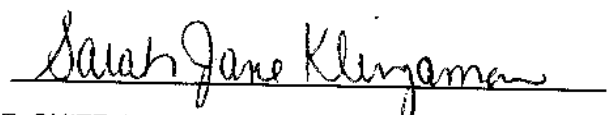
October 21, 2016



NOTARY

Affirmed and subscribed to before me this

21ST day of OCTOBER, 2016



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
SANDRA BENNETT, ADMINISTRATRIX (et al.)

Case Number  
2015CV428

## SHERIFF'S RETURN OF SERVICE

10/13/2016 02:45 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LORRAINE WHITMIRE AT 415 PINE STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2016

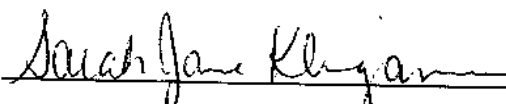
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
SARAH JANE KLINGAMAN, Notary Public  
City of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2020

NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 2016



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 164

Warrant:

Notes:

SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Moved to  
↓

1900 W. Norwegian St. Pottsville, PA 17901

### Serve To:

Name: BRIANNA WHITMIRE

Primary Address: 407 EAST 8TH STREET  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-14-16

Time: 14:45

Deputy: 3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

10-13-16

Time:

14:55

Mileage:

Deputy:

3

### Service Attempt Notes:

1. does not live here.
2. no one available @ Post office.
3. J-net same as vacanthouse - 1217 8th Ave
- 4.
- 5.
- 6.

WHITMIRE, BRIANNA

2015CV428

407 EAST 8TH 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 N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 164

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: ETHAN WHITMIRE  
Primary Address: 1217 8TH AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: CCSD

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Ethan Whitmire

Relation: def

Date: 10/14/16

Time: 15:25

Deputy: #2

Mileage:

### Attorney Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:	1					
Time:	14:40					
Mileage:						
Deputy:	3					

### Service Attempt Notes:

1. House Vacant
2. no one Available @ Post Office
3. J-net 204 E. 10th St
- 4.
- 5.
- 6.

WHITMIRE, ETHAN

2015CV428

1217 8TH 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 N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

144

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: LORRAINE WHITMIRE

Primary Address: 415 PINE STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-13-16

Time:

14:45

Deputy:

3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

WHITMIRE, LORRAINE

2015CV428

415 PINE 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 N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

164

Warrant:

Notes:

SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-13-14

Time:

15:05

Deputy:

3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2015CV428

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

BANK OF AMERICA N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 164

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 1217 EIGHTTH AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-13-16

Time: 15:12

Deputy: 3

Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- House Vacant
- 
- 
- 
- 

OCCUPANT

2015CV428

1217 EIGHTH 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 N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

164

Notes: SALE DATE & TIME: 02/01/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 10-13-16

Time: 15:17

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

2015CV428

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 N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 166

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 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: Clerk

Date: 10-14-16

Time: 2:40

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

2015CV428

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 N.A.  
vs.  
BENNETT, ADMINISTRATRIX, SANDRA (et al.)

Case Number  
2015CV428

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 166

Warrant:

Notes: SALE DATE & TIME: 02/01/2017 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: Miranda Chuch

Relation: Clerk

Date: 10-14-16 Time: 2:45

Deputy: 4 Mileage:

### Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV428

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



October 14, 2016

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

**BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME  
LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS**

**VS.**

**SANDRA BENNETT, ADMINISTRATRIX OF THE ESTATE OF BRIAN  
S. WHITMIRE, DECEASED**

**NO: 2015-CV-428  
NO: 2016-ED-166**

Dear Timothy:

The amount due on the sewer account #501602 for the property located at 1217  
8<sup>th</sup> Avenue, Berwick Pa through March 31, 2017 is \$472.81.

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**

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV428

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

**WEDNESDAY, FEBRUARY 01, 2017**  
**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 THOSE CERTAIN lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northside of Eighth Avenue, said point being at the southwest corner of Lot No. 1989; THENCE in a northerly direction along the westerly line of said Lot No. 1989 a distance of 170 feet, more or less, to the northwest corner of said Lot No. 1989; THENCE in a westerly direction along the southerly line of land formerly of Mary Petty a distance of 90 feet to the northeast corner of Lot No. 1992; THENCE in southerly direction along the easterly side of said Lot No. 1992 a distance of 180 feet, more or less, to the northerly side of Eighth Avenue; THENCE in an easterly direction along the northerly side of Eighth Avenue a distance of 90 feet, more or less, to the place of beginning.

This description is intended to cover and this deed to convey Lots Nos. 1990 and 1991 of the Berwick land and Improvement Company's Addition to West Berwick (now Berwick) being what was formerly known as the Freas Farm. See plot or plan recorded in the Office for the recording of deeds in and for Columbia County in Miscellaneous Book No. 8 at page 366.

BEING THE SAME PREMISES which Arthur W. Johnson and Deborah A. Johnson, husband and wife, by Deed dated 5/25/2007 and recorded 5/29/2007, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200705403, granted and conveyed unto Brian S. Whitmire.

PROPERTY ADDRESS: 1217 EIGHTTH AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-02A-131-01

Seized and taken into execution to be sold as the property of SANDRA BENNETT, ADMINISTRATRIX, BENNETT / OCCUPANTS in suit of BANK OF AMERICA N.A..

---

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

Attorney for the Plaintiff:  
SHAPIRO & DENARDO  
KING OF PRUSSIA, PA

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

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Bank of America, N.A. successor by merger to  
BAC Home Loans Servicing, LP FKA Countrywide  
Home Loans  
PLAINTIFF

No: 2015-CV-428

2016-ED-166

VS.

WRIT OF EXECUTION:

Sandra Bennett, Administratrix of the Estate of  
Brian S. Whitmire, deceased  
DEFENDANT

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:

1217 Eighth Avenue, Berwick, PA 18603

See attached legal

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

Amount Due

Interest from August 9, 2016 to

\$110,077.28

Costs to be Added

Seal of Court

Date: 10/12/16

*Barbara N. Silivetti*  
PROTHONOTARY

*Rosalie Antonelli*  
Deputy Prothonotary

Proth & Clerk of Sev. Courts

My Comm. Ex. 1st Monday in 2020



**No: 2015-CV-428**

Bank of America, N.A. successor by merger to  
BAC Home Loans Servicing, LP FKA Countrywide  
Home Loans

**vs.**

Sandra Bennett, Administratrix of the Estate of  
Brian S. Whitmire, deceased  
10 Amron Drive  
Bloomsburg, PA 17815

  
\_\_\_\_\_  
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

# REAL ESTATE OUTLINE

ED # 2016 ED 166

DATE RECEIVED 10-12-16  
DOCKET AND INDEX 2015 CV 428

## 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>14054595</u>

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

SALE DATE Feb. 1<sup>st</sup>, 17 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Bank of America, N.A. successor by merger to  
BAC Home Loans Servicing, LP FKA Countrywide  
Home Loans  
PLAINTIFF

No: 2015-CV-428

2016-ED-166

VS.

WRIT OF EXECUTION:

Sandra Bennett, Administratrix of the Estate of  
Brian S. Whitmire, deceased  
DEFENDANT

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:

1217 Eighth Avenue, Berwick, PA 18603

See attached legal

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

Amount Due

Interest from August 9, 2016 to

\$110,077.28

Costs to be Added

Seal of Court

Date: 10/12/16

Barbara N. Silvestri  
PROTHONOTARY

Proth & Clerk of Sev. Courts

Rosalie Antonello  
Deputy Prothonotary

My Comm. Exp. 1st Monday in 2020

**No: 2015-CV-428**

Bank of America, N.A. successor by merger to  
BAC Home Loans Servicing, LP FKA Countrywide  
Home Loans

**vs.**

Sandra Bennett, Administratrix of the Estate of  
Brian S. Whitmire, deceased  
10 Amron Drive  
Bloomsburg, PA 17815

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

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Sarah K. McCaffery, Esquire, Attorney  
SHAPIRO & DeNARDI, 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  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
REGINA HOLLOWAY, PA I.D. NO. 318334  
DANIEL T. LUTZ, PA I.D. NO. 318144  
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. 15-048490

Bank of America, N.A. successor by merger  
to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans  
PLAINTIFF

VS. Sandra Bennett, Administratrix of the  
Estate of Brian S. Whitmire, deceased  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2015-CV-428

2016-ED-1666

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, Plaintiff in the above action, sets forth, as of the date the praccipe for the writ of execution was filed, the following information concerning the real property located at **1217 Eighth Avenue, Berwick, PA 18603.**

1. Name and address of Owner(s) or Reputed Owner(s)  
  
Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased  
10 Amron Drive  
Bloomsburg, PA 17815
2. Name and address of Defendant in the judgment:  
  
Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased  
10 Amron Drive  
Bloomsburg, PA 17815
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. successor by merger to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans  
c/o Bank of America  
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. successor by merger to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans, Plaintiff  
c/o Bank of America  
400 Countrywide Way  
Simi Valley, CA 93065

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

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

Lorraine E. Whitmire  
415 Pine Street  
Berwick, PA 18603

Brianna S. Whitmire  
407 East 8th Street  
Berwick, PA 18603

Ethan Whitmire  
1217 8th Avenue  
Berwick, PA 18603

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  
1217 Eighth Avenue  
Berwick, PA 18603

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

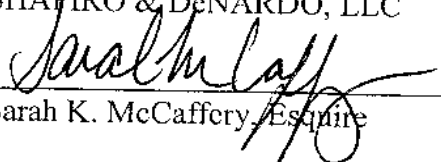
Internal Revenue Service  
WM S. Moorehead Federal Bldg. Advisory  
1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

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: 10/10/16

SHAPIRO & DeNARDO, LLC  
BY:   
Sarah K. McCaffery, Esquire

15-048490

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION

Bank of America, N.A. successor by merger  
to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans  
PLAINTIFF

NO: 2015-CV-428

VS.

Sandra Bennett, Administratrix of the Estate  
of Brian S. Whitmire, deceased  
DEFENDANT

**ORDER**

AND NOW, this 8<sup>th</sup> day of August, 2016, upon  
consideration of the Motion of Bank of America, N.A. successor by merger to BAC Home Loans  
Servicing, LP FKA Countrywide Home Loans for Summary Judgment (the "Motion") and the  
response, if any, of Defendant, Sandra Bennett, Administratrix of the Estate of Brian S.  
Whitmire, deceased, and for good cause shown, it is hereby

ORDERED and DECREED that the Motion is GRANTED; and it is

FURTHER ORDERED and DECREED that Judgment in Mortgage Foreclosure is hereby  
entered in favor of Plaintiff Bank of America, N.A. successor by merger to BAC Home Loans  
Servicing, LP FKA Countrywide Home Loans, and against Defendant, Sandra Bennett,  
Administratrix of the Estate of Brian S. Whitmire, deceased in the amount of \$110,077.28 and  
assessed as follows:

Principal of Mortgage Debt Due and Unpaid	\$100,600.83
Interest	\$7,628.88
Late Charges	\$109.71
Escrow Advances	\$1,517.86
Title Fees	\$220.00
<b><u>TOTAL</u></b>	<b>\$110,077.28</b>

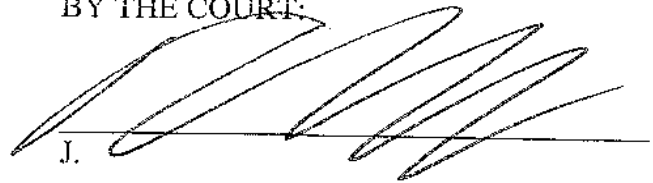
It is further ORDERED and DECREED that interest and additional expenses (including  
costs and reasonable attorneys' fees actually incurred) are to be added to this judgment, and such



interest will be calculated at the loan rate of \$17.9152 per diem for each day from October 1, 2015 through the date of judgment and thereafter together with expenses allowable in accordance with the terms of the Mortgage and loan documents, plus costs; and it is

FURTHER ORDERED and DECREED that Plaintiff may proceed to execute upon its judgment in mortgage foreclosure exercising all appropriate remedies without limitation, including listing the subject property for judicial sale.

BY THE COURT:

J. 

# **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. TULLO +  
KATHERINE M. WOLF +

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans vs. Sandra Bennett, Administratrix of the Estate of Brian S.  
Whitmire, deceased  
Docket No.: 2015-CV-428  
Property Address: 1217 Eighth Avenue, Berwick, PA 18603  
S&D File No.: 15-048490

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendant at the addresses  
provided:

Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased, 10 Amron Drive,  
Bloomsburg, PA 17815

Please POST the Handbill upon the following address provided:

1217 Eighth Avenue, Berwick, PA 18603

Upon service, please forward to this office in the enclosed self-addressed stamped  
envelope, a copy of you 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,

Halcy Ashby  
Legal Assistant

Enclosures

# 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

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Attn: Real Estate Deputy

RE: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans vs. Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased  
Docket No.: 2015-CV-428  
Property Address: 1217 Eighth Avenue, Berwick, PA 18603  
S&D File No.: 15-048490

Dear Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the \_\_\_\_\_ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- Required Sale deposit of \$1,350.00
- Required number of copies of the property legal description for the deed and printers;
- Affidavit pursuant to Rule 3129.1 ;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale.
- Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

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.

Thank you for your cooperation in this matter.

Very truly yours,

Haley Ashby  
Legal Assistant

Enclosures

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 +

ALL THOSE CERTAIN lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northside of Eighth Avenue, said point being at the southwest corner of Lot No. 1989; THENCE in a northerly direction along the westerly line of said Lot No. 1989 a distance of 170 feet, more or less, to the northwest corner of said Lot No. 1989; THENCE in a westerly direction along the southerly line of land formerly of Mary Petty a distance of 90 feet to the northeast corner of Lot No. 1992; THENCE in southerly direction along the easterly side of said Lot No. 1992 a distance of 180 feet, more or less, to the northerly side of Eighth Avenue; THENCE in an easterly direction along the northerly side of Eighth Avenue a distance of 90 feet, more or less, to the place of beginning.

This description is intended to cover and this deed to convey Lots Nos. 1990 and 1991 of the Berwick land and Improvement Company's Addition to West Berwick (now Berwick) being what was formerly known as the Freas Farm. See plot or plan recorded in the Office for the recording of deeds in and for Columbia County in Miscellaneous Book No.8 at page 366.

BEING THE SAME PREMISES which Arthur W. Johnson and Deborah A. Johnson, husband and wife, by Deed dated 5/25/2007 and recorded 5/29/2007, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200705403, granted and conveyed unto Brian S. Whitmire.

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  
DANIEL T. LUTZ, PA I.D. NO. 318144  
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. 15-048490

Bank of America, N.A. successor by merger  
to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans

PLAINTIFF

VS. Sandra Bennett, Administratrix of the  
Estate of Brian S. Whitmire, deceased  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-428

2016-ED-166

**CERTIFICATION OF ADDRESS**

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

Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans  
c/o Bank of America  
400 Countrywide Way  
Simi Valley, CA 93065

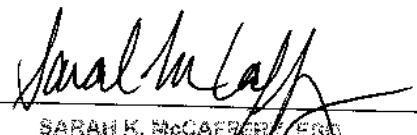
and that the last known address of the judgment debtor (Defendant) is:

Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased  
10 Amron Drive  
Bloomsburg, PA 17815

SHAPIRO & DeNARDO, LLC

Date: 10/10/16

BY:

  
SARAH K. McCAFFERY, ESQ.  
Attorneys for Plaintiff

15-048490

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  
DANIEL T. LUTZ, PA I.D. NO. 318144  
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. 15-048490

Bank of America, N.A. successor by merger  
to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans

PLAINTIFF

VS. Sandra Bennett, Administratrix of the  
Estate of Brian S. Whitmire, deceased

DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2015-CV-428

2016-ED-1166

**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

☒ 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: 10/10/16

BY:

SHAPIRO & DeNARDO, LLC

Sarah K. McCaffery  
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  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
REGINA HOLLOWAY, PA I.D. NO. 318334  
DANIEL T. LUTZ, PA I.D. NO. 318144  
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. 15-048490

Bank of America, N.A. successor by merger  
to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans  
4425 Ponce de Leon Blvd  
5th Floor  
Coral Gables, Florida 33146  
PLAINTIFF

VS.

Sandra Bennett, Administratrix of the Estate  
of Brian S. Whitmire, deceased  
DEFENDANT(S)

STATE OF: Pennsylvania  
COUNTY OF: Montgomery

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

2015-CV-428

2016-ED-166

### 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 Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased and is not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

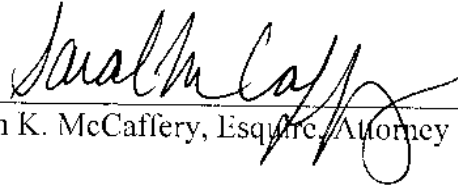
Date: 10/11/16

SHAPIRO & DeNARDO, LLC  
BY: [Signature]  
Attorneys for Plaintiff  
SARAH K. McCAFFERY, Esq.

Sworn to and subscribed  
before me this 11 day  
of October, 2016.

[Signature]  
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.

A handwritten signature in cursive script, appearing to read "Sarah K. McCaffery", written over a horizontal line.

Sarah K. McCaffery, Esquire, Attorney for Plaintiff



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  
DANIEL T. LUTZ, PA I.D. NO. 318144  
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. 15-048490

Bank of America, N.A. successor by merger  
to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans  
PLAINTIFF  
VS. Sandra Bennett, Administratrix of the  
Estate of Brian S. Whitmire, deceased  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

CASE NO. 2015-CV-428

2016-ED-166

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans, 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 **1217 Eighth Avenue, Berwick, PA 18603.**

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

Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased  
10 Amron Drive  
Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Sandra Bennett, Administratrix of the Estate of Brian S. Whitmire, deceased  
10 Amron Drive  
Bloomsburg, PA 17815

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. successor by merger to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans  
c/o Bank of America  
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. successor by merger to BAC Home Loans Servicing, LP FKA  
Countrywide Home Loans, Plaintiff  
c/o Bank of America  
400 Countrywide Way  
Simi Valley, CA 93065

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

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

Lorraine E. Whitmire  
415 Pine Street  
Berwick, PA 18603

Brianna S. Whitmire  
407 East 8th Street  
Berwick, PA 18603

Ethan Whitmire  
1217 8th Avenue  
Berwick, PA 18603

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  
1217 Eighth Avenue  
Berwick, PA 18603

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

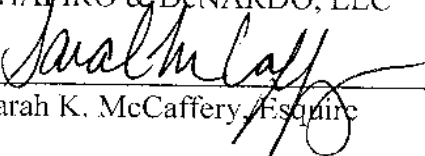
Internal Revenue Service  
WM S. Moorehead Federal Bldg. Advisory  
1000 Liberty Avenue, Room 704  
Pittsburgh, PA 15222

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: 10/10/16

SHAPIRO & DeNARDO, LLC  
BY:   
Sarah K. McCaffery, Esquire

15-048490

## Document Receipt

---

Trans #	9134	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

## Ship to:

INTERNAL REVENUE SERVICE

WM S MOOREHEAD FEDERAL  
BLDG

1000 LIBERTY AVENUE ROOM 704

Tracking #: 71901140006000091302

Doc Ref #: 2016ED166

Postage 5.1300

PITTSBURG PA 15222

## Document Receipt

---

Trans #	9134	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

## Ship to:

INTERNAL REVENUE SERVICE

WM S MOOREHEAD FEDERAL  
BLDG

1000 LIBERTY AVENUE ROOM 704

Tracking #: 71901140006000091302

Doc Ref #: 2016ED166

Postage 5.1300

PITTSBURG PA 15222

## Document Receipt

---

Trans #	9133	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

COMMONWEALTH OF PENNA

INHERITANCE TAX DIVISION

1131 STRAWBERRY SQ 6TH FLOOR

Tracking #: 71901140006000091296

Doc Ref #: 2016ED166

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

---

Trans #	9133	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

COMMONWEALTH OF PENNA

INHERITANCE TAX DIVISION

1131 STRAWBERRY SQ 6TH FLOOR

Tracking #: 71901140006000091296

Doc Ref #: 2016ED166

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

Trans #	9132	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

Ship to:

TECHNICAL SUPPORT GROUP	INTERNAL REVENUE SERVICE
600 ARCH STREET ROOM 3259	Tracking #: 71901140006000091289
	Doc Ref #: 2016ED166
	Postage 5.1300
PHILADELPHIA PA 19106	



## Document Receipt

---

Trans #	9131	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000091272

Doc Ref #: 2016ED166

Postage 5.1300

PHILADELPHIA PA 19107-4214

## Document Receipt

---

Trans #	9130	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000091265

Doc Ref #: 2016ED166

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

---

Trans #	9130	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	---------------------------

---

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000091265

Doc Ref #: 2016ED166

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

---

Trans #	9129	Carrier / service:	USPS Server	First-Class Mail®	10/13/2016 12:00:00 AM
---------	------	--------------------	-------------	-------------------	------------------------

---

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000091258

Doc Ref #: 2016ED166

Postage 5.1300

HARRISBURG PA 17128

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  
2-173-7710

15-048490, WHITMIRE,

14054595

DATE	10/10/2016
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

VOID AFTER 90 DAYS

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



⑈14054595⑈ ⑆071001737⑆ 69385258⑈