

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

JP MORGAN MORTGAGE ACQUISITION CORP VS EDWARD & CHERESE FYKE

NO. 185-2016 ED

NO. 1009-2016

JD

DATE/TIME OF SALE: MARCH 8, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 1994.11

POUNDAGE - 2% OF BID \$ 39.88

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2033.99

PURCHASER(S): Attorney on behalf of TT

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2033.99

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 683.99

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 213056	Invoice Date: 05/05/2017 3:50:48 PM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: MAIL	By: BKA
BOX SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201703540	BERWICK BORO
	Grantor - FYKE, EDWARD C		05/05/17 3:50:52 PM	
	Grantee - JP MORGAN MORTGAGE ACQUISITION CORP			
	Consideration - \$2,033.99			
	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			
	TOTAL CHARGES	<u>\$67.00</u>		
	PAYMENTS			
	CHECK: 7786 - BOX SHERIFF'S OFFICE	<u>\$67.00</u>		
	TOTAL PAYMENTS	<u>\$67.00</u>		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

J.P. MORGAN MORTGAGE ACQUISITION CORP. vs.

Defendant

EDWARD C FYKE
CHERESE N FYKE

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, March 8, 2017

Writ of Execution No. : 2016CV1009

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 209 EAST 7TH STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$971.61
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
Other	\$76.00

Total Sheriff Costs \$1,927.11

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs \$67.00

Grand Total: \$1,994.11

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

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. TULIO +
KATHERINE M. WOLF +

March 9, 2017
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: J.P. Morgan Mortgage Acquisition Corp. vs. Edward C. Fyke and Cherese N. Fyke
Docket No.: 2016-CV-1009
Property Address: 209 East 7th Street, Berwick, PA 18603
S&D File No.: 16-052540

Dear Columbia County Sheriff:

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

J.P. Morgan Mortgage Acquisition Corp.
1600 South Douglass Road
Suite 200-A
Anaheim, California 92806


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.

\$ 483.99 enclosed

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

**pennsylvania**

DEPARTMENT OF REVENUE

Bureau of Individual Taxes

PO BOX 280603

Harrisburg PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name: SHAPIRO & DeNARDO, LLC

Telephone Number: (610)278-6800

Mailing Address:

3600 Horizon Drive, Suite 150

City:

King of Prussia

State:

PA

Zip Code:

19406

B. TRANSFER DATA

Date of Acceptance of Document 3/8 /2017

Grantor(s)/Lessor(s)

Columbia County Sheriff

Telephone Number:

570-389-5622

Grantee(s)/Lessee(s)

J.P. Morgan Mortgage Acquisition Corp.

Telephone Number

800-561-4567

(Customer Service)

Mailing Address

35 West Main Street

Mailing Address

1600 South Douglass Road, Suite 200-A

City

Bloomsburg

State

PA

Zip Code

17815

City

Anaheim

State

California

Zip Code

92806

C. REAL ESTATE LOCATION

Street Address

209 East 7th Street

City, Township, Borough

Borough of Berwick

County

Columbia

School District

Berwick Area

Tax Parcel Number

04A04 05800000

D. VALUATION DATA

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

1. Actual Cash Consideration

\$2,033.99

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,033.99

4. County Assessed Value

\$24,831.00

5. Common Level Ratio Factor

x 3.69

6. Computed Value

= \$91,626.39

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

\$91,626.39

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 March 8, 2017 in satisfaction of judgment entered on Docket Number: 2016-CV-1009.

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

March 9, 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

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 +++
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DANIEL T. LUTZ ++
LESLIE J. RASE *
ALISON H. TULIO +
KATHERINE M. WOLF +

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

COPY

RE: J.P. Morgan Mortgage Acquisition Corp. vs. Edward C. Fyke and Chereese N. Fyke
Docket No.: 2016-CV-1009
Property Address: 209 East 7th Street, Berwick, PA 18603
S&D File No.: 16-052540
Sale Date: March 8, 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,

Cory Mackanich
Legal Assistant

S&D # 16-052540
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. 16-052540

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF
VS.
Edward C. Fyke and Cherese N. Fyke
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2016-CV-1009

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

I, Cory Mackanich, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, J.P. Morgan Mortgage Acquisition Corp., hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on February 1, 2017, 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.

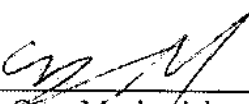
The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

SHAPIRO & DENARDO, LLC

Date:

3/2/17

By:



Cory Mackanich
Legal Assistant

16-052540

Certificate of Mailing — Firm (Domestic)

[illegible]

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

16-052540, FYKE, EDW

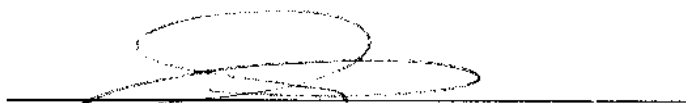
14060380

DATE	3/8/2017
AMOUNT	***683.99

PAY Six Hundred Eighty-Three and 99/100*****

VOID AFTER 90 DAYS

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



⑈14060380⑈ ⑆071001737⑆ 69385258⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****	\$ <u>464.50</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>971.61</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****	\$ <u>1221.61</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>	

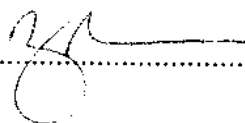
MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. <u>Luz. Co.</u>	\$ <u>76.00</u>	
TOTAL *****	\$ <u>76.00</u>	

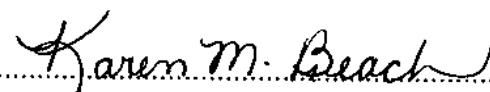
TOTAL COSTS (OPENING BID) \$ 1994.11

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

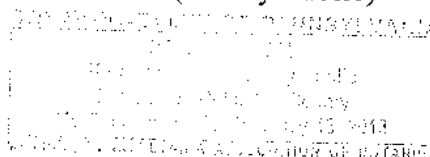
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 15, 22 and March 1, 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 1st day of March 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.

.....

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: J.P. Morgan Mortgage Acquisition Corp. vs. Edward C. Fyke and Cherese N. Fyke

Docket No.: 2016-CV-1009

Property Address: 209 East 7th Street, Berwick, PA 18603

S&D File No.: 16-052540

Sale Date: March 8, 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,



Sheena Mayer
Legal Assistant

S&D # 16-052540

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
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ALISON H. TULIO, PA I.D. NO. 87075
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3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-052540

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF
VS.
Edward C. Fyke and Cherese N. Fyke
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2016-CV-1009

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

I, Cory Mackanich, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, J.P. Morgan Mortgage Acquisition Corp., 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 16, 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: 2/20/17

By: 
Sheena Mayer
Legal Assistant

16-052540



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Shapiro & DeNardo, LLC 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406		TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. Of Pieces Received at Post Office	Affix Stamp Here Postmark with Date	
Postmaster, per (name of receiving employee)		U.S. POSTAGE ZIP 19406 \$ 002.16 ⁰ 02 1R 0001387362 DEC 16 2016			
USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code TM)	Postage	Fee	Special Handling	Parcel Airtift
16-052540 CM 2/8	Columbia County Domestic Relations 15 Perry Avenue P.O. Box 380 Bloomsburg, PA 17815				
	Commonwealth of PA - Columbia County 35 West Main Street Bloomsburg, PA 17815				
	Commonwealth of Pennsylvania c/o Kristen Leigh Weisenberger 2411 N Front St Harrisburg, PA 17110				
	Commonwealth of Pennsylvania c/o Hugh L Sumner 116 W Second St Berwick, PA 18603				
	Tenant or Occupant 209 East 7th Street Berwick, PA 18603				
	PA Department of Revenue Bureau of Compliance c/o Lori Adams, Tax Account Collections Supervisor P.O. Box 281230 Harrisburg, PA 17128-1230				

DEC 16 2016

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

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King of Prussia, PA 19406
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**GERALD M. SHAPIRO +++
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ALISON H. TULIO +
KATHERINE M. WOLF +**

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

**RE: J.P. Morgan Mortgage Acquisition Corp. vs. Edward C. Fyke and Chereese N. Fyke
Docket No.: 2016-CV-1009
Property Address: 209 East 7th Street, Berwick, PA 18603
S&D File No.: 16-052540**

Dear Sir/Madam:

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

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

Very truly yours,

SHAPIRO & DeNARDO, LLC

Cory Mackanich
Legal Assistant

Enclosures

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



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



J.P. Morgan Mortgage Acquisition Corporation

COURT

Court of Common Pleas of
Pennsylvania
Columbia County
2016-CV-1009

-VS-

Edward C. Fyke & Chereese N. Fyke

CASE NUMBER

State of Pennsylvania

AFFIDAVIT

County of Dauphin

B&R Control # CS126496.01

Reference Number 16-052540

SERVICE INFORMATION

On 12/16/2016, we received the
Notice of Sheriff Sale
For service upon: Chereese N. Fyke
At 832 Broadway Road, Shickshinny, PA 18655

☒ Served Date 12/27/16 Time 2:30PM Accepted By: Chereese N. Fyke

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is _____

☐ Adult in charge of residence who refused to give name and/or relationship. _____

☐ Manager/Clerk of place of residence lodging _____

☐ Agent or person in charge of office or usual place of business _____

☐ Other _____

Description of Person Age 30 Height 5'08" Weight 140 Race white Sex female
Other brown hair

☐ Not Served Date _____ Time _____ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other _____

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

Sworn to and subscribed before me this

30th day of January 2017

Process Server/Sheriff

Chad Spotts

Notary Public

Client Phone (610) 278-6800

Saq: 03/08/2017

Filed Date: _____

BR Serve By: 01/06/2017

Cibele Glazer
Shapiro and DeNardo, LLC
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ORIGINAL

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

REAL ESTATE TAX CERTIFICATION

Date: 01/27/2017

Fee: \$5.00

Cert. NO: 26221

FYKE EDWARD C & CHERESE N
209 EAST SEVENTH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20110 -3283
Location: 209 E SEVENTH ST
Parcel Id:04A-04 -058-00,000

Assessment: 24,831
Balances as of 01/27/2017

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



J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
EDWARD C FYKE (et al.)

Case Number
2016CV1009

SHERIFF'S RETURN OF SERVICE

01/26/2017 03:04 PM - DEPUTY MARTIN BOUDMAN, 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 209 EAST 7TH STREET, BERWICK, PA 18603.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 27, 2017

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020.

NOTARY

Affirmed and subscribed to before me this

27TH day of JANUARY, 2017

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

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 209 EAST 7TH STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1-26-17

Time:

1504

Deputy:

14

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2016CV1009

209 EAST 7TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
County Manager

Joan Hoggarth
Director of Judicial Services & Records

JP MORGAN MORTGAGE ACQUISITION CORP
vs.
CHERESE N FYKE

Case Number
2016-ED-185

SHERIFF'S RETURN OF SERVICE

01/10/2017 09:48 AM - MAURICE LAMOREUX, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON JANUARY 10, 2017 AT 9:48 AM, PREVAILING TIME, HE SERVED THE WITHIN NOTICE OF SHERIFF SALE & WRIT OF EXECUTION UPON CHERESE N FYKE, THE WITHIN NAMED, BY HANDING TO CHERESE N FYKE PERSONALLY, AT 832 BROADWAY RD, SHICKSHINNY, PA 18655 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

Maurice Lamoreux

MAURICE LAMOREUX, DEPUTY

SO ANSWERS,

Brian M. Szumski

BRIAN M. SZUMSKI, SHERIFF

January 10, 2017



NOTARY

Affirmed and subscribed to before me this

10TH

day of

JANUARY

, 2017

[Signature]

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

185

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CHERESE N FYKE

Primary Address: 832 BROADWAY ROAD
SHICKSHINNY, PA 18655

Phone: #570-394-8171 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Orig

Name: ST

Service Attem

Date:

Time:

Mileage:

Deputy:

Notes / Spec

She is dealing with
a sick child
Drives back & forth
to hospital.
Call she'll
work with you!

ione:

Now, December 09, 2016 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

FYKE, CHERESE N

2016CV1009

832 BROADWAY ROAD, SHICKSHINNY, PA 18655

NO EXPIRATION

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



C. David Pedri
County Manager

Joan Hoggarth
Director of Judicial Services & Records

JP MORGAN MORTGAGE ACQUISITION CORP
vs.
CHERESE N FYKE

Case Number
2016-ED-185

DEPOSIT RECEIPTS

Printed: 1/9/2017 10:19:39AM

Receipt No: (see below)

Date: 01/09/2017

Type: Civil Action - OC

<u>Rcpt. No:</u>	<u>Check No:</u>	<u>Check Date:</u>	<u>Paid By / Description:</u>	<u>Dep. Amount:</u>
18341	7653	12/27/2016	COLUMBIA COUNTY SHERIFF OFFICE Advance Fee	\$56.00
18342	7659	01/05/2017	COLUMBIA COUNTY SHERIFF OFFICE Advance Fee	\$20.00
Total:				\$76.00

Mail To: COLUMBIA COUNTY SHERIFF OFFICE
PO BOX 380
BLOOMSBURG, PA 17815

Origin: Foreign County Columbia

Received by: SW

Luzerne County Sheriff, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

(c) CountySuite Sheriff, Telecosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



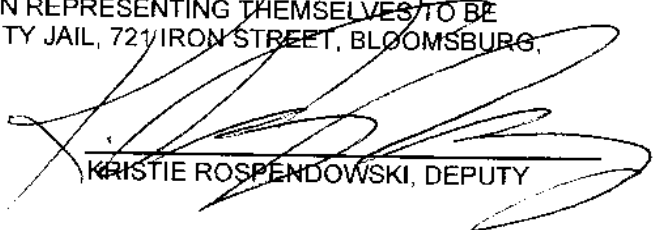
Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
EDWARD C FYKE (et al.)

Case Number
2016CV1009

SHERIFF'S RETURN OF SERVICE

12/12/2016 09:50 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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: EDWARD C FYKE AT COUNTY JAIL, 721 IRON STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

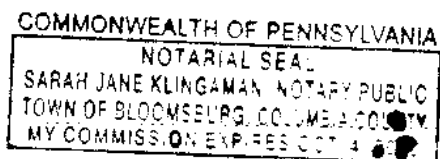

TIMOTHY T. CHAMBERLAIN, SHERIFF

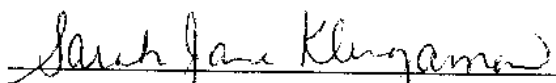
December 12, 2016

NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2016





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

Columbia County
Columbia County Sheriff

35 West Main Street

PO Box 380

Bloomsburg PA 17815



71901140006000094754

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS
PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2016

BILL NO.
3763

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,831	10.491	255.29	260.50	286.55
SINKING		1	24.33	24.83	27.31
FIRE		1.25	30.42	31.04	32.59
LIGHT		1.75	42.58	43.45	45.62
BORO RE		11.1	270.11	275.62	289.40
The discount & penalty have been calculated for your convenience			622.73 April 30 If paid on or before	635.44 June 30 If paid on or before	681.47 June 30 If paid after
PAY THIS AMOUNT					

PAID BY: 03/01/2016

FYKE EDWARD C & CHERESE N
209 EAST SEVENTH STREET
BERWICK PA 18603

Connie C. Gingher

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-04 -058-00,000	
209 E SEVENTH ST	
.2089 Acres	
Land	3,640
Buildings	21,191
Total Assessment	24,831

This tax returned
to courthouse on:
January 1, 2017

CK 622.73
CK 10396817
FILE COPY
430-16

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2016 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District+A185
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442 Email: jimcon@pa.metrocast.net

Taxes are due and payment is requested from:

01534 C04
FYKE EDWARD C & CHERESE N
209 E 7TH ST
BERWICK, PA 18603-3106

Connie C. Gingher

Bill Date: 7/1/2016

Bill #: 1383

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04A04 05800000

Prop. Type

Property Location and Description:

209 E SEVENTH ST
.209

Assessment:

L= 3,640
B= 21,191
T= 24,831

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.2300	1,098.28
HOMESTEAD EXCLUSION	(4,228.00)	(187.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2016	2% Discounted Amount	893.05
If Paid By 10/31/2016	FACE Amount	911.28
If Paid After 10/31/2016	10% Penalty Amount	1,002.41

Last Day to Pay: 12/31/2016

For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm
Closed Wednesday and Friday
Closed Holidays

****Homestead/Farmstead Applied****

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 185

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: EDWARD C FYKE

Primary Address: COUNTY JAIL
721 IRON STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 209 EAST 7TH STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: EDWARD C FYKE

Relation: SELF

Date: 12/12/16

Time: 9:50

Deputy: 5

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

FYKE, EDWARD C

2016CV1009

COUNTY JAIL, 721 IRON STREET, BLOOMSBURG, PA 17 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

185

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 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:

ELIZABETH WHITEKING

Relation:

CLERK

Date:

12/9/14

Time:

1507

Deputy:

5

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

2016CV1009

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 185

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Secretary

Date: 12-9-16

Time: 11:32

Deputy: 4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2016CV1009

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 185

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 209 EAST 7TH STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-9-16

Time: 13:30

Deputy: 4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2016CV1009

209 EAST 7TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

185

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-9-17

Time:

14:30

Deputy:

A

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2016CV1009

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV1009

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, MARCH 08, 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 or parcel of land situate on the northwest side of Seventh Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at the corner of Seventh Street and Lot No. 32; thence along said lot in a northerly Lot No. 181-1/2 feet to Eighth Street; thence along Eighth Street in an easterly direction 49-1/2 feet to Lot No. 34; thence along said lot in a southerly direction 181-1/2 feet to Seventh Street aforesaid; thence along said street in a westerly direction 49-1/2 feet to the place of BEGINNING.
BEING THE SAME PREMISES which Bart J. Fisher and Mary Faith Fisher, his wife, by Deed Dated March 31, 2011 and Recorded April 1, 2011, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument # 201103283, granted and conveyed unto Edward C. Fyke and Chereese N. Fyke, his wife, as tenants by the entirety.

PROPERTY ADDRESS: 209 EAST 7TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A0405800000

Seized and taken into execution to be sold as the property of EDWARD C FYKE, CHERESE N FYKE in suit of J.P. MORGAN MORTGAGE ACQUISITION CORP..

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

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

No: 2016-CV-1009

VS.

Edward C. Fyke and Cherese N. Fyke
DEFENDANTS

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

2016 - ED - 185

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:

209 East 7th Street, Berwick, PA 18603

See attached legal

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

Amount Due

\$112,664.22

Interest from December 1, 2016 to

Costs to be Added

Seal of Court

Date: 12/8/16

Barbara N. Silvette
PROTHONOTARY
Rosalee Antonello
Deputy Prothonotary

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

No: 2016-CV-1009

J.P. Morgan Mortgage Acquisition Corp.

vs.

Edward C. Fyke
721 Iron Street
Bloomsburg, PA 17815

Cherese N. Fyke
832 Broadway Road
Shickshinny, PA 18655



WRIT OF EXECUTION

(MORTGAGE FORECLOSURE)

Samantha Gaby, Esq.
, Attorney
SHAPIRO & DeNARDO, LLC
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

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 185

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KAREN RICHENDRER

Relation: CLERK

Date: 12/9/16

Time: 12:16

Deputy: 5

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

2016CV1009

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 185

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Prothonotary of Columbia County

Primary Address: 35 West Main Street
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

PROTHONOTARY OF COLL

2016CV1009

35 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

J.P. MORGAN MORTGAGE ACQUISITION CORP.
vs.
FYKE, EDWARD C (et al.)

Case Number
2016CV1009

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 185

Warrant:

Notes: SALE DATE & TIME: 03/08/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: HUGH SUMNER

Primary Address: 116 WEST 2ND STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Law office
16 W. Main Street

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Hugh Sumner

Relation:

def

Date:

12/09/16

Time:

11:10

Deputy:

#2

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

SUMNER, HUGH

2016CV1009

116 WEST 2ND STREET, BERWICK, PA 18603

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 185

DATE RECEIVED 2016 CV 1009
DOCKET AND INDEX 12-8-16

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>14056808</u>

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

SALE DATE March 8, 17 TIME 9.00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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. TULLIO +
KATHERINE M. WOLF +

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

RE: J.P. Morgan Mortgage Acquisition Corp. vs. Edward C. Fyke and Cherese N. Fyke
Docket No.: 2016-CV-1009
Property Address: 209 East 7th Street, Berwick, PA 18603
S&D File No.: 16-052540

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

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

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DANIEL T. LUTZ +++
LESLIE J. RASE *
ALISON H. TULLIO +
KATHERINE M. WOLF +

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: J.P. Morgan Mortgage Acquisition Corp. vs. Edward C. Fyke and Cherese N. Fyke
Docket No.: 2016-CV-1009
Property Address: 209 East 7th Street, Berwick, PA 18603
S&D File No.: 16-052540

Sir/Madam:

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

Edward C. Fyke, 721 Iron Street, Bloomsburg, PA 17815

Please POST THE HANDBILL upon the following address provided:

209 East 7th Street, 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,

Haley Ashby
Legal Assistant

Enclosures

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. 16-052540

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF
VS. Edward C. Fyke and Cherese N. Fyke
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2016-CV-1009

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

 FHA - Tenant Occupied or Vacant

 Commercial

 As a result of a Complaint in Assumpsit

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

 X Assistance Act including but not limited to:


- (a) Service of notice on Defendants
- (b) Expiration of 30 days since the service of notice
- (c) Defendants failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendants 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.

SHAPIRO & DeNARDO, LLC

Date: 1/8/17/16

BY:


Attorneys for Plaintiff
Samantha Gable, Esq

ALL that certain piece or parcel of land situate on the northwest side of Seventh Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Seventh Street and Lot No. 32; thence along said lot in a northerly Lot No. 181-1/2 feet to Eighth Street; thence along Eighth Street in an easterly direction 49-1/2 feet to Lot No. 34; thence along said lot in a southerly direction 181-1/2 feet to Seventh Street aforesaid; thence along said street in a westerly direction 49-1/2 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Bart J. Fisher and Mary Faith Fisher, his wife, by Deed Dated March 31, 2011 and Recorded April 1, 2011, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument # 201103283, granted and conveyed unto Edward C. Fyke and Chereese N. Fyke, his wife, as tenants by the entirety.

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
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3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-052540

J.P. Morgan Mortgage Acquisition Corp.
PLAINTIFF

VS.

Edward C. Fyke and Cherese N. Fyke
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2016-CV-1009

CERTIFICATION OF ADDRESS

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

J.P. Morgan Mortgage Acquisition Corp.
c/o Carrington Mortgage Services
1610 South Douglass Road
Suite 200-A
Anaheim, CA 92806

and that the last known addresses of the judgment debtors (Defendants) are:

Edward C. Fyke
721 Iron Street
Bloomsburg, PA 17815

Cherese N. Fyke
832 Broadway Road
Shickshinny, PA 18655

Date: 12/7/16

BY:

SHAPIRO & DeNARDO, LLC


Samantha Gable, Esq.
Attorneys for Plaintiff

16-052540

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323
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3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 16-052540

J.P. Morgan Mortgage Acquisition Corp.
1600 South Douglass Road
Suite 200-A
Anaheim, California 92806

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2016-CV-1009

PLAINTIFF
VS. Edward C. Fyke and Cherese N. Fyke
DEFENDANT(S)

STATE OF: Pennsylvania
COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendants Edward C. Fyke and Cherese N. Fyke are not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. §3931.

SHAPIRO & DeNARDO, LLC

Date: 12/7/16

BY:

[Signature]
Attorneys for Plaintiff


~~CHRISTOPHER A. DeNARDO, PA~~

Sworn to and subscribed
before me this 7th day
of December, 2016.

[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Denise L. Semetti, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires July 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

✓ 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.


Samantha Galt, Esq. Attorney for Plaintiff

Document Receipt

Trans #	9481	Carrier / service:	USPS Server	First-Class Mail®	12/9/2016 12:00:00 AM
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Ship to:

COMMON OF PA

KRISTEN LEHIGH
WEISENBERGER

2411 N FRONT STREET

Tracking #: 71901140006000094778

Doc Ref #: 2016ED185

Postage 5.1300

HARRISBURG PA 17110

Document Receipt

Trans #	9480	Carrier / service:	USPS Server	First-Class Mail®	12/9/2016 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000094761

Doc Ref #: 2016ED185

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	9479	Carrier / service:	USPS Server	First-Class Mail®	12/9/2016 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000094754

Doc Ref #: 2016ED185

Postage 5.1300

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	9477	Carrier / service:	USPS Server	First-Class Mail®	12/9/2016 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000094730

Doc Ref #: 2016ED165

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	9476	Carrier / service:	USPS Server	First-Class Mail®	12/9/2016 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000094723

Doc Ref #: 2016ED185

Postage 5.1300

HARRISBURG PA 17128

Document Receipt

Trans #	9476	Carrier / service:	USPS Server	First-Class Mail®	12/9/2016 12:00:00 AM
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Ship to

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000094723

Doc Ref #: 2016ED185

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
2-173-710

14056808

DATE	12/7/2016
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



⑈14056808⑈ ⑆071001737⑆ 69385258⑈