

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ROD & FRED BERLIN
vs.
DOUGLAS P EVANS (et al.)

Case Number
2015CV190

PROPERTY ADDRESS

2701 SNYDER AVENUE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/18/2016	Advance Fee	Advance Fee	10365	\$0.00	\$1,350.00
04/18/2016	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/18/2016	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/18/2016	Crying Sale			\$10.00	\$0.00
04/18/2016	Docketing			\$15.00	\$0.00
04/18/2016	Levy			\$15.00	\$0.00
04/18/2016	Mailing Costs			\$30.00	\$0.00
04/18/2016	Posting Handbill			\$15.00	\$0.00
04/18/2016	Poundage			\$1,148.19	\$0.00
04/18/2016	Press Enterprise Inc.			\$1,476.60	\$0.00
04/18/2016	Sheriff Automation Fund			\$50.00	\$0.00
04/18/2016	Web Posting			\$100.00	\$0.00
06/02/2016	Service Mileage			\$8.00	\$0.00
06/02/2016	Copies			\$7.50	\$0.00
06/02/2016	Notary Fee			\$15.00	\$0.00
06/02/2016	Tax Claim Search			\$5.00	\$0.00
06/02/2016	Surcharge			\$160.00	\$0.00
06/02/2016	Service			\$225.00	\$0.00
				\$3,312.79	\$1,350.00

TOTAL BALANCE: \$(1,962.79)

DONALD G. *K*ARPOWICH ATTORNEY-AT-LAW, P.C.

85 Drasher Road
Drums, PA 18222
Phone: (570) 788-6647
Fax: (570) 788-0654
www.karpowichlaw.com

June 2, 2016

Donald G. Karpowich
Sean W. Logsdon
Kevin M. Walsh
Of Counsel
Lawrence M. Klemow*

VIA FACSIMILE ONLY (570) 389-5625

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

**Re: Rod V. Berlin and Fred C. Berlin, a Partnership Known as Berlin & Berlin v.
Douglas P. Evans and Patricia A. Evans
Columbia Co. No. 2015-CV-190/2016 ED-56
Cancellation of June 8, 2016 Sheriff's Sale**

Dear Sir or Madam:

Kindly cancel the Sheriff's Sale against property owned by Douglas P. Evans and Patricia A. Evans. The Defendants paid the judgment amount in full.

If you have any questions or need any additional information, please do not hesitate to contact me. Thank you for your cooperation with this matter.

Very truly yours,

Donald G. Karpowich,
Attorney-at-Law, P.C.



Stefanie Palushock, Paralegal

Enclosures

DONALD G. *K*ARPOWICH ATTORNEY-AT-LAW, P.C.

85 Drasher Road
Drums, PA 18222
Phone: (570) 788-6647
Fax: (570) 788-0654
www.karpowichlaw.com

June 29, 2016

Donald G. Karpowich
Sean W. Logsdon
Kevin M. Walsh
Of Counsel
Lawrence M. Klemow*

Columbia County Sheriff's Department
35 West Main Street
Bloomsburg, PA 17815

**Re: Rod V. Berlin and Fred C. Berlin, a Partnership Known as Berlin & Berlin v.
Douglas P. Evans and Patricia A. Evans
Columbia Co. No. 2015-CV-190/2016 ED-56**

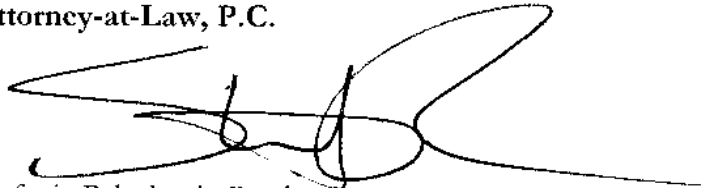
Dear Sir or Madam:

Enclosed please find a check made payable to "Sheriff's Office" in the amount of \$1,962.79 to cover the additional fees involved with processing the above-referenced real estate execution.

If you have any questions or need any additional information, please do not hesitate to contact me. Thank you.

Very truly yours,

**Donald G. Karpowich,
Attorney-at-Law, P.C.**


Stefanie Palushock, Paralegal

Enclosures

DONALD G. KARPOWICH ATTY. AT LAW, P.C.

GENERAL ACCOUNT
85 DRASHER ROAD
DRUMS, PA 18222



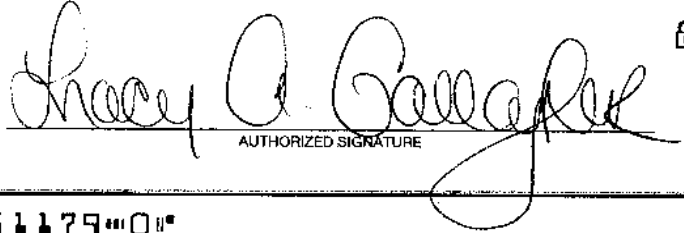
6/27/2016

PAY TO THE
ORDER OF Sheriff's Office

\$ **1,962.79

One Thousand Nine Hundred Sixty-Two and 79/100*****

DOLLARS


AUTHORIZED SIGNATURE

MEMO

Berlin v. Evans

⑈004299⑈ ⑆031318677⑆ 00⑈51179⑈0⑈

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Stefanie Palushock

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: June 2, 2016

Re: Douglas & Patricia Evans Exec.

CC:

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

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$1,962.79.

PO Box 380
Bloomsburg, PA 17815
Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Stefanie Palushock **From:** Sheriff Timothy T. Chamberlain
Fax: **Pages:** 2
Phone: **Date:** June 2, 2016
Re: Douglas & Patricia Evans Exec. **CC:**
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$1,962.79.

TX RESULT REPORT

NAME :
TEL :
DATE : JUN.02.2016 09:57

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
7785	TX	001	5707880654	JUN.02	09:56	002	00h00min41s	ECM	OK

MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD
MARLTON, NJ 08053

(856) 482-1400
Fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept.	Ibet A. Shaw
COMPANY:	DATE:
Columbia Sheriff's Sale	June 2, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	85.46550
RE:	YOUR REFERENCE NUMBER:
Lloyd P. Fry a/k/a Lloyd P. Fry, Jr. and Jessica L. Fry	2015-CV-1580

A follow-up copy ☐ will ☐ not be sent by mail.

Please accept this fax as authorization to **STAY** the sale which is currently scheduled for 06/08/2016. No funds have been exchanged in consideration of the stay.

Thank You

Ibet A. Shaw

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

ROD & FRED BERLIN

Defendant

DOUGLAS P EVANS
PATRICIA EVANS

vs.

Attorney for the Plaintiff:

DONALD G KARPOWICH, ESQ.
85 DRASHER ROAD
DRUMS, PA 18222

Sheriff's Sale Date: Wednesday, June 8, 2016

Writ of Execution No. : 2015CV190

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2701 SNYDER AVENUE, BLOOMSBURG, PA 17815

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,476.60
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 Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
Service	\$225.00
Total Sheriff Costs	\$2,359.60

Distribution Costs

Recording Fees	\$68.00
Total Distribution Costs	\$68.00

Grand Total: \$2,427.60

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

85 DRASHER ROAD- DRUMS, PA 18222
(570) 788-6647 - FAX (570) 788-0654
Stefanie Direct Line (570) 708-3138

Donald G. Karpowich
Attorney-at-Law, PC

Fax

To:	Columbia County Sheriff's Dept.	From:	Stefanie Palushock, Paralegal for Kevin M. Walsh, Jr., Esq.
Fax:	1-570-389-5622	Pages:	2 (inc. cover page)
Phone:		Date:	6/2/2016
Re:	Berlin v. Evans Mortgage Foreclosure 2016-ED-56		

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

• Comments: Please see attached. Thank you.

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>458.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1476.60</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1726.60</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.00</u>	
TOTAL *****		\$ <u>78.00</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>160.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2427.60

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 31-MAY-16

FEE: \$5.00

CERT. NO24881

FOUGHTS DISPOSAL SERVICE INC
202 ALBERTSON RD
ORANGEVILLE PA 17859

DISTRICT: SCOTT TWP
DEED
LOCATION: 2701 SNYDER AVE BLOOMSBURG
PARCEL: 31 -04 -004-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2014	PRIM	0.00	0.00		0.00	0.00
2015	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June , 2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2015

REQUESTED BY:

Columbia County Sheriff

dm.

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

REAL ESTATE TAX CERTIFICATION

Date: 05/31/2016

Fee: \$5.00

Cert. NO: 24878

FORCE GEORGE R & AUTUMN N III
2251 CRAWFORD ROAD
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20060 -4099
Location: 2251 CRAWFORD RD
Parcel Id:26 -02 -014-16,000

Assessment: 39,711

Balances as of 05/31/2016

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

By: Columbia County Sheriff

Per: dm.

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2016 - REAL ESTATE

As of Date: 05/31/2016 02:57:13 PM

Owner: FORCE GEORGE R & AUTUMN N III

2251 CRAWFORD ROAD

BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP

Parcel #: 26 -02 -014-16,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
026301	G	\$408.28	04/30/2016	\$416.61	06/30/2016	\$458.27	08/31/2016
		Payment					
026301	S	\$38.92	04/30/2016	\$39.71	06/30/2016	\$43.68	08/31/2016
		Payment					
026301	R	\$44.80	04/30/2016	\$45.71	06/30/2016	\$50.28	08/31/2016
		Payment					
Totals:		\$492.00		\$502.03		\$552.23	

Total Paid To Date:

\$0.00

Signature

Date

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

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

REAL ESTATE TAX CERTIFICATION

Date: 05/31/2016

Fee: \$5.00

Cert. NO: 24879

BLOCKUS AMBER L
10 CHANDLER DRIVE
ORANGEVILLE PA 17859

District: ORANGE TWP
Deed: 20150 -1425
Location: SANDBUR DEVELOPMENT
Parcel Id: 27 -03B-017-00,000

Assessment: 51,470
Balances as of 05/31/2016

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

By: Columbia County Sheriff Per: dm.

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

REAL ESTATE TAX CERTIFICATION

Date: 05/31/2016

Fee: \$5.00

Cert. NO: 24880

BRINK STEVEN L & MARYELLEN Z
P O BOX 614
MIFFLINVILLE PA 18631

District: BERWICK BORO
Deed: 20060 -0251
Location: LOT 20
Parcel Id: 04B-04 -214-00,000

Assessment: 25,216
Balances as of 05/31/2016

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

By: Columbia County Sheriff Per: dm.

County: 024 PARCEL ID: 31-04-004-02,000 SUBDIVISION: v

ALTERNATE ID: BOOK/PAGE: 20160 3521 TAX YEAR: 2016

ALT: ☒ NAME: FOUGHTS DISPOSAL SERVICE INC OWNER #: ALT: ☒ LOCATION: 2701 SNYDER AVE

BLOOMSBURG PA 17815

Index Owner Mult Owners Legal Values Cama Custom Print PRC

CG	20160	3521	05/13/2016	EVANS DOUGLAS P & PATF	455,000
N	20160	1218	02/17/2016	EVANS LOUISE M	1
	0280	0552	03/25/1977		2,500

51,526	276	120,356
116,470		
167,996		
83,998		
0		
116,470		
116,470		

Now

PARCEL ID: 31-04-004-02,000

CODE	VALU	v
------	------	---

SORT ORDER: V

[illegible]

COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200315970

Recorded On 12/12/2003 At 2:42:55 PM

* Instrument Type - DEED

Invoice Number - 58831

* Grantor - EVANS, LOUISE M

* Grantee - EVANS, DOUGLAS P

* Total Pages - 4

* FEES

RECORDING FEES -	\$13.50
RECORDER	
COUNTY IMPROVEMENT FUND	\$2.00
RECORDER IMPROVEMENT	\$3.00
FUND	
JCS/ACCESS TO JUSTICE	\$10.00
STATE WRIT TAX	\$0.50
AFFORDABLE HOUSING	\$11.48
AFFORDABLE HOUSING - 10%	\$1.35
AFFORDABLE HOUSING - 5%	\$0.67
TOTAL	\$42.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
BOX SVLA

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

0 **

0 * 459 +

0 * 229 +

002

0 * 668 *

DEED

THIS INDENTURE MADE the 12th day of
December in the year Two Thousand Three (2003) BETWEEN

LOUISE M. EVANS, of 2705 Snyder Avenue, Bloomsburg, Columbia
County, Pennsylvania, **GRANTOR**

AND

DOUGLAS P. EVANS and PATRICIA A. EVANS, of 17 Pony Trail
Drive, Bloomsburg, Columbia County, Pennsylvania, **GRANTEES**

WITNESSETH, that the said GRANTOR, for and in consideration of the
sum NINETY THREE THOUSAND (\$93,000.00) DOLLARS, in hand paid, the receipt
whereof is hereby acknowledged, do hereby grant and convey to the said GRANTEES,
their heirs and assigns,

ALL THOSE CERTAIN pieces, parcels and tracts of land situate in
Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to
wit:

PARCEL NO. 1

BEGINNING at a point on the Northern side of a 16 foot wide alley and at
the Southeast corner of other lands now or formerly of Dewey Evans and Louise M.
Evans; thence by other lands of the Grantees the following two courses and distances:
North 19 degrees 11 minutes West, 100 feet to a point; thence South 70 degrees 09
minutes West, 100 feet to a point in line of lands now or formerly of Orin Jones; thence
by the same North 19 degrees 11 minutes West, 100 feet to an iron pin in line of other
lands now or formerly of Earl R. Hartzel; thence by the same the following two courses
and distances: North 70 degrees 09 minutes East, 150 feet to an iron pin; thence South 19
degrees 11 minutes East, 200 feet to an iron pin on the Northern side of the
aforementioned 16 foot alley; thence by the same South 72 degrees 59 minutes West, 50
feet to the place of beginning. CONTAINING 0.459 acres. This description was
prepared from draft of survey of A. Carl Wolfe, P.E., dated March 9, 1977.

BEING the same premises which Earl R. Hartzel, Widower, by deed
dated March 25, 1977, and recorded in the Columbia County Courthouse to Record Book
280, Page 552, granted and conveyed unto Dewey Evans, Jr. and Louise M. Evans.
Dewey Evans, Jr. having departed this life, the aforesaid real property passed to the said
Louise M. Evans, Grantor herein, by operation of law.

PARCEL NO. 2

BEGINNING at an iron pin corner on the northern side of a 16 foot alley between the Old Berwick Road and Second Street in the Village of Espy, in line of land now or formerly of Herdick Babb; thence by the same, north 19 degrees 10 minutes west, 100 feet to an iron pin in other lands now or formerly of Earl R. Hartzel and Hazel H. Hartzel; thence by the same the following courses and distances: north 71 degrees east, 100 feet to an iron pin corner; thence south 19 degrees 10 minutes east, 100 feet to an iron pin on the northern side of said 16 foot alley; thence by the same, south 71 degrees west, 100 feet to an iron pin corner, in line of land now or formerly of Herdick Babb, the place of beginning. CONTAINING .229 acres of land. The description for this Deed was prepared from draft of Howard Fetterolf, R.E., dated April 27, 1961.

BEING the same premises which Earl R. Hartzel and Hazel H. Hartzel, his wife, by deed dated April 28, 1961, and recorded in the Columbia County Courthouse in Record Book 206, Page 266, granted and conveyed unto Dewey Evans, Jr. and Louise M. Evans. Dewey Evans, Jr. having departed this life, the aforesaid real property passed to the said Louise M. Evans, Grantor herein, by operation of law.

Seller reserves unto herself a life estate in the above described real estate whereby she shall have the right to reside in the residential dwelling on the above described property for the rest of her natural life.

AND the said GRANTOR will WARRANT SPECIALLY the property hereby conveyed.

THIS PROPERTY TRANSFER IS FROM MOTHER TO SON AND DAUGHTER-IN-LAW AND THEREFORE NOT TAXABLE UNDER THE PENNSYLVANIA REALTY TRANSFER TAX ACT.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:


LOUISE M. EVANS

(SEAL)

CERTIFICATE OF RESIDENCE

I hereby certify that the precise address of the Grantees herein is:

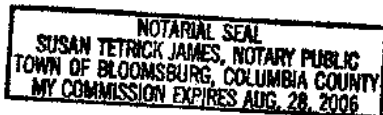
17 Pony Trail Drive, Bloomsburg, PA 17815

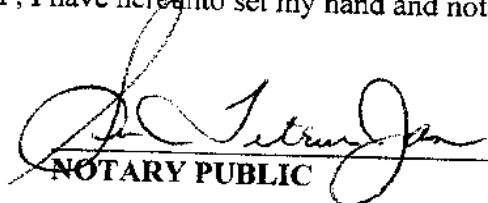

Agent for Grantees

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF COLUMBIA } ss:
}

On this, the 12th day of December, 2003, before me, a Notary Public for the Commonwealth of Pennsylvania, in and for said County, personally appeared, **LOUISE M. EVANS**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.




NOTARY PUBLIC

Deed Prepared By:
Law Offices of
DAVID H. TRATHEN
156 WEST MAIN STREET
BLOOMSBURG, PENNSYLVANIA 17815

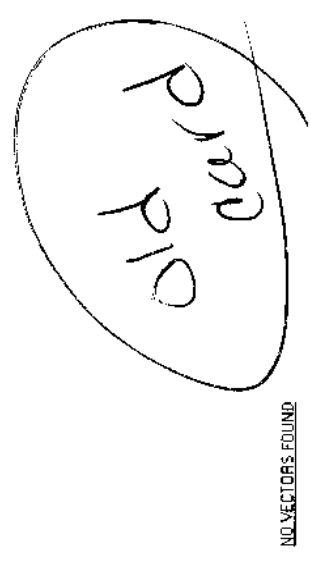
RESIDENTIAL INFORMATION		FIELD VISITS	
BUILDING DESCRIPTION :		BY	ON DATE
NO. OF STORIES :		15	21-NOV-90
NO. OF ROOMS :			
NO. OF FIREPLACES :	0		
BASEMENT :			
EXTERIOR WALLS :			
HEATING :			
CENTRAL A/C :			
MUNICIPAL WATER :	Y		
MUNICIPAL SEWER :			
PAVED STREETS :	N		
SWIMMING POOL :			

PROPERTY TYPE	EFFECTIVE AGE	NUMBER OF STORIES	ALPHA GRADE
CG			

RESIDENTIAL VALUE	
OUT BUILDING VALUE	6,050
COMMERCIAL VALUE	
TOTAL BUILDING VALUE	6,050

ASSESSED VALUE HISTORY			
ASMT DATE	FAIR ASSESSED VALUE	CLEAN & GREEN ASSESSED	TOTAL
	LAND	LAND	BUILDINGS
2015	10,500	27,495	37,995
2014	10,500	27,495	37,995
2013	10,500	27,495	37,995
2012	10,500	27,495	37,995
2012	10,500	27,495	37,995
2012	10,500	3,025	13,525
2011	10,500	3,025	13,525
2011	10,500	3,025	13,525
2011	10,500	41,330	51,830
2010	10,500	41,330	51,830
2009	10,500	41,330	51,830
2008	10,500	41,330	51,830
2007	10,500	41,330	51,830
2006	10,500	41,330	51,830

GRANTOR	BOOK/PAGE	DATE	SALE PRICE
EVANS LOUISE M	20160/1218	17-FEB-16	1



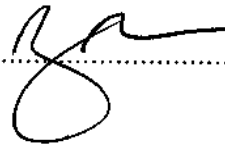
BUILDING TYPE	SIZE	SQ.FEET	YR BUILT	COND	VALUE
GARAGE - METAL - 1 STORY	28 x48	1,344	1900	E	6,050

PICTURES AND COMMENTS

LOT INFORMATION				
150X200 X X				
FAIR MARKET LAND VALUE				
TYPE	SQ FEET	ACRES	BASE RATE	\$/ACRES
Primary Site	30,000	.689	1	30,492
				21,000
TOTAL ACRES:		.689	TOTAL VALUE:	
			21,000	
AGRICULTURAL USE LAND VALUE				
USE	ACRES		VALUE	
TOTALS:				

STATE
COURT

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 May 18, 25 and June 1, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 1st day of June 2016

Karen M. Beach

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARY SEAL
Karen M. Beach, Esq., Notary
Public, State of Pennsylvania
My Comm. Expires: June 12, 2022
OFFICE: 1000 E. 12TH STREET, SUITE 200, HARRISBURG, PA 17101

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

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ROD & FRED BERLIN
vs.
DOUGLAS P EVANS (et al.)

Case Number
2015CV190

SHERIFF'S RETURN OF SERVICE

05/02/2016 01:21 PM - DEPUTY KEVIN DENT, 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 2701 SNYDER AVENUE, BLOOMSBURG, PA 17815.

KEVIN DENT, DEPUTY

SO ANSWERS,

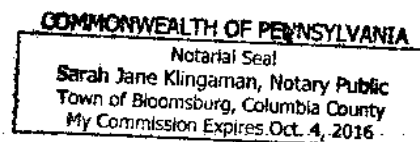
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 02, 2016

NOTARY

Affirmed and subscribed to before me this

2ND day of MAY, 2016



Plaintiff Attorney: DONALD G KARPOWICH, ESQ., 85 DRASHER ROAD, DRUMS, PA 19222

for County/State Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ROD & FRED BERLIN
vs.
DOUGLAS P EVANS (et al.)

Case Number
2015CV190

SHERIFF'S RETURN OF SERVICE

04/19/2016 10:42 AM - DEPUTY MICHAEL BEYER, 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: DOUGLAS P EVANS AT 2705 SNYDER AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

April 19, 2016

NOTARY

Affirmed and subscribed to before me this

19TH day of APRIL, 2016

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Sarah Jane Klingaman

Plaintiff Attorney: DONALD G KARPOWICH, ESQ., 85 DRASHER ROAD, DRUMS, PA 18222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ROD & FRED BERLIN
vs.
DOUGLAS P EVANS (et al.)

Case Number
2015CV190

SHERIFF'S RETURN OF SERVICE

04/19/2016 10:42 AM - DEPUTY MICHAEL BEYER, 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: PATRICIA EVANS AT 2705 SNYDER AVENUE, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

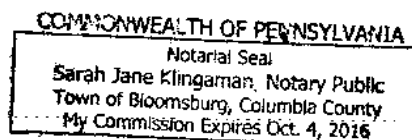
April 19, 2016

Affirmed and subscribed to before me this

19TH day of APRIL

NOTARY

2016



Sarah Jane Klingaman

Plaintiff Attorney: DONALD G KARPOWICH, ESQ., 85 DRASHER ROAD, DRUMS, PA 18222

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2701 SNYDER AVENUE
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted - Other

Adult In Charge:

Relation:

Date: 5-2-16 **Time:** 13:21

Deputy: 5 **Mileage:**

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

POSTING)

2015CV190

2701 SNYDER AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

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



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

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 04/22/16

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1071478
Description: Evans Sheriff Sale No 56
of 2016
Run Dates: 05/18/16 to 06/01/16
Class: 2
Agate Lines: 270
Blind Box:

Total Ad Cost \$1,476.60
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	05/18/16	06/01/16	3	\$1,476.60

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV190

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania, to the sheriff, 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, JUNE 08, 2016 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proceesd sequestratus, which 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 in accordance with the schedule ten (10) days after said filing, unless said parties contact with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN pieces, parcels and tracts of land situate in Scott Township of Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at a point on the Northern side of a 16 foot wide alley and at the Southwest corner of other lands now or formerly of Dawey Evans and Louise M. Evans, thence by other lands of the Grantees the following bearings and distances: North 72 degrees 11 minutes West, 100 feet to a point; thence South 70 degrees 08 minutes East, 100 feet to a point in line of lands now or formerly of Orin Jones, thence by the same North 19 degrees 11 minutes West, 100 feet to an iron pin in one of other lands now or formerly of Earl R. Harbo, thence by the same the following two courses and distances: North 70 degrees 08 minutes East, 100 feet to an iron pin; thence South 10 degrees 11 minutes East, 200 feet to an iron pin on the Northern side of the aforementioned 16 foot alley; thence by the same South 72 degrees 58 minutes West, 50 feet to the point of beginning, CONTAINING 0.459 acres. This description was prepared from a draft survey of A. Carl Wille, P.E., dated March 9, 1977.

PARCEL NO. 2:

BEGINNING at an iron pin corner on the northern side of a 16 foot alley between First and Berwick Road and Second Street in the Village of Easy, in line of land now or formerly of Herdick Babo, thence by the same, north 19 degrees 10 minutes west, 100 feet to an iron pin in other lands now or formerly of Earl R. Harbo and Howard H. Harbo, thence by the same the following courses and distances: north 71 degrees east, 100 feet to an iron pin corner; thence North 19 degrees 10 minutes east, 100 feet to an iron pin on the northern side of said 16 foot alley; thence by the same, south 71 degrees east, 100 feet to an iron pin corner, in line of land now or formerly of Herdick Babo, thence by the same, north 19 degrees 10 minutes west, 100 feet to the point of beginning, CONTAINING .229 acres of land. The reservation for this Deed was made in the deed of Howard Fetterolf, P.E., dated April 27, 1961.

BEING the same premises which Louise M. Evans, by Deed dated February 27, 2010, and recorded in the Office of the Recorder of Deeds for Columbia County as Instrument No. 2700315470, granted and conveyed unto Douglas P. Evans and Patricia A. Evans, BEING Tax Pin No. 31 04 00-02.

AND BEING PART OF the same premises which Douglas P. Evans and Patricia A. Evans conveyed to each other for the purpose of incorporation with Tax Pin No. 31 04 00-02 in a deed dated and recorded February 17, 2010 in Instrument No. 2700315470, the property being parcels containing 2.763 acres of land and being more fully described in the incorporation of properties of Douglas P. Evans and Patricia A. Evans on plan of said "Preliminary/Provisional Incorporation/Land Development Plan Prepared for Douglas P. Evans and Patricia A. Evans", prepared by J. L. Oman and Associates, Inc., dated February 04/24/2012. Said Incorporation/Land Development Plan was granted "Final Plan Approval" by the Scott Township Board of Supervisors on 04/24/2012 and was duly and legally recorded in the Recorder of Deeds Office for Columbia County, Pennsylvania as Instrument Number 201204068.

BEING IMPROVED with a building and known as 2701 Snyder Avenue, Scott Township, Columbia County, Bloomsburg, Pennsylvania.

PROPERTY ADDRESS: 2701 SNYDER AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-041-0122

Seized and taken into execution to be sold, as the property of DOUGLAS P. EVANS and PATRICIA A. EVANS, out of ROD & FRED R. EVANS.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cash (openly bid at said) Minimum payment in cash, cash, certified check or cashier's check; time of sale. REMAINING BALANCE: The balance of the bid price or cash (openly bid at said) Minimum payment in cash, cash, certified check or cashier's check. IMPORTANT NOTICE: If the bidder fails to pay the bid price, FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE DESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price within the above terms, the Sheriff may elect to either sue the bidder for the balance due or the resale of the property, or to resell the property at the bidder's risk and without liability against the sheriff for breach of contract in the case of default. All sums due to the sheriff will be considered forfeited, but will not apply against any damages or costs. The defaulter 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to the Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice, signed by an authorized representative of the plaintiff.

Attorney for the Plaintiff:
DONALD G. KARPOWICH, ESQ.
DRUMS, Pa.

TIMOTHY T. CHAMBERLAIN
Columbia County, Pa.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 56

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Served c 72 Edwards Drive
Bloomsburg PA 17815

Serve To:

Name: NAM FUTURES, LLC

Primary Address: 1167 RIDGE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 72 Edwards Drive
Bloomsburg PA.

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Coary Fitzpatrick

Relation: Manager

Date: 4/21/16

Time: 2:18

Deputy: 4

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:	4-19-16					
Time:	12:47					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. Not home L/C

2.

3.

4.

5.

6.

NAM FUTURES, LLC

2015CV190

1167 RIDGE ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

56

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: PATRICIA EVANS

10-26

Primary Address: 17 PONY TRAIL DRIVE
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Patricia Evans

Relation:

DEF

Date:

4-19-16

Time:

10:42

Deputy:

4

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

EVANS, PATRICIA

2015CV190

17 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DOUGLAS P EVANS

Primary Address: 17 PONY TRAIL DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 2705 SNYDER AVENUE
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Douglas Evans

Relation: DEF

Date: 4-19-16

Time: 10:42

Deputy: H

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

EVANS, DOUGLAS P

2015CV190

17 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SSK DEVELOPMENT CO

Primary Address: 2820 SHAFFER ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Susan Keifer

Relation: DEF - owner

Date: 4/20/16

Time: 08.00

Deputy: 4

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date: 4-19-16

Time: 10:57

Mileage:

Deputy: 4

Service Attempt Notes:

1. Not home L/C #4

2.

3.

4.

5.

6.

SSK DEVELOPMENT CO

2015CV190

2820 SHAFFER ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 52e

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: COLUMBIA COUNTY FARMERS NATIONAL

Primary Address: 232 EAST STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kim Moman

Relation: Teller

Date: 11-19-16

Time: 10:15

Deputy: 4

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY FARM

2015CV190

232 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JUDITH ERNST

Primary Address: 2169 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Denise Lotsha

Relation: Mother Daughter

Date: 4-19-16

Time: 9:00

Deputy: 4

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ERNST, JUDITH

2015CV190

2169 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

56

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

H. James Hock

Relation:

Tax Collector

Date:

4-19-16

Time:

9:00

Deputy:

4

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

HOCK, H. JAMES

2015CV190

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou

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 Richenderlee

Relation:

Check

Date:

4-19-16

Time:

10:12

Deputy:

4

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2015CV190

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

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sherry Evans

Relation:

Clerk

Date:

4-19-16

Time:

11:10

Deputy:

4

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV190

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

54

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 2705 SNYDER AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 2705 Snyder Ave.

Phone: Bloomsburg PA 17815

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Beverly Celler

Relation:

Employee

Date:

4-19-16

Time:

08.35

Deputy:

4

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2015CV190

2701 SNYDER AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

Document Receipt					
Trans #	7787	Carrier / service:	USPS Server	First-Class Mail®	4/18/2016 12:00:00 AM
Ship to:					
Angelo Spezialetti			Tracking #:	71901140006000077818	
1019 East Front Street			Doc Ref #:	2016ED66	
			Postage	5 1300	
Berwick	PA	18603			

54

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BERLIN, ROD & FRED
vs.
EVANS, DOUGLAS P (et al.)

Case Number
2015CV190

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 56

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 06/08/2016 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ANGELO SPEZIALETTI

Primary Address: 1019 EAST FRONT STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: DONALD G KARPOWICH, ESQ.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

SPEZIALETTI, ANGELO

2015CV190

1019 EAST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV190

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, JUNE 08, 2016
AT 9:00 O'CLOCK A.M.

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

ALL THOSE CERTAIN pieces, parcels and tracts of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1

BEGINNING at a point on the Northern side of a 16 foot wide alley and at the Southeast corner of other lands now or formerly of Dewey Evans and Louise M. Evans; thence by other lands of the Grantees the following two courses and distances: North 19 degrees 11 minutes West, 100 feet to a point; thence South 70 degrees 09 minutes West, 100 feet to a point in line of lands now or formerly of Orin Jones; thence by the same North 19 degrees 11 minutes West, 100 feet to an iron pin in line of other lands now or formerly of Earl R. Hartzel; thence by the same the following two courses and distances: North 70 degrees 09 minutes East, 150 feet to an iron pin; thence South 19 degrees 11 minutes East, 200 feet to an iron pin on the Northern side of the aforementioned 16 foot alley; thence by the same South 72 degrees 59 minutes West, 50 feet to the place of beginning.

CONTAINING 0.459 acres. This description was prepared from a draft of survey of A. Carl Wolfe, P.E., dated March 9, 1977.

PARCEL NO. 2

BEGINNING at an iron pin corner on the northern side of a 16 foot alley between the Old Berwick Road and Second Street in the Village of Espy, in line of land now or formerly of Herdick Babb; thence by the same, north 19 degrees 10 minutes west, 100 feet to an iron pin in other lands now or formerly of Earl R. Hartzel and Hazel H. Hartzel; thence by the same the following courses and distances: north 71 degrees east, 100 feet to an iron pin corner; thence south 19 degrees 10 minutes east, 100 feet to an iron pin on the northern side of said 16 foot alley; thence by the same, south 71 degrees west, 100 feet to an iron pin corner; in line of land now or formerly of Herdick Babb, the place of beginning. CONTAINING .229 acres of land. The description for this Deed was prepared from draft of Howard Fetterolf, R.E., dated April 27, 1961.

BEING the same premises which Louise M. Evans, by Deed dated December 12, 2003, and recorded in the Office of the Recorder of Deeds for Columbia County as Instrument No. 200315970, granted and conveyed unto Douglas P. Evans and Patricia A. Evans.

BEING Tax Pin No. 31 04 00402

AND BEING PART OF the same premises which Douglas P. Evans and Patricia A. Evans conveyed to each other for the purpose of incorporation with Tax PIN No. 31 04 00404 in a deed dated and recorded February 17, 2016 in Instrument No. 201601218, the incorporated parcel containing 2.763 acres of land and being more fully shown as the incorporation of properties of Douglas P. Evans and Patricia A. Evans on plan entitled: "Preliminary/Final Incorporation/Land Development Plan Prepared for Douglas P. Evans and Patricia A. Evans", prepared by Ted L. Oman and Associates, Inc., dated last revised 04/24/2012. Said Incorporation/Land Development Plan was granted "Final Plan Approval" by the Scott Township Board of Supervisors on 04/24/2012 and was subsequently recorded in the Recorder of Deeds Office for Columbia County, Pennsylvania as Instrument Number 201204085.

BEING IMPROVED with a building and known as 2701 Snyder Avenue, Scott Township, Columbia County, Bloomsburg, Pennsylvania.

PROPERTY ADDRESS: 2701 SNYDER AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04-00402

Seized and taken into execution to be sold as the property of DOUGLAS P EVANS, PATRICIA EVANS in suit of ROD & FRED BERLIN.

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:
DONALD G KARPOWICH, ESQ.
DRUMS, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2016 ED 56

DATE RECEIVED 4-11-16
DOCKET AND INDEX 2015 CV 190

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>10365</u>

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

SALE DATE June 8th TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

4/15/16 L.M.
Stephine 8:40
788-6647

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

ROD V. BERLIN and FRED C. :
BERLIN, A PARTNERSHIP :
KNOWN AS BERLIN & BERLIN, : CIVIL ACTION-LAW
Plaintiff, :
v. : IN MORTGAGE FORECLOSURE
DOUGLAS P. EVANS and :
PATRICIA A. EVANS, : No. 190 of 2015
Defendants. : 2016-ED-56

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

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest, and costs in the above matter against Douglas P. Evans and Patricia A. Evans, Defendants:

- (1) You are directed to levy upon the property of the defendant and to sell their interest therein:

0.459 Acres, and 0.229 Acres, Scott Township, Columbia County, Pennsylvania
Parcel No. 31-04-00402, Parcel Nos. 1 and 2(see attached legal description);

- (2) If property of the defendants not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee(s), you are directed to notify them that he has been added as a garnishee and is enjoined as above stated.

Principal Sum:	\$	57,409.52	(3/16/2016 judgment)
Interest to date of sale:	\$	_____	(from 3/16/16 to ___/___/16)
Costs:	\$	25.00	(Prothonotary fee) plus Sheriff's costs
Total:	\$	_____	plus Sheriff's costs

Dated: April 12, 2016
(Seal)

Barbara M. Liguori

Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

Proth & Clerk of Sev. Courts

By: Stephanie Atay 1st Monday in 2020
Deputy

2016-ED-576

BEGINNING at a point on the Northern side of a 16 foot wide alley and at the Southeast corner of other lands now or formerly of Dewey Evans and Louise M. Evans; thence by other lands of the Grantees the following two courses and distances: North 19 degrees 11 minutes West, 100 feet to a point; thence South 70 degrees 09 minutes West, 100 feet to a point in line of lands now or formerly of Orin Jones; thence by the same North 19 degrees 11 minutes West, 100 feet to an iron pin in line of other lands now or formerly of Earl R. Hartzel; thence by the same the following two courses and distances: North 70 degrees 09 minutes East, 150 feet to an iron pin; thence South 19 degrees 11 minutes East, 200 feet to an iron pin on the Northern side of the aforementioned 16 foot alley; thence by the same South 72 degrees 59 minutes West, 50 feet to the place of beginning. CONTAINING 0.459 acres. This description was prepared from a draft of survey of A. Carl Wolfe, P.E., dated March 9, 1977.

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BEING Tax Pin No. 31 04 00402

AND BEING PART OF the same premises which Douglas P. Evans and Patricia A. Evans conveyed to each other for the purpose of incorporation with Tax PIN No. 31 04 00404 in a deed dated and recorded February 17, 2016 in Instrument No. 201601218, the incorporated parcel containing 2.763 acres of land and being more fully shown as the incorporation of properties of Douglas P. Evans and Patricia A. Evans on plan entitled: "Preliminary/Final Incorporation/Land Development Plan Prepared for Douglas P. Evans and Patricia A. Evans", prepared by Ted L. Oman and Associates, Inc., dated last revised 04/24/2012. Said Incorporation/Land Development Plan was granted "Final Plan Approval" by the Scott Township Board of Supervisors on 04/24/2012 and was subsequently recorded in the Recorder of Deeds Office for Columbia County, Pennsylvania as Instrument Number 201204085.

BEING IMPROVED with a building and known as 2701 Snyder Avenue, Scott Township, Columbia County, Bloomsburg, Pennsylvania.

SEIZED AND TAKEN into execution at the suit of Rod V. Berlin and Fred C. Berlin, a Partnership known as Berlin & Berlin, at the suit of Douglas P. Evans and Patricia A. Evans, and will be sold by

Timothy T. Chamberlain
Acting Sheriff of Columbia County

Dated: April 8, 2016

By: 

Kevin M. Walsh, Jr., Esquire
ID No. 206334
85 Drasher Road
Drums, PA 18222
(570) 788-6647
Attorney for the Plaintiff

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

**ROD V. BERLIN and FRED C.
BERLIN, A PARTNERSHIP
KNOWN AS BERLIN & BERLIN,
Plaintiff,**

V.

**DOUGLAS P. EVANS and
PATRICIA A. EVANS,
Defendants.**

CIVIL ACTION-LAW

: IN MORTGAGE FORECLOSURE

No. 190 of 2015

2016-ED-56

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PA. R.C.P. 3129.2

TO THE DEFENDANT:

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 property (real estate) at .459 acres and .229 acres, Scott Township, Columbia County, Pennsylvania 18603, is scheduled to be sold at the Sheriff's Sale at 9 a.m. on June 2016 at 8th
the Columbia County Courthouse located at 35 West Main Street, Bloomsburg, Pennsylvania to
enforce the court judgment of \$ 57,409.52 obtained by the Plaintiff against you. If the sale is
postponed, the property will be relisted for sale. In the event that 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 the back payments, late charges, costs, and reasonable attorney's fees due.
2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause.
3. You may 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 greater the chance you will have of stopping the sale. (The Columbia County Referral Service is listed at the end of this notice.)