

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
THEODORE FEDDER (et al.)

Case Number
2017CV841

PROPERTY ADDRESS
719 STATE ROUTE 93, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
10/16/2017	Advance Fee	Advance Fee	11667	\$0.00	\$1,350.00
10/16/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/16/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/16/2017	Crying Sale			\$10.00	\$0.00
10/16/2017	Docketing			\$15.00	\$0.00
10/16/2017	Levy			\$15.00	\$0.00
10/16/2017	Mailing Costs			\$36.00	\$0.00
10/16/2017	Posting Handbill			\$15.00	\$0.00
10/16/2017	Poundage			\$337.58	\$0.00
10/16/2017	Sheriff Automation Fund			\$50.00	\$0.00
10/16/2017	Web Posting			\$100.00	\$0.00
11/30/2017	Service			\$150.00	\$0.00
11/30/2017	Service Mileage			\$12.00	\$0.00
11/30/2017	Copies			\$5.00	\$0.00
11/30/2017	Notary Fee			\$15.00	\$0.00
11/30/2017	Surcharge			\$110.00	\$0.00
11/30/2017	Tax Claim Search			\$5.00	\$0.00
11/30/2017	Refund	(PAID 11/30/2017)	8011	\$441.92	\$0.00
				\$1,350.00	\$1,350.00
				TOTAL BALANCE: \$0.00	

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>156.60</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>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$ <u>35.00</u>	
TRANSFER TAX FORM	\$ <u>25.00</u>	
DISTRIBUTION FORM	\$ <u>25.00</u>	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>305.50</u>

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

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>	
RECORDER OF DEEDS	\$ <u> </u>	
TOTAL *****		\$ <u>0</u>

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

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. <u>pds.</u>	\$ <u>337.58</u>	
TOTAL *****		\$ <u>337.58</u>

TOTAL COSTS (OPENING BID) \$ 908.08

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sent via fax # (570)389-5625

Columbia County Sheriff's Office
Attn.: Real Estate

Re: **PNC Bank, National Association**
vs.
THEODORE C. FEDDER, III
SAMANTHA J. FEDDER

Columbia County
Docket No.: **2017-CV-841**
Premises: **719 State Route 93, Berwick, PA 18603**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **01/31/2018**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Due to Reinstatement

Amount collected in consideration of stay: **\$ 16,879.19**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Jodie Boos
Foreclosure Specialist

MJU#: 17060259 CASE#: 17060259-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
THEODORE FEDDER (et al.)

Case Number
2017CV841

SHERIFF'S RETURN OF SERVICE

11/14/2017 08:40 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SAMANTHA FEDDER AT 719 STATE ROUTE 93, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

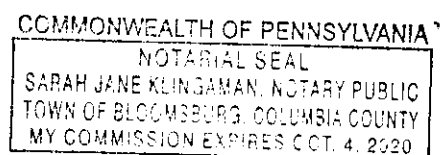

TIMOTHY T. CHAMBERLAIN, SHERIFF

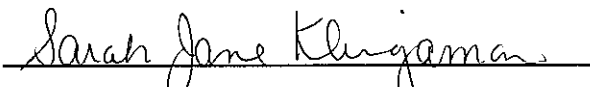
November 15, 2017

NOTARY

Affirmed and subscribed to before me this

15TH day of NOVEMBER, 2017





Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK NATIONAL ASSOCIATION
vs.
FEDDER, THEODORE (et al.)

Case Number
2017CV841

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	133
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	SAMANTHA FEDDER
Primary Address:	719 STATE ROUTE 93 BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	854-1546
Phone:	854-1546

Final Service:

Served:	Personally • Adult In Charge • Posted • Other
Adult In Charge:	
Relation:	
Date:	11-14-17
Time:	20:40
Deputy:	3
Mileage:	

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC
Phone:	

Service Attempts:

Date:		10-25-17	10-30-17			
Time:		15:00	11:15			
Mileage:						
Deputy:		3	3			

Service Attempt Notes:

1. called left message -
2. called left Another Message
3. called "
4. Phone number not valid -
- 5.
- 6.

FEDDER, SAMANTHA

2017CV841

719 STATE ROUTE 93, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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vs.
THEODORE FEDDER (et al.)

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SHERIFF'S RETURN OF SERVICE

11/14/2017 08:40 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE SAMANTHA FEDDER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR THEODORE FEDDER AT 719 STATE ROUTE 93, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

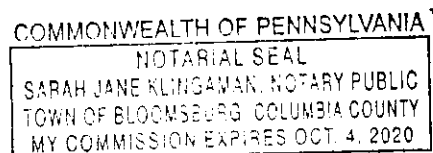

TIMOTHY T. CHAMBERLAIN, SHERIFF

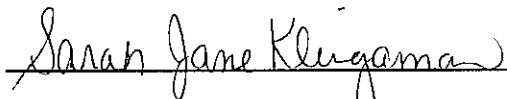
November 15, 2017

NOTARY

Affirmed and subscribed to before me this

15TH day of NOVEMBER, 2017





Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK NATIONAL ASSOCIATION
vs.
FEDDER, THEODORE (et al.)

Case Number
2017CV841

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	133
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	THEODORE FEDDER
Primary Address:	719 STATE ROUTE 93 BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Samantha Fedder
Relation:	Wife
Date:	11-14-17
Time:	20:40
Deputy:	3
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

FEDDER, THEODORE

2017CV841

719 STATE ROUTE 93, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PNC BANK NATIONAL ASSOCIATION
vs.
FEDDER, THEODORE (et al.)

Case Number
2017CV841

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	133
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	719 STATE ROUTE 93 BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	Samantha Fedder
Relation:	Homeowner
Date:	11-14-17
Time:	20:40
Deputy:	3
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2017CV841

719 STATE ROUTE 93, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
FEDDER, THEODORE (et al.)

Case Number
2017CV841

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	133
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Central Columbia SD
Primary Address:	4777 Old Berwick Road Bloomsburg, PA 17815
Phone:	570-784-2850
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	ALYSON LIVZIEY		
Relation:	CUBK		
Date:	10/17/17	Time:	1144
Deputy:	4	Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2017CV841

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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 10/16/17

Account:

Name:
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

Ad ID: 1119091
Description: FEDDER SHERIFF SALE
Run Dates: 01/10/18 to 01/24/18
Class: 2
Agate Lines: 210
Blind Box:

Total Ad Cost \$1,150.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/10/18	01/24/18	3	\$1,150.80

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV841

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, JANUARY 31, 2018
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of North Center, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin in the northerly right of way line of Route No. 93 between Berwick and Orangeville, said point being the southeast corner of the premises herein conveyed and the southwest corner of land of Walter Kinetob; thence along the northerly line of said Route No. 93 north 79 degrees 45 minutes West 198.0 feet to an iron pin corner in line of other land of Clyde and Elizabeth Swisher; thence along line of other land of Clyde and Elizabeth Swisher, North 3 degrees West 226.0 feet to an iron pin corner; thence continuing along line of land of Clyde and Elizabeth Swisher South 79 degrees 45 minutes East 198.0 feet to an iron pin corner in the westerly line of land of Walter Kinetob; thence along the westerly line of land of Walter Kinetob South 3 degrees East 226.0 feet to an iron pin corner, the place of beginning. CONTAINING 1.0 acres of land in accordance with survey of Lawrence G. Lebo, P.E., dated June 14, 1973.

BEING THE SAME PREMISES conveyed to Theodore C. Fedder, III and Samantha J. Fedder, husband and wife by Deed of Michael E. Ambrosino and Mary E. Ambrosino, husband and wife, dated July 15, 2009 and recorded simultaneously with this mortgage. BEING KNOWN AS: 719 State Route 93, Berwick, PA 18603

PROPERTY ID NO.: 11-03-049-01

TITLE TO SAID PREMISES IS VESTED IN Theodore C. Fedder, III and Samantha J. Fedder BY DEED FROM Michael E. Ambrosino and Mary E. Ambrosino, Husband and Wife DATED 07/15/2009 RECORDED 07/17/2009 IN DEED BOOK Instrument Number: 200906694.

PROPERTY ADDRESS: 719 STATE ROUTE 93, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-03-049-01

Seized and taken into execution to be sold as the property of THEODORE FEDDER, SAMANTHA FEDDER in suit of PNC BANK NATIONAL ASSOCIATION.

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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
FEDDER, THEODORE (et al.)

Case Number
2017CV841

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	133
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	DEB Miller
Relation:	Officer
Date:	10-16-17
Time:	1357
Deputy:	12
Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV841

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
FEDDER, THEODORE (et al.)

Case Number
2017CV841

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	133
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Domestic Relations Office of Columbia Cot	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	
Phone:	DOB:	
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Miranda L Church	
Relation:	Intake Clerk	
Date:	10-16-17	Time: 1405
Deputy:	12	Mileage:

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
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Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2017CV841 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PNC BANK NATIONAL ASSOCIATION
vs.
FEDDER, THEODORE (et al.)

Case Number
2017CV841

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 719 STATE ROUTE 93
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: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2017CV841

719 STATE ROUTE 93, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV841

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AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of North Center, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the northerly right of way line of Route No. 93 between Berwick and Orangeville, said point being the southeast corner of the premises herein conveyed and the southwest corner of land of Walter Klinetob; thence along the northerly line of said Route No. 93 north 79 degrees 45 minutes West 198.0 feet to an iron pin corner in line of other land of Clyde and Elizabeth Swisher; thence along line of other land of Clyde and Elizabeth Swisher, North 3 degrees West 226.0 feet to an iron pin corner; thence continuing along line of land of Clyde and Elizabeth Swisher South 79 degrees 45 minutes East 198.0 feet to an iron pin corner in the westerly line of land of Walter Klinetob; thence along the westerly line of land of Walter Klinetob South 3 degrees East 226.0 feet to an iron pin corner, the place of beginning. CONTAINING 1.0 acres of land in accordance with survey of Lawrence G. Lebo, P.E., dated June 14, 1973.

BEING THE SAME PREMISES conveyed to Theodore C. Fedder, III and Samantha J. Fedder, husband and wife by Deed of Michael E. Ambrosino and Mary E. Ambrosino, husband and wife, dated July 15, 2009 and recorded simultaneously with this mortgage.

BEING KNOWN AS: 719 State Route 93, Berwick, PA 18603

PROPERTY ID NO.: 11-03-049-01

TITLE TO SAID PREMISES IS VESTED IN Theodore C. Fedder, III and Samantha J. Fedder BY DEED FROM Michael E. Ambrosino and Mary E. Ambrosino, Husband and Wife DATED 07/15/2009 RECORDED 07/17/2009 IN DEED BOOK Instrument Number: 200906694.

PROPERTY ADDRESS: 719 STATE ROUTE 93, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-03-049-01

Seized and taken into execution to be sold as the property of THEODORE FEDDER, SAMANTHA FEDDER in suit of PNC BANK NATIONAL ASSOCIATION.

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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

Theodore C. Fedder, III
Samantha J. Fedder

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

2017-ED-133

WRIT OF EXECUTION

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:

719 State Route 93, Berwick, PA 18603

Amount due \$ 151,513.20

Interest From 10/12/2017 \$ _____
to Date of Sale _____ *

*Ongoing Monthly Interest Accrual of \$525.96
to actual date of sale including if sale is
held at a later date*

(Costs to be added) \$ _____
Prothonotary

By Barbara N. Jillett SS
Prothonotary Clerk of Sev. Courts

Date 10/13/17 My Com. Ex. 1st Monday in 2020

*This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.

MJU#: 17060259 CASE#: 17060259-1

COURT OF COMMON PLEAS
NO. 2017-CV-841

PNC Bank, National Association

vs.

Theodore C. Fedder, III
Samantha J. Fedder

WRIT OF EXECUTION

REAL DEBT \$ 151,513.20

Interest From 10/12/2017 \$ _____
to Date of Sale _____

*Ongoing Monthly Interest Accrual of \$525.96
to actual date of sale including if sale is held at a later date*

COSTS PAID:

PROTHY \$ _____

SHERIFF \$ _____

STATUTORY \$ _____

COSTS DUE PROTHY. \$ _____

PREMISES TO BE SOLD:

719 State Route 93
Berwick, PA 18603


David Udren, Esquire
PA ID 204252

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
(856) 669-5400
pleadings@udren.com

***This figure includes amounts not due yet. It anticipates that the default is not cured before the sale date. If the default of the loan secured by the mortgage is cured before Sheriff's sale, in accordance with law, interest that is not yet due is NOT collected.**

North Centre Twp
11-03-049-01

REAL ESTATE OUTLINE

ED # 2017 ED 133

DATE RECEIVED 10-10-17
DOCKET AND INDEX 2017 CV 841

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>11667</u>

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

SALE DATE Jan 31, 2018 TIME 9:00 AM
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

Theodore C. Fedder, III
Samantha J. Fedder

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

2017-ED-133

AFFIDAVIT PURSUANT TO RULE 3129.1

AND RULE 76

PNC Bank, National Association, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

719 State Route 93, Berwick, PA 18603

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

Theodore C. Fedder, III
719 State Route 93
Berwick, PA 18603

Samantha J. Fedder
719 State Route 93
Berwick, PA 18603

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

Theodore C. Fedder, III
719 State Route 93
Berwick, PA 18603

Samantha J. Fedder
719 State Route 93
Berwick, PA 18603

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

Jr Lien Holders - None

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

PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

**Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Tenants/Occupants
719 State Route 93
Berwick, PA 18603**

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

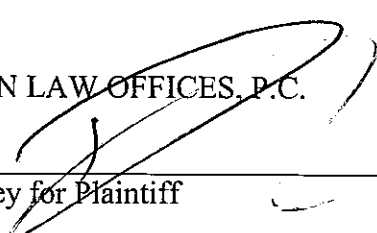
Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 10/11/17

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

MJU#: 17060259 CASE#: 17060259-1

**James J. Udren, Esquire
PA ID 204252**

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sheriff of Columbia County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**
vs.
Theodore C. Fedder, III
Samantha J. Fedder

Columbia County C.C.P. No. 2017-CV-841

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

Quinton Davenport
Foreclosure Specialist

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

PNC Bank, National Association
Plaintiff

v.

Theodore C. Fedder, III
Samantha J. Fedder

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

2017-ED-133

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

David Noeren, Esquire

PA ID 204252

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

Theodore C. Fedder, III
Samantha J. Fedder

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

2017-ED-133

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

David Neeren, Esquire

PA ID 204252

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

PNC Bank, National Association
Plaintiff

v.

**Theodore C. Fedder, III
Samantha J. Fedder**

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

2017-ED-133

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

The Defendant(s) last known address is as follows:

**THEODORE C. FEDDER, III
719 STATE ROUTE 93
BERWICK, PA 18603**

**SAMANTHA J. FEDDER
719 STATE ROUTE 93
BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

David Neeren, Esq.
PA ID 204252

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

THEODORE C. FEDDER, III,
SAMANTHA J. FEDDER
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

2017-ED-133

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Theodore C. Fedder, III
719 State Route 93
Berwick, PA 18603

Your house (real estate) at **719 State Route 93, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on 1-31-18 at 9:00 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$151,513.20**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

THEODORE C. FEDDER, III
SAMANTHA J. FEDDER

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

2017-ED-133

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF NORTH CENTER,**
COLUMBIA COUNTY, PENNSYLVANIA:

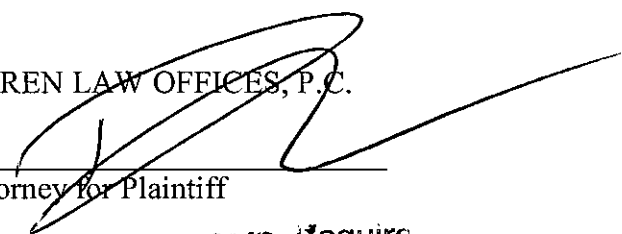
BEING KNOWN AS **719 State Route 93, Berwick, PA 18603**

PARCEL NUMBER: **11-03-049-01**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff


David M. Udrén, Esquire
PA ID 204252

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of North Center, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the northerly right of way line of Route No. 93 between Berwick and Orangeville, said point being the southeast corner of the premises herein conveyed and the southwest corner of land of Walter Klinetob; thence along the northerly line of said Route No. 93 north 79 degrees 45 minutes West 198.0 feet to an iron pin corner in line of other land of Clyde and Elizabeth Swisher; thence along line of other land of Clyde and Elizabeth Swisher, North 3 degrees West 226.0 feet to an iron pin corner; thence continuing along line of land of Clyde and Elizabeth Swisher South 79 degrees 45 minutes East 198.0 feet to an iron pin corner in the westerly line of land of Walter Klinetob; thence along the westerly line of land of Walter Klinetob South 3 degrees East 226.0 feet to an iron pin corner, the place of beginning. **CONTAINING** 1.0 acres of land in accordance with survey of Lawrence G. Lebo, P.E., dated June 14, 1973.

BEING THE SAME PREMISES conveyed to Theodore C. Fedder, III and Samantha J. Fedder, husband and wife by Deed of Michael E. Ambrosino and Mary E. Ambrosino, husband and wife, dated July 15, 2009 and recorded simultaneously with this mortgage.

BEING KNOWN AS: 719 State Route 93, Berwick, PA 18603

PROPERTY ID NO.: 11-03-049-01

TITLE TO SAID PREMISES IS VESTED IN Theodore C. Fedder, III and Samantha J. Fedder **BY DEED FROM** Michael E. Ambrosino and Mary E. Ambrosino, Husband and Wife **DATED** 07/15/2009 **RECORDED** 07/17/2009 **IN DEED BOOK** Instrument Number: 200906694.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

THEODORE C. FEDDER, III;
SAMANTHA J. FEDDER;
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

2017-ED-133

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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.

Date: _____

10/11/17

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

David Noeren, Esquire
PA ID 204252

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sheriff of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**
vs.
Theodore C. Fedder, III
Samantha J. Fedder

Columbia County C.C.P. No. 2017-CV-841

Please be informed that our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

Quinton Davenport
Foreclosure Specialist

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

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Woodcrest Corporate Center
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(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Prothonotary of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**
vs.
THEODORE C. FEDDER, III, SAMANTHA J. FEDDER,
Columbia County C.C.P. No. 2017-CV-841
MJU#: 17060259 CASE#: 17060259-1

FILED
PROTHONOTARY
2017 OCT 12 P 12:21
CLERK OF COURTS
COUNTY OF COLUMBIA

Dear Sir or Madam:

Enclosed please find Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/

Enclosures

MJU#: 17060259 CASE#: 17060259-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

THEODORE C. FEDDER, III, SAMANTHA J.
FEDDER,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

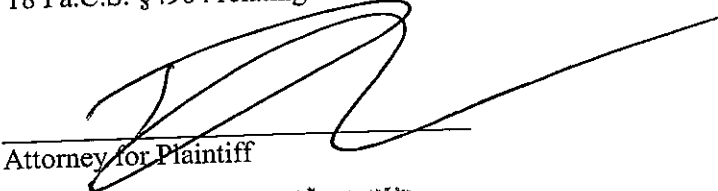
THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **THEODORE C. FEDDER, III, SAMANTHA J. FEDDER**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **October 11, 2017**

Attorney for Plaintiff


David Neeren, Esquire
PA ID 204252

FILED
PROTHONOTARY
2017 OCT 12 P 12:21
CLERK OF COURTS OF JUDICIAL
COUNTY OF COLUMBIA, PA

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

SSN: [REDACTED]

Birth Date:

Last Name: FEDDER

First Name: SAMANTHA

Middle Name: J.

Status As Of: Oct-11-2017

Certificate ID: 4TEYZFZLBXA9WUT

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

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

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

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

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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

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

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

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

SSN: [REDACTED]
Birth Date:
Last Name: FEDDER, III
First Name: THEODORE
Middle Name: C.
Status As Of: Oct-11-2017
Certificate ID: O8SQNH4LL3I4CYM

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

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

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

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

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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Pennsylvania Office
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Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Prothonotary of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**
vs.
THEODORE C. FEDDER, III, SAMANTHA J. FEDDER,
Columbia County C.C.P. No. 2017-CV-841
MJU#: 17060259 CASE#: 17060259-1

FILED
PROTHONOTARY
2011 OCT 12 P 12:21
CLERK OF COURTS OF
COUNTY OF COLUMBIA

Dear Sir or Madam:

Enclosed please find Affidavit of Non-Military Service for the above captioned matter.

I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance in this matter.

Sincerely yours,

Quinton Davenport
Foreclosure Specialist

MJU/

Enclosures

MJU#: 17060259 CASE#: 17060259-1

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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

THEODORE C. FEDDER, III, SAMANTHA J.
FEDDER,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **THEODORE C. FEDDER, III, SAMANTHA J. FEDDER**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **October 11, 2017**

Attorney for Plaintiff

David Noeren, Esquire
PA ID 204252

FILED
PROTHONOTARY
2017 OCT 12 P 12:21
CLERK OF COURTS OF
COUNTY OF COLUMBIA

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

SSN: [REDACTED]
Birth Date:
Last Name: FEDDER
First Name: SAMANTHA
Middle Name: J.
Status As Of: Oct-11-2017
Certificate ID: 4TEYZFZLBXA9WUT

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

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

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
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Michael V. Sorrento, Director
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400 Gigling Rd.
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P.O. Box 380
Bloomsburg, PA 17815

Re: **PNC Bank, National Association**
vs.
THEODORE C. FEDDER, III, SAMANTHA J. FEDDER,
Columbia County C.C.P. No. 2017-CV-841
MJU#: 17060259 CASE#: 17060259-1

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I have also enclosed a copy of the Affidavit of Non-Military Service to be time stamped and returned in the enclosed self-addressed stamped envelope.

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Quinton Davenport
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MJU/

Enclosures

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MJU#: 17060259 CASE#: 17060259-1

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ATTORNEY FOR PLAINTIFF

PNC Bank, National Association
Plaintiff

v.

THEODORE C. FEDDER, III, SAMANTHA J.
FEDDER,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-841

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **THEODORE C. FEDDER, III, SAMANTHA J. FEDDER**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: October 11, 2017

Attorney for Plaintiff

David Noeren, Esquire
PA ID 204252

FILED
PROthonotary
2017 OCT 12 P 12:21
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA

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

SSN: [REDACTED]
Birth Date:
Last Name: FEDDER
First Name: SAMANTHA
Middle Name: J.
Status As Of: Oct-11-2017
Certificate ID: 4TEYZFZLBXA9WUT

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

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]

Birth Date:

Last Name: FEDDER, III

First Name: THEODORE

Middle Name: C.

Status As Of: Oct-11-2017

Certificate ID: O8SQNH4LL3I4CYM

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

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

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
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Seaside, CA 93955

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

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

More information on "Active Duty Status"

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

Coverage Under the SCRA is Broader in Some Cases

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

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

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

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

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



71901140006000114926

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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US SMALL BUSINESS
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DEPARTMENT OF PUBLIC
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DEPARTMENT 281230

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HARRISBURG PA 17128

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003



3-7615/360

NUMBER
11667

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

DATE

October 11, 2017

AMOUNT

*****1,350.00

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS



Fedder, 719 State Route 93, Berwick, PA 18603, Quinton Davenport FEDDER

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