

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
LETICIA SANTIAGO

Case Number
2016CV664

PROPERTY ADDRESS
550 PFAHLER STREET, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
10/18/2016	Advance Fee	Advance Fee	001634180	\$0.00	\$1,350.00
10/18/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/18/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/18/2016	Crying Sale			\$10.00	\$0.00
10/18/2016	Docketing			\$15.00	\$0.00
10/18/2016	Levy			\$15.00	\$0.00
10/18/2016	Mailing Costs			\$66.00	\$0.00
10/18/2016	Posting Handbill			\$15.00	\$0.00
10/18/2016	Press Enterprise Inc.			\$1,720.95	\$0.00
10/18/2016	Sheriff Automation Fund			\$50.00	\$0.00
10/18/2016	Web Posting			\$100.00	\$0.00
01/25/2017	Service			\$160.00	\$0.00
01/25/2017	Service Mileage			\$16.00	\$0.00
01/25/2017	Copies			\$7.00	\$0.00
01/25/2017	Notary Fee			\$10.00	\$0.00
01/25/2017	Tax Claim Search			\$5.00	\$0.00
01/25/2017	Surcharge			\$150.00	\$0.00
				\$2,372.45	\$1,350.00

TOTAL BALANCE:	\$(1,022.45)
-----------------------	---------------------

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

TD Bank, NA
3-180/360

001673314

DATE
6/19/2017

AMOUNT
****\$1,022.45

PAY ONE THOUSAND TWENTY-TWO AND 45 / 100 Dollars

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

EEG [984561] 550 PFAHLER STREET (2016-CV-664)


AUTHORIZED SIGNATURE

⑈001673314⑈ ⑆036001808⑆ 361508666⑈

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

June 7, 2017

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: BANK OF AMERICA, N.A. v.
LETICIA SANTIAGO
550 PFAILLER STREET CATAWISSA, PA 17820
No.: 2016-CV-664

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for June 7, 2017 due to the following:

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Patrick Wirt FROM: Sheriff Timothy Chamberlain
FAX: PAGES: 2
PHONE: DATE: June 7, 2017
RE: Leticia Santiago CC:

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

I received your stay, attached is a cost sheet showing a balance
due of \$1,022.45

TX RESULT REPORT

NAME :
TEL :
DATE : JUN.07.2017 07:37

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
3193	TX	001	2155670072	JUN.07	07:37	002	00h00min38s	ECM	OK

COLUMBIA COUNTY SHERIFF'S OFFICE
PO BOX 380
PH 570-389-5622 | FAX 570-389-5625
www.sheriffofcolumbiacounty.com

fax

TO: Patrick Wirt FROM: Sheriff Timothy Chamberlain

FAX: PAGES: 2

PHONE: DATE: June 7, 2017

RE: Leticia Santiago CC:

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

I received your stay, attached is a cost sheet showing a balance
due of \$1,022.45

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

BANK OF AMERICA NA VS LETICIA SANTIAGO

NO. 169-2016 ED

NO. 664-2016 JD

DATE/TIME OF SALE: *June 7*, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Catawissa Water Authority

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

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

June 1, 2017

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

RE: Leticia Santiago - 550 Pfahler St., Catawissa, PA 17820
Docket # 2016-CV-664

Dear Sheriff Chamberlain:

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

Leticia Santiago - 550 Pfahler St., Catawissa, PA - **\$155.00**

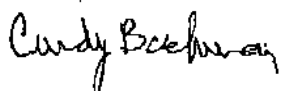
The above total is for the following:

Water Utility	\$ 0.00	
Meter Repair/Replace	<u>\$155.00</u>	(Water turned off April 2016 - Meter still in property)
TOTAL -	\$155.00	

We understand the property is scheduled for Sheriff's Sale on June 7, 2017.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

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

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

Re: BANK OF AMERICA, N.A. v. LETICIA SANTIAGO et al.
No.: 2016-CV-664

Dear Sir/Madam:

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

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

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

****Property is listed for the 06/07/2017 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: LETICIA SANTIAGO

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

BANK OF AMERICA, N.A.
Plaintiff

v.

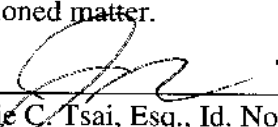
LETICIA SANTIAGO
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2016-CV-664**
:
:

CERTIFICATE OF FILING

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

Date: APR 10 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

BANK OF AMERICA, N.A.
Plaintiff

v.

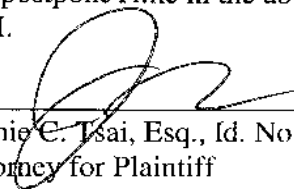
LETICIA SANTIAGO
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2016-CV-664**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 04/05/2017 at \$postponeTime in the above-captioned matter has been continued until 06/07/2017 at 09:00 AM.

Date: APR 10 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennic.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

BANK OF AMERICA, N.A.

Plaintiff

v.

LETICIA SANTIAGO

Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2016-CV-664**
:
:

CERTIFICATION OF SERVICE

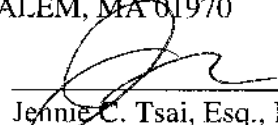
I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

LETICIA SANTIAGO
550 PFAHLER STREET
CATAWISSA, PA 17820

LETICIA SANTIAGO
17 A HERITAGE DR APT 30
SALEM, MA 01970

Date: APR 10 2017

LETICIA SANTIAGO
10 GLOVER STREET
SALEM, MA 01970



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

BANK OF AMERICA, N.A.
Plaintiff

v.

LETICIA SANTIAGO
Defendant(s)

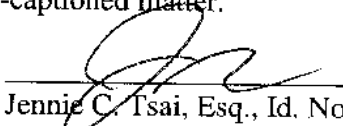
CIVIL DIVISION

No.: 2016-CV-664

CERTIFICATE OF FILING

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

Date: APR 10 2017



Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

**Attorney File Copy
Please Return**

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

Foreclosure Manager

Representing Lenders in
Pennsylvania

April 5, 2017

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: BANK OF AMERICA, N.A. v.
LETICIA SANTIAGO
550 PFAHLER STREET CATAWISSA, PA 17820
No.: 2016-CV-664

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for April 5, 2017 due to the following: Appraisal.

The Property is to be relisted for the June 7, 2017 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
Valerie Steinman for
Phelan Hallinan Diamond & Jones, LLP

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

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

March 31, 2017

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

RE: Leticia Santiago - 550 Pfahler St., Catawissa, PA 17820
Docket # 2016-CV-664

Dear Sheriff Chamberlain:

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

Leticia Santiago - 550 Pfahler St., Catawissa, PA - **\$155.00**

The above total is for the following:

Water Utility	\$ 0.00	
Meter Repair/Replace	<u>\$155.00</u>	(Water turned off April 2016 - Meter still in property)
TOTAL -	\$155.00	

We understand the property is scheduled for Sheriff's Sale on Apr. 5, 2017.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

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

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

Re: BANK OF AMERICA, N.A. v. LETICIA SANTIAGO et al.
No.: 2016-CY-664

Dear Sir/Madam:

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

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

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

****Property is listed for the 04/05/2017 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:
Legal Assistant

CC: LETICIA SANTIAGO

PHELAN HALLINAN DIAMOND & JONES, LLP
Vishal J. Dobarra, Esq., Id. No.311860
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Vishal.Dobarra@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

BANK OF AMERICA, N.A.
Plaintiff

v.

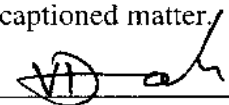
LETICIA SANTIAGO
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2016-CV-664**
:
:

CERTIFICATE OF FILING

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

Date: 2/2/2017



Vishal J. Dobarra, Esq., Id. No.311860
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Vishal J. Dobarra, Esq., Id. No.311860
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Vishal.Dobarra@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

BANK OF AMERICA, N.A.
Plaintiff

v.

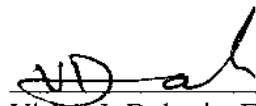
LETICIA SANTIAGO
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2016-CV-664**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 02/01/2017 at 09:00 AM in the above-captioned matter has been continued until 04/05/2017 at \$saleTime.

Date: 2/2/2017



Vishal J. Dobarra, Esq., Id. No.311860
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Vishal J. Dobaria, Esq., Id. No.311860
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Vishal.Dobaria@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

BANK OF AMERICA, N.A.
Plaintiff

v.

LETICIA SANTIAGO
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2016-CV-664**
:
:

CERTIFICATION OF SERVICE

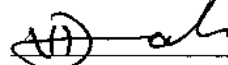
I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

LETICIA SANTIAGO
550 PFAHLER STREET
CATAWISSA, PA 17820

LETICIA SANTIAGO
17 A HERITAGE DR APT 30
SALEM, MA 01970

Date: 2/21/2017

LETICIA SANTIAGO
10 GLOVER STREET
SALEM, MA 01970



Vishal J. Dobaria, Esq., Id. No.311860
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Vishal J. Dobarra, Esq., Id. No.311860
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Vishal.Dobarra@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

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

BANK OF AMERICA, N.A.
Plaintiff

v.

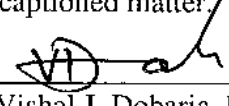
LETICIA SANTIAGO
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2016-CY-664**
:
:

CERTIFICATE OF FILING

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

Date: 2/2/2017


Vishal J. Dobarra, Esq., Id. No.311860
Attorney for Plaintiff

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

February 1, 2017

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: BANK OF AMERICA, N.A. v.
LETICIA SANTIAGO
550 PFAHLER STREET CATAWISSA, PA 17820
No.: 2016-CV-664

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for February 1, 2017 due to the following: Appraisal.

The Property is to be relisted for the April 5, 2017 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan Diamond & Jones, LLP

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

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

January 26, 2017

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

RE: Leticia Santiago - 550 Pfahler St., Catawissa, PA 17820
Docket # 2016-CV-664

Dear Sheriff Chamberlain:

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

Leticia Santiago - 550 Pfahler St., Catawissa, PA - **\$155.00**

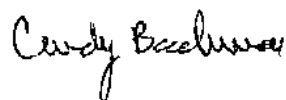
The above total is for the folloiwng:

Water Utility	\$ 0.00	
Meter Repair/Replace	<u>\$155.00</u>	(Water turned off April 2016 - Meter still in property)
TOTAL -	\$155.00	

We understand the property is scheduled for Sheriff's Sale on February 1, 2017.

If you have any questions, please contact me at 570-356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

SHERIFF'S SALE COST SHEET

VS. _____

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>160.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>66.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>431.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1720.95</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1970.95</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2634.45

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

KIM ZIELINSKI
Legal Assistant, 1328

Representing Lenders in
Pennsylvania

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

No.: 2016-CV-664
No.: 2016-ED-169

Re: BANK OF AMERICA, N.A. VS. LETICIA SANTIAGO
No.: 2016-CV-664, No.: 2016-ED-169

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

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

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

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

****Property is listed for the 02/01/2017 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Jennie C. Tsai, Esq., Id. No.315213
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Jennie.Tsai@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A.
Plaintiff,

v.

LETICIA SANTIAGO
Defendant(s)

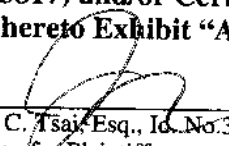
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2016-CV-664
: No.: 2016-ED-169

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

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


Jennie C. Tsai, Esq., Id. No.315213
Attorney for Plaintiff

Date: JAN 18 2017

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

Name and
Address
Of Sender



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

AZK/SRC - 02/01/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 550 PFAHLER STREET CATAWISSA, PA 17820		
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128		
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105		
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
7	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.47	
RE: LETICIA SANTIAGO (COLUMBIA) PH # 984561/1021			Page 1 of 1	Writ Team
			\$3.29	

U.S. POSTAGE
\$0.47
PAID
HARRISBURG, PA 17105
JAN 31 2017



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of noninsurable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R910.913 and S921 for limitations of coverage.

Postmaster: Per (Name of
Receiving Employee)

Total Number of Pieces
Received at Post Office

Total Number of
Pieces Listed by Sender

Form 3877 Facsimile

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

REAL ESTATE TAX CERTIFICATION

Date: 01/24/2017

Fee: \$5.00

Cert. NO: 26170

SANTIAGO LETICIA
10 GLOVER ST #1
SALEM MA 01970

District: CATAWISSA BORO
Deed: 20100 -0015
Location: SANDT ST
Parcel Id:08 -06 -098-01,000

Assessment: 28,083
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: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
LETICIA SANTIAGO

Case Number
2016CV664

SHERIFF'S RETURN OF SERVICE

12/29/2016 01:30 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 550 PFAHLER STREET, CATAWISSA, PA 17820.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

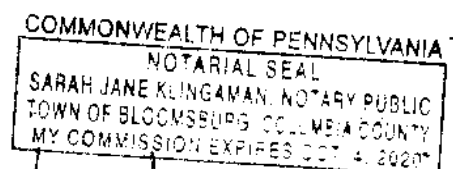
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2016

NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER 2016



Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/01/2017 AT 9:00 AM SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	550 PFAHLER STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	12/22/16
Time:	1330
Deputy:	6
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

POSTING

2016CV664

550 PFAHLER STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
LETICIA SANTIAGO

Case Number
2016CV664

SHERIFF'S RETURN OF SERVICE

10/20/2016 10:45 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: LETICIA SANTIAGO AT 550 PFAHLER STREET, CATAWISSA, PA 17820. THE DEFENDANT WAS FOUND TO HAVE MOVED. MOVED TO MASSACHUTTES.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


October 21, 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT 14 2020

NOTARY

Affirmed and subscribed to before me this

21ST day of OCTOBER, 2016



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

PLAINTIFF
BANK OF AMERICA, N.A.

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 984561

DEFENDANT
LETICIA SANTIAGO

SERVICE TEAM/ lnm
COURT NO.: 2016-CV-664

SERVE LETICIA SANTIAGO AT:
550 PFAHLER STREET
CATAWISSA, PA 17820

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: February 1, 2017

**PLEASE POST PROPERTY IF UNABLE TO OBTAIN
SUCCESSFUL SERVICE**PLEASE POST PROPERTY ON YOUR
LAST ATTEMPT**
Previous Successful Service

SERVED

Served and made known to LETICIA SANTIAGO, Defendant on the 17th day of NOVEMBER, 20 16, at 9:50 o'clock A. M., at 550 PFAHLER ST, CATAWISSA, PA, in the manner described below:

- ☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
Relationship is _____
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
_____ an officer of said Defendant's company.

☒ Other: POSTED PROPERTY

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

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

DATE: 11/17/16

NAME: Ronald Wall

PRINTED NAME: Ronald Wall

TITLE: Process Server

NOT SERVED

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

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on 11/7/16 at 12:05 pm; 11/12/16 at 7:50 pm; _____ at _____
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown
☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

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

BY: _____

PRINTED NAME: _____

11/18

5/29

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

November 11, 2016

Office of the **Sheriff**
COLUMBIA County Courthouse

Dear Sir/Madame:

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

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

Sincerely,

Sue Moran
Enclosure

PLAINTIFF
BANK OF AMERICA, N.A.

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 984561

DEFENDANT
LETICIA SANTIAGO

SERVICE TEAM/ lnm
COURT NO.: 2016-CV-664

SERVE LETICIA SANTIAGO AT:
10 GLOVER ST
APT 1R
SALEM, MA 01970-5502

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: February 1, 2017

SERVED

Served and made known to LETICIA SANTIAGO, Defendant on the 2 day of November 20 16, at 8:15 AM o'clock A. M., at 10 GLOVER ST, APT 1R, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

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

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

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

☐ _____ an officer of said Defendant's company.

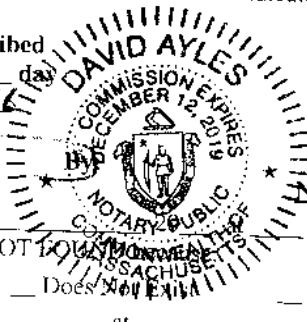
☐ Other: _____.

Description: Age 35 Height 5'2" Weight 170 Race WHITE Sex F Other _____

I, EDWARD LINDSEY, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 2 day
of NOVEMBER, 20 16

Notary: 2



NOT SERVED

On the _____ day of _____, _____ o'clock _____ M., I, _____, a competent adult hereby state that Defendant NOT _____.

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

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

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

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

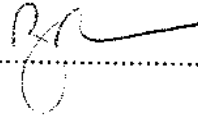
Sworn to and subscribed
before me this _____ day
of _____, 20 _____.

Notary:

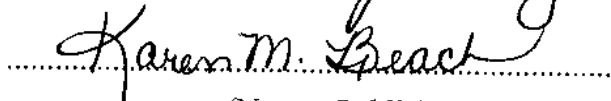
By:

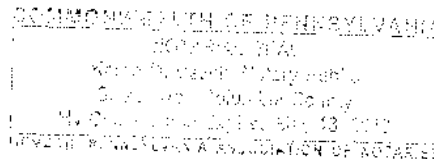
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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



Sworn and subscribed to before me this 25th day of January 2017


(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



71901140006000091494

LETICIA SANTIAGO
17 A HERITAGE DRIVE
APT 30
SALEM MA 01970

~~CCARD~~
~~Officer~~

CCP

169

10-20-16

10.45

3

NO EXPIRATION

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

Bank of America, N.A.

vs.

Leticia Santiago

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

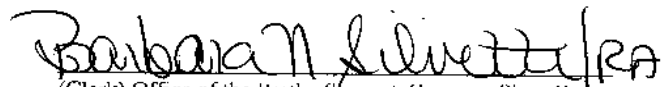
PREMISES: 550 Pfahler Street, Catawissa, PA 17820
(See Legal Description attached)

Amount Due
Interest from 10/19/2016 to Date of Sale
@ \$14.32 per diem

\$87,084.07
\$. _____ and costs.

Dated 10/17/16
(SEAL)

PH # 984561


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

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

Bank of America, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:

VS.

: NO.: 2010-CY-004
:
:

Leticia Santiago

:
Defendant(s) : COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Leticia Santiago
550 Pfahler Street
Catawissa, PA 17820

Leticia Santiago
10 Glover Street
Salem, MA 01970

Leticia Santiago
17 A Heritage Dr Apt 30
Salem, MA 01970

Leticia Santiago
10 Glover ST, Apt 1R
Salem, MA 01970-5502

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **550 Pfahler Street, Catawissa, PA 17820** is scheduled to be sold at the Sheriff's Sale on Feb. 1st 2017 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$87,084.07 obtained by **Bank of America, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

Telephone (570) 784-8760**

LEGAL DESCRIPTION

~~ALL THAT CERTAIN~~ piece, parcel and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike on the southern edge of right-of-way of 'Sandt Street', and being the northeast corner of herein described lands; thence SOUTH FIFTY-ONE (51) DEGREES FIFTY-ONE (51) MINUTES THIRTY-NINE (39) SECONDS EAST, FORTY and TWENTY-SIX HUNDREDTHS (40.26) FEET to a railroad spike on the western edge of right-of-way of a TWENTY-FOUR (24) FOOT paved street; thence by the edge of said paved street, SOUTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES SIXTEEN (16) SECONDS EAST, SIXTY-SEVEN and THIRTEEN HUNDREDTHS (67.13) FEET to a railroad spike; thence by other lands now or formerly of Frank C. and Kathleen Baker, SOUTH FORTY-SIX (46) DEGREES SEVEN (7) MINUTES TWENTY-THREE (23) SECONDS WEST, FORTY-FOUR and TWENTY-EIGHT HUNDREDTHS (44.28) FEET to an iron pin; thence by same NORTH FIFTY (50) DEGREES FOUR (4) MINUTES TWENTY (20) SECONDS WEST, EIGHT and EIGHTY-ONE HUNDREDTHS (8.81) FEET to an iron pin; thence by the same SOUTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES TWENTY (20) SECONDS WEST, THIRTY and FORTY-FOUR HUNDREDTHS (40.44) FEET to an iron pin; thence by the same, NORTH FIFTY (50) DEGREES FOUR (4) MINUTES TWENTY (20) SECONDS WEST, NINETEEN and THIRTY HUNDREDTHS (19.30) FEET to an iron pin; thence by the same, SOUTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS WEST, TWENTY-NINE and EIGHTY-NINE HUNDREDTHS (29.89) FEET to an iron pin; thence by the same, NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST, ONE HUNDRED TEN and SIXTY-EIGHT HUNDREDTHS (110.68) FEET to an iron pin on the southern edge of right-of-way of 'Sandt Street'; thence by the southern edge of said street, NORTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS EAST, ONE HUNDRED TWENTY-THREE and FORTY-FOUR HUNDREDTHS (123.44) FEET to the place of beginning. Containing 0.295 ACRES of land.

ALSO, an access easement and right-of-way SIXTEEN (16) FEET wide for purposes of ingress and egress to and from the premises herein described extending EIGHT (8) FEET in width on each side of the following described centerline:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southern edge of the right-of-way of Sandt Street, said point being SOUTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS WEST, FORTY-FIVE and EIGHTY-FOUR HUNDREDTHS (45.84) FEET from a set iron pin at the southwest corner of lands of which this easement will serve; thence by lands now of formerly of Baker and along the centerline of an existing SIXTEEN (16) FOOT paved street, SOUTH FIFTY-SEVEN (57) DEGREES THIRTY-TWO (32) MINUTES ELEVEN (11) SECONDS EAST, SEVENTY-THREE and SIXTY-NINE HUNDREDTHS (73.69) FEET to a

point; thence along same, SOUTH FIFTY-THREE (53) DEGREES FORTY-FIVE (45) MINUTES TWENTY-EIGHT (28) SECONDS EAST, THIRTY-NINE and THIRTY-EIGHT HUNDREDTHS (39.38) FEET to a point; thence along same, SOUTH FIFTY (50) DEGREES TWENTY-FOUR (24) MINUTES TWENTY-FOUR (24) SECONDS EAST, SEVEN and

SEVENTY-FOUR HUNDREDTHS (7.74) FEET to a point; thence along lands now or formerly of Frank C. and Kathleen Baker, NORTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS EAST, TWENTY-NINE and FIFTY-SEVEN HUNDREDTHS (29.57) FEET to a point which is NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST FIVE (5) FEET from a set iron pin at the southwest corner of lands of which this easement will serve.

The said access easement and right-of-way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld.

TITLE TO SAID PREMISES IS VESTED IN Leticia Santiago, single, by Deed from Christine M. Raup, single, Dated 12/28/2009, Recorded 01/04/2010, Instrument # 201000015.

Tax Parcel: 08 -06 -098-01,000

Premises Being: 550 Pfahler Street, Catawissa, PA 17820

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2016-CV-664**

Bank of America, N.A.

v.

Leticia Santiago

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

550 Pfahler Street, Catawissa, PA 17820

Parcel No. 08 -06 -098-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$87,084.07**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 169

Manner: < Not Specified >

Expires:

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: 550 PFAHLER STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-20-16 Time: 10:45

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2016CV664

550 PFAHLER STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

169

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: CATAWISSA SEWER TREATMENT PLANT

Primary Address: SOUTH FIRST STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Bob Dunkelberger

Relation:

Supervisor

Date:

10-20-16

Time:

10:30

Deputy:

3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CATAWISSA SEWER TREA

2016CV664

SOUTH FIRST STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 169

Manner: < Not Specified >

Expires:

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: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Linda Kashner

Relation: Council Person

Date: 10-20-16 Time: 10:20

Deputy: 3 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CATAWISSA BOROUGH

2016CV664

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	169
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/01/2017 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Paula Clark
Primary Address:	138 South Street Catawissa, PA 17820
Phone:	570-356-2189
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	10-26-16	Time:	10:16
Deputy:	3	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CLARK, PAULA

2016CV664

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

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



71901140006000091463

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.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	169
Manner:	< Not Specified >	Expires:	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 Col	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Dillon House	
Relation:	Clerk	
Date:	10-21-16	Time: 10:25
Deputy:	17	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2016CV664 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	169
Manner:	< Not Specified >	Expires:	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:	Sherry Evans	
Relation:	Clerk	
Date:	10-21-16	Time: 10:20
Deputy:	H	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV664

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV664

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 THAT CERTAIN piece, parcel and tract of land situate in the Borough of Catawissa County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike on the southern edge of right-of-way of 'Sandt Street', and being the northeast corner of herein described lands; thence SOUTH FIFTY-ONE (51) DEGREES FIFTY-ONE (51) MINUTES THIRTY-NINE (39) SECONDS EAST, FORTY and TWENTY-SIX HUNDREDTHS (40.26) FEET to a railroad spike on the western edge of right-of-way of a TWENTY-FOUR (24) FOOT paved street; thence by the edge of said paved street, SOUTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES SIXTEEN (16) SECONDS EAST, SIXTY-SEVEN and THIRTEEN HUNDREDTHS (67.13) FEET to a railroad spike; thence by other lands now or formerly of Frank C. and Kathleen Baker, SOUTH FORTY-SIX (46) DEGREES SEVEN (7) MINUTES TWENTY-THREE (23) SECONDS WEST, FORTY-FOUR and TWENTY-EIGHT HUNDREDTHS (44.28) FEET to an iron pin; thence by same NORTH FIFTY (50) DEGREES FOUR (4) MINUTES TWENTY (20) SECONDS WEST, EIGHT and EIGHTY-ONE HUNDREDTHS (8.81) FEET to an iron pin; thence by the same SOUTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES TWENTY (20)

SECONDS WEST, THIRTY and FORTY-FOUR HUNDREDTHS (40.44) FEET to an iron pin; thence by the same, NORTH FIFTY (50) DEGREES FOUR (4) MINUTES TWENTY (20) SECONDS WEST, NINETEEN and THIRTY HUNDREDTHS (19.30) FEET to an iron pin; thence by the same, SOUTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS WEST, TWENTY-NINE and EIGHTY-NINE HUNDREDTHS (29.89) FEET to an iron pin; thence by the same, NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST, ONE HUNDRED TEN and SIXTY-EIGHT HUNDREDTHS (110.68) FEET to an iron pin on the southern edge of right-of-way of 'Sandt Street'; thence by the southern edge of said street, NORTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS EAST, ONE HUNDRED TWENTY-THREE and FORTY-FOUR HUNDREDTHS (123.44) FEET to the place of beginning. Containing 0.295 ACRES of land.

ALSO, an access easement and right-of-way SIXTEEN (16) FEET wide for purposes of ingress and egress to and from the premises herein described extending EIGHT (8) FEET in width on each side of the following described centerline:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southern edge of the right-of-way of Sandt Street, said point being SOUTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS WEST, FORTY-FIVE and EIGHTY-FOUR HUNDREDTHS (45.84) FEET from a set iron pin at the southwest corner of lands of which this easement will serve; thence by lands now or formerly of Baker and along the centerline of an existing SIXTEEN (16) FOOT paved street, SOUTH FIFTY-SEVEN (57) DEGREES THIRTY-TWO (32) MINUTES ELEVEN (11) SECONDS EAST, SEVENTY-THREE and SIXTY-NINE HUNDREDTHS (73.69) FEET to a point; thence along same, SOUTH FIFTY-THREE (53) DEGREES FORTY-FIVE (45) MINUTES TWENTY-EIGHT (28) SECONDS EAST, THIRTY-NINE and THIRTY-EIGHT HUNDREDTHS (39.38) FEET to a point; thence along same, SOUTH FIFTY (50) DEGREES TWENTY FOUR (24) MINUTES TWENTY FOUR (24) SECONDS EAST, SEVEN and SEVENTY-FOUR HUNDREDTHS (7.74) FEET to a point; thence along lands now or formerly of Frank C. and Kathleen Baker, NORTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS EAST, TWENTY-NINE and FIFTY-SEVEN HUNDREDTHS (29.57) FEET to a point which is NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST FIVE (5) FEET from a set iron pin at the southwest corner of lands of which this easement will serve.

The said access easement and right-of-way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld.

TITLE TO SAID PREMISES IS VESTED IN Leticia Santiago, single, by Deed from Christine M. Raup, single, Dated 12/28/2009, Recorded 01/04/2010, Instrument # 201000015.

Tax Parcel: 08-06-098-01,000

Premises Being: 550 Pfahler Street, Catawissa, PA 17820

PROPERTY ADDRESS: 550 PFAHLER STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-06-098-01,000

Seized and taken into execution to be sold as the property of LETICIA SANTIAGO 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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Bank of America, N.A.

vs.

Leticia Santiago

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-664

2016-ED-169

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

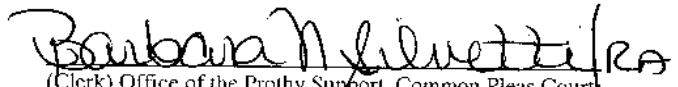
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 550 Pfahler Street, Catawissa, PA 17820
(See Legal Description attached)

Amount Due
Interest from 10/19/2016 to Date of Sale
@ \$14.32 per diem

\$87,084.07
\$_____ and costs.


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

Dated 10/17/16
(SEAL)

PII # 984561

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

08-06-098-01,000

Cata
Boro

REAL ESTATE OUTLINE

ED # 2016 ED 169

DATE RECEIVED 10-17-16
DOCKET AND INDEX 2016 CV 664

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# 001634180

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

SALE DATE Feb. 1st 2017 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Bank of America, N.A.
Plaintiff

v.

Leucia Santiago
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2016-CV-664**
:
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **550 Pfahler Street, Catawissa, PA 17820**.

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

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

Leticia Santiago

550 Pfahler Street, Catawissa, PA 17820

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

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

Leticia Santiago

**550 Pfahler Street
Catawissa, PA 17820**

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

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

None.

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

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

None.

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

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

None.

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

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

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name

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

Tenant/Occupant	550 Pfahler Street Catawissa, PA 17820
Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128
Department of Public Welfare, P.E. Casanovi Unit, Estate Recovery Program	Willow Oak Building Harrisburg, PA 17105
Domestic Relations of Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
Internal Revenue Service Advisory	1000 Liberty Avenue Room 704 Pittsburgh, PA 15222
U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building	228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754

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

Date: _____

1/21/11

By: _____

Phelan Hallinan Diamond & Jones, LLP
PETER WAPNEL, Esq., Id. No. 318263
 Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza, Philadelphia, PA 19103
 215-563-7000

Bank of America, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

Leticia Santiago

: NO.: 2016-CV-664
:
Defendant(s) : COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Leticia Santiago
550 Pfahler Street
Catawissa, PA 17820

Leticia Santiago
10 Glover Street
Salem, MA 01970

Leticia Santiago
17 A Heritage Dr Apt 30
Salem, MA 01970

Leticia Santiago
10 Glover ST, Apt 1R
Salem, MA 01970-5502

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **550 Pfahler Street, Catawissa, PA 17820** is scheduled to be sold at the Sheriff's Sale on Feb. 1st 2017 at 9:00 am in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$87,084.07** obtained by **Bank of America, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

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

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

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

Telephone (570) 784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike on the southern edge of right-of-way of 'Sandt Street', and being the northeast corner of herein described lands; thence SOUTH FIFTY-ONE (51) DEGREES FIFTY-ONE (51) MINUTES THIRTY-NINE (39) SECONDS EAST, FORTY and TWENTY-SIX HUNDREDTHS (40.26) FEET to a railroad spike on the western edge of right-of-way of a TWENTY-FOUR (24) FOOT paved street; thence by the edge of said paved street, SOUTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES SIXTEEN (16) SECONDS EAST, SIXTY-SEVEN and THIRTEEN HUNDREDTHS (67.13) FEET to a railroad spike; thence by other lands now or formerly of Frank C. and Kathleen Baker, SOUTH FORTY-SIX (46) DEGREES SEVEN (7) MINUTES TWENTY-THREE (23) SECONDS WEST, FORTY-FOUR and TWENTY-EIGHT HUNDREDTHS (44.28) FEET to an iron pin; thence by same NORTH FIFTY (50) DEGREES FOUR (4) MINUTES TWENTY (20) SECONDS WEST, EIGHT and EIGHTY-ONE HUNDREDTHS (8.81) FEET to an iron pin; thence by the same SOUTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES TWENTY (20) SECONDS WEST, THIRTY and FORTY-FOUR HUNDREDTHS (40.44) FEET to an iron pin; thence by the same, NORTH FIFTY (50) DEGREES FOUR (4) MINUTES TWENTY (20) SECONDS WEST, NINETEEN and THIRTY HUNDREDTHS (19.30) FEET to an iron pin; thence by the same, SOUTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS WEST, TWENTY-NINE and EIGHTY-NINE HUNDREDTHS (29.89) FEET to an iron pin; thence by the same, NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST, ONE HUNDRED TEN and SIXTY-EIGHT HUNDREDTHS (110.68) FEET to an iron pin on the southern edge of right-of-way of 'Sandt Street'; thence by the southern edge of said street, NORTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS EAST, ONE HUNDRED TWENTY-THREE and FORTY-FOUR HUNDREDTHS (123.44) FEET to the place of beginning. Containing 0.295 ACRES of land.

ALSO, an access easement and right-of-way SIXTEEN (16) FEET wide for purposes of ingress and egress to and from the premises herein described extending EIGHT (8) FEET in width on each side of the following described centerline:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southern edge of the right-of-way of Sandt Street, said point being SOUTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS WEST, FORTY-FIVE and EIGHTY-FOUR HUNDREDTHS (45.84) FEET from a set iron pin at the southwest corner of lands of which this easement will serve; thence by lands now of formerly of Baker and along the centerline of an existing SIXTEEN (16) FOOT paved street, SOUTH FIFTY-SEVEN (57) DEGREES THIRTY-TWO (32) MINUTES ELEVEN (11) SECONDS EAST, SEVENTY-THREE and SIXTY-NINE HUNDREDTHS (73.69) FEET to a

point; thence along same, SOUTH FIFTY-THREE (53) DEGREES FORTY-FIVE (45) MINUTES TWENTY-EIGHT (28) SECONDS EAST, THIRTY-NINE and THIRTY-EIGHT HUNDREDTHS (39.38) FEET to a point; thence along same, SOUTH FIFTY (50) DEGREES TWENTY-FOUR (24) MINUTES TWENTY-FOUR (24) SECONDS EAST, SEVEN and SEVENTY-FOUR HUNDREDTHS (7.74) FEET to a point; thence along lands now or formerly of Frank C. and Kathleen Baker, NORTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS EAST, TWENTY-NINE and FIFTY-SEVEN HUNDREDTHS (29.57) FEET to a point which is NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST FIVE (5) FEET from a set iron pin at the southwest corner of lands of which this easement will serve.

The said access easement and right-of-way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld.

TITLE TO SAID PREMISES IS VESTED IN Leticia Santiago, single, by Deed from Christine M. Raup, single, Dated 12/28/2009, Recorded 01/04/2010, Instrument # 201000015.

Tax Parcel: 08 -06 -098-01,000

Premises Being: 550 Pfahler Street, Catawissa, PA 17820

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2016-CV-664**

Bank of America, N.A.

v,

Leticia Santiago

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

550 Pfahler Street, Catawissa, PA 17820

Parcel No. 08 -06 -098-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$87,084.07**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Bank of America, N.A.
Plaintiff

v.

Leticia Santiago
Defendant(s)

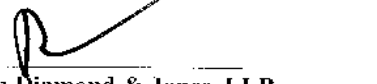
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2016-CV-664
: 2016 - ED - 169
: COLUMBIA County
:

CERTIFICATION

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

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

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

By: 
Phelan Hallinan Diamond & Jones, LLP
PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
PETER WAPNER, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Bank of America, N.A.

vs.

Leticia Santiago

: **COLUMBIA County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2016-CV-664**
:

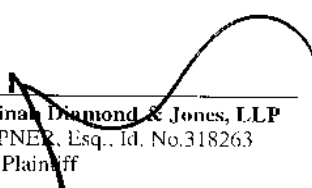
VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) Leticia Santiago is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Leticia Santiago is over 18 years of age and resides at 550 Pfahler Street, Catawissa, PA 17820, 17 A Heritage Dr Apt 30, Salem, MA 01970, and 10 Glover ST, Apt 1R, Salem, MA 01970-5502.

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


Phelan Hallinan Diamond & Jones, LLP
PETER WAPNER, Esq., Id. No.318263
Attorney for Plaintiff

Bank of America, N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2016-CV-664</u>
Leticia Santiago	:	
Defendant(s)	:	
	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Bank of America, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **550 Pfahler Street, Catawissa, PA 17820**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Leticia Santiago	550 Pfahler Street, Catawissa, PA 17820

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Leticia Santiago	550 Pfahler Street Catawissa, PA 17820

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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

Tenant/Occupant	550 Pfahler Street Catawissa, PA 17820
Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division	6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128
Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program	P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105
Domestic Relations of Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815
Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
Internal Revenue Service Advisory	1000 Liberty Avenue Room 704 Pittsburgh, PA 15222
U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building	228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754

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

Date: _____

1/21/11

By: _____

Phelan Hallinan Diamond & Jones, LLP
PETER WAPNEK, Esq., Id. No. 318263
 Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza, Philadelphia, PA 19103
 215-563-7000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2016-CV-664**

Bank of America, N.A.

v.

Leticia Santiago

owner(s) of property situate in the COLUMBLA County, Pennsylvania, being

550 Pfahler Street, Catawissa, PA 17820

Parcel No. 08 -06 -098-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$87,084.07**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff

Bank of America, N.A.

No.: 2016-CV-664

Defendant

Leticia Santiago

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

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

LETICIA SANTIAGO

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

550 Pfahler Street

Catawissa, PA 17820

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 17 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S RETURN

Bank of America, N.A.

Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

vs.

Leticia Santiago

Defendants

No.: 2016-CV-664

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__ _____

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff Bank of America, N.A.	No.: <u>2016-CV-664</u>
Defendant Leticia Santiago	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE AT { <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code): <u>550 Pfahler Street</u> </div>	
<u>Catawissa, PA 17820</u>	

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE		
PLAINTIFF	Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____, 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
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Plaintiff Bank of America, N.A.	No.: 2016-CV-664
------------------------------------	------------------

Defendant Leticia Santiago	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
-------------------------------	--

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. LETICIA SANTIAGO ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 550 Plahler Street Catawissa, PA 17820
-------------------------------	---

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.
 NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ Defendant _____ ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
--	-----------------------------------	------

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

PLAINTIFF _____	Court Number _____
-----------------	--------------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____, 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
---	---	--------------------------

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Leticia Santiago at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Jill Nicholas
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 31569
Front Desk: (215) 563-7000 Ext. 31569
Fax: (215) 563-3826

Document Receipt

Trans #	9154	Carrier / service.	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
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Ship to:

LETICIA SANTIGAO

10 GLOVER STREET 1 R

Tracking #: 71901140006000091500

Doc Ref #: 2016ED169

Postage 5.1300

SALEM MA 01970

Document Receipt

Trans #	9154	Carrier / service:	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
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Ship to:

LETICIA SANTIGAO

10 GLOVER STREET 1 R

Tracking #: 71901140006000091500

Doc Ref #: 2016ED169

Postage 5.1300

SALEM MA 01970

Document Receipt

Trans #	9153	Carrier / service:	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
Ship to:					
LETICIA SANTIAGO					
17 A HERITAGE DRIVE					
APT 30					
SALEM MA 01970					
			Tracking #:	71901140006000091494	
			Doc Ref #:	2016ED169	
			Postage	5.1300	

Document Receipt				
Trans #	9153	Carrier / service:	USPS Server	First-Class Mail®
				10/18/2016 12:00:00 AM
Ship to:				
LETICIA SANTIAGO				
17 A HERITAGE DRIVE				
APT 30				
			Tracking #:	71901140006000091494
			Doc Ref #:	2016ED169
			Postage	5.1300
SALEM	MA	01970		

Document Receipt

Trans #	9152	Carrier / service:	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
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Ship to:

LETICIA SANTIAGO

10 GLOVER STREET

Tracking #: 71901140006000091487

Doc Ref #: 2016ED169

Postage 5.1300

SALEM MA 01970

Document Receipt

Trans #	9151	Carrier / service:	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000091470

Doc Ref #: 2016ED169

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9149	Carrier / service:	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000091456

Doc Ref #: 2016ED169

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9150	Carrier / service:	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000091463

Doc Ref #: 2016ED169

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9149	Carrier / service:	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000091456

Doc Ref #: 2016ED169

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9148	Carrier / service:	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000091449

Doc Ref #: 2016ED169

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	9148	Carrier / service:	USPS Server	First-Class Mail®	10/18/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000091449

Doc Ref #: 2016ED169

Postage 5.1300

HARRISBURG PA 17128

Bank of America, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2016-CV-664
:
:

Leticia Santiago

Defendant(s) : COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Leticia Santiago
550 Pfahler Street
Catawissa, PA 17820

Leticia Santiago
10 Glover Street
Salem, MA 01970

Leticia Santiago
17 A Heritage Dr Apt 30
Salem, MA 01970

Leticia Santiago
10 Glover ST, Apt 1R
Salem, MA 01970-5502

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 550 Pfahler Street, Catawissa, PA 17820 is scheduled to be sold at the Sheriff's Sale on Feb. 1st 2017 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$87,084.07 obtained by Bank of America, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

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

TD Bank, NA
3-180/360

001634180

DATE
10/14/2016

AMOUNT
*****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

SCL [984561] 550 PFAHLER STREET (2016-CV-664)

Francis S. Hallinan
AUTHORIZED SIGNATURE

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

⑈001634180⑈ ⑆036001808⑆ 361508666⑈