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

| DATE | CATEGORY | <i>MEMO</i> | CHK# | DEBIT | CREDIT |
|------------|---------------------------------|-------------------|-------|----------|------------|
| 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 |

TOTAL BALANCE: \$0.00

\$1,350.00

\$1,350.00

Printed: 11/30/2017 3:39:05PM (c) CountySuite Sheriff, Teleosoff Inc. Page 1 of 1

SHERIFF'S SALE COST SHEET

| | vs. Fedder |
|----------------------------------|---|
| NOED 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 & COP | |
| ADVERTISING SALE (NEWSPAPER |) \$15.00 |
| MILEAGE | \$ 12.00 |
| POSTING HANDBILL | \$15.00 |
| CRYING/ADJOURN SALE | \$10.00 |
| SHERIFF'S DEED | \$35.0 0 |
| TRANSFER TAX FORM | \$25.00 |
| DISTRIBUTION FORM | \$ 25.00 |
| COPIES | \$ <u>5,00</u> |
| NOTARY | \$ 15.00 |
| TOTAL ****** | *********** \$ 305,50 |
| WED DOCTOR | ¢150.00 |
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | D |
| SOLICITOR'S SERVICES | \$100.00 *********** \$_150.60 |
| IOIAL ******* | \$_7 <u></u> |
| PROTHONOTARY (NOTARY) | \$ 10.00 |
| | \$ |
| RECORDER OF DEEDS TOTAL ******* | ********** |
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| REAL ESTATE TAXES: | ψ |
| BORO, TWP & COUNTY 20_ | _ _ |
| SCHOOL DIST. 20_ | - \$ |
| DELINQUENT 20_ | \$ <u>5.\\\\\</u> |
| IOIAL ****** | 2 |
| MUNICIPAL FEES DUE: | |
| SEWER 20 | \$ |
| WATER 20 | - \$ |
| TOTAL ***** | _ \$ _ \$ ************ |
| | ~ 1/0 K |
| SURCHARGE FEE (DSTE) | \$ 110100 |
| MISC | \$ 331,58 |
| | \$ 27.54 |
| TOTAL ***** | \$_1/0,60 \$_ \$_ ******************************** |
| | (OPENING BID) \$ 908.08 |

Pennsylvania Office 100 W. 3rd Ave. Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark, 1 then, Esa Licenset: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (FI) 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

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,

November 15, 2017

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

15TH day of

NOVEMBER

2017

NOTARIAL SEAL SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOGMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES CCT. 4, 2020

COMMONWEALTH OF PENNSYLVANIA

mama

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

(c) CountySuita Sheriff, Teleosoft, inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

| VS. | (NATIONAL ASSOCIATION THEODORE (et al.) | | | | Number 7CV841 |
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| | SERVI | CE COVER SH | EET | | |
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| Manner: | < Not Specified > | Expires: | | Warrant: | Service and the service and th |
| Notes: | SALE DATE & TIME: 01/31/2018 AT 9: PLAINTIFF NOTICE OF SHERIFF'S SA | | RIGHTS | *************************************** | |
| Serve To: | | Final Serv | Toe: | | in and a second |
| Name: | SAMANTHA FEDDER | Served: | Rersonally Adu | ılt in Charge | · Posted · Other |
| Primary Address: | 719 STATE ROUTE 93 BERWICK, PA 18603 | Adult in Charge: | | | |
| Phone: | DOB: | Relation: | | | |
| Alternate Address: | 954-1646 | Date: | 11-14-17 | Time: | 20:40 |
| Phone: | 854-154 | Deputy: | 3 | Mileage: | |
| Attorney / | Originator: | | | | |
| Name: | UDREN LAW OFFICES, PC | Phone: | | | 5 6 1 1 |
| Service Att | tempts: | | | and the second | en de la companya de La companya de la co |
| Date: | 10-25-17 1 | 0-70-17 | | | |
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719 STATE ROUTE 93, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

PNC BANK NATIONAL ASSOCIATION 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 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.

November 15, 2017

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Affirmed and subscribed to before me this

15TH

NOVEMBER

2017

COMMONWEALTH OF PENNSYLVANIA

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

| VS. | K NATIONAL ASSOCIATION THEODORE (et al.) | | | | Number 7CV841 |
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| Service De | the first transfer of the first | | | santa e e | 172 |
| | Real Estate Sale - Sale Notice | | | Zone: Warrant: | 133 |
| Manner: | < Not Specified > | Expires: | A pure capture of the pure to the pure the contract of the con | vvarrant. | |
| Notes: | SALE DATE & TIME: 01/31/2018 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALI | | RIGHTS | | |
| Serve To: | and the state of t | Pinal Servi | | | |
| Name: | THEODORE FEDDER | Served: | Personally · Ad | ult In Charge | Posted · Other |
| Primary Address: | 719 STATE ROUTE 93 BERWICK, PA 18603 | Adult In Charge: | SAMany | ha Fed | der |
| Phone: | DOB: | Relation: | WiFe | · · · · · · · · · · · · · · · · · · · | |
| Alternate Address: | | Date: | 11-4-7 | Time: | 20:40 |
| Phone: | | Deputy: | 3 | Mileage: | 9 |
| Attorney / | Originator: | | | | |
| Name: | UDREN LAW OFFICES, PC | Phone: | And the state of t | may yan say yaqiilgan aqaa A.S. aas W. aas Walaa | ov savar van 1811 - mar alimbia amata |
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719 STATE ROUTE 93, BERWICK, PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

| vs. | (NATIONAL ASSOCIATION THEODORE (et al.) | | | | Number 7CV841 |
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| | SERVIC | E COVER SH | EET | | |
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| Category: | Real Estate Sale - Sale Notice | um maga sanu marus a miran anna magana miran mahini in Sur Parin Magan in 1970 Magan Anna Magan in 1970 Magan i | | Zone: | 133 |
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| Notes: | SALE DATE & TIME: 01/31/2018 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE | | RIGHTS | A STATE OF THE PROPERTY OF THE | |
| Serve To: | | Final Servi | ice: | | |
| Name: | OCCUPANT | Served: | Personally · Add | ult In Charge | Posted · Other |
| Primary Address: | 719 STATE ROUTE 93 BERWICK, PA 18603 | Adult In Charge: | Samarit | ha Fedd | ~ |
| Phone: | DOB: | Relation: | Homeow | ner | , , , , , , , , , , , , , , , , , , , |
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

| VS. | (NATIONAL ASSOCIATION THEODORE (et al.) | | | | Number 7CV841 |
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| | Real Estate Sale - Sale Notice | The suith Total American Astronomic States with some Astronomic Suite Andrews of Astronomic States and Astronomic States and States | | Zone: | 133 |
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| Serve To: | | Final Servic | an an dean an dean an a | enin en se som et se en | |
| Name: | Central Columbia SD | Served: | Personally : Adt | ilt In Charge | _Bosted · Other |
| Primary Address: | 4777 Old Berwick Road Bloomsburg, PA 17815 | Adult In Charge: | ALYSON | LIVZ | iey |
| Phone: | 570-784-2850 DOB : | Relation: | CIELL | a wanawa awasana a a a a a a a | |
| Alternate Address: | | Date: | 19)11/12 | Time: | 1144 |
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| Name: | UDREN LAW OFFICES, PC | Phone: | 1945 | alga in service in the service of th | |
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| Service At | tempt Notes: | | militar da da | | |
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CENTRAL COLUMBIA SD 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

Ad ID:

1119091

Description:

FEDDER SHERIFF SALE

Run Dates:

01/10/18 to 01/24/18

Class: Agate Lines:

Blind Box:

210

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER

Address: PO BOX 380

BLOOMSBURG, PA 17815

Telephone: (570) 389-5622

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

\$0.00

Publication Press Enterprise

Start Stop 01/10/1801/24/18 Inserts

Cost \$1,150.80

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2017CV841

sued 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 dis tribution will be on file in the Sheriffs 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 Iot, 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 fland 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, 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 degees 45 minutes East 198.0 feet to an iron pin corner in the vesterly line of fland 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, PE, dated June 14, 1973.
BEING THE SAME PREMISES corneyed to Theodore C. Fedder, Ill and Samantha J. Fedder, husband and wrife by Deed of Michael E. Ambrosino and Mary E. Ambrosino, husband and wrife, dated July 15, 2009 and recorded simultaneously with this mortgage. BEING KNCWN AS: 719 State Route 93, Berwick, PA 18603
PROPERTY ID NO: 11.03.049-01

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

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. IMPORTATN TOTICE 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 IN IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER, DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITH-IN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price IN THE PRESCRIBED TIME PERIOD. If the successful bidder failts 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 resull the property at the bidder's risk and maintain an action agiainst 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 ottomey 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, unloss the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff. of the plaintiff.

Attorney for the Plaintiff UDREN LAW OFFICES, PC CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

| VS. | NC BANK NATIONAL ASSOCIATION vs. EDDER, THEODORE (et al.) | | | | Number 7CV841 | |
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| 1 () 1 () 1 () () () () () () (| Real Estate Sale - Sale Notice | and the second s | and the Medical States of the analysis of the second states of the secon | Zone: | 133 | BIA |
| Manner: | < Not Specified > | Expires: | The same section is a second before the second of a second of the second | Warrant: | | ဝ |
| Notes: | SALE DATE & TIME: 01/31/2018 AT 9:00 APPLAINTIFF NOTICE OF SHERIFF'S SALE A | erak II. karan kan makamanan kan tan karan meneri kan tan V | MIGHTS | | | COLUMBIA COUNTY TAX C |
| Serve To: | | Final Servi | cë | | | 201 |
| Name: | Columbia County Tax Office | Served: | Personally A | dult In Charge | Posted · Other | 2017CV841 |
| Primary Address: | PO Box 380 Bloomsburg, PA 17815 | Adult In Charge: | DIEB | Millen | | /841 |
| Phone: | 570-389-5649 DOB : | Relation: | () Find | | | |
| Alternate Address: | | Date: | 10-16-1 | 7 Time: | 1357 | |
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| Attorney / | Originator: | | | | | BOX 380, |
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| Service At | tempts: | | | | | BLOOMSBURG |
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PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

| VS. | (NATIONAL ASSOCIATION THEODORE (et al.) | | | | Number 7CV841 |
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| Service De | talls: | | | | |
| Category: | Real Estate Sale - Sale Notice | ng y ng min hybrig ninh ghiyang nyhbi mi Anghiya hi Anhiya mikiya a hi | A ANGELE E E LE TELETANTE PLANTE DE L'ANGELE E ANTONIO E L'ANGELE E ANTONIO E L'ANGELE E ANTONIO E L'ANGELE E ANTONIO E L'ANGELE E A CONTROL E L'ANGELE E | Zone: | 133 |
| Manner: | < Not Specified > | Expires: | A CONTRACTOR OF THE CONTRACTOR | Warrant: | |
| Notes: | SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND | DEBTOR'S R | IGHTS | er et a gene, rennen gerioù, it ê i y stêrê i it i sêre. | |
| Serve To: | | Final Servi | 19 | anaram anaram a naraman a rata araw araw a rata | |
| Name: | Domestic Relations Office of Columbia Cou | Served: | Personally Adı | ult In Charge | Posted · Other |
| Primary Address: | 11 WEST MAIN STREET 2ND FLOOR | Adult In Charge: | | i L Chu | |
| Phone: | Bloomsburg, PA 17815 DOB: | Relation: | Intake | Clerk | |
| Alternate Address: | | Date: | 15-16-17 | Time: | 1405 |
| Phone: | An interest of a section of the sect | Deputy: | /2 | Mileage: | |
| Attorney / | Originator: | | | | |
| Name: | UDREN LAW OFFICES, PC | Phone: | | and the second s | |
| Service Att | empts: | | | reserve to the first of the fir | en er en |
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| 6. | | | | | |

DOMESTIC RELATIONS OF 2017C

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

| SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Manner: < Not Specified > Expires: | Zone: |
|--|--|
| Service Details: Category: Real Estate Sale - Posting - Sale Bill | |
| Category: Real Estate Sale - Posting - Sale Bill | |
| and the second s | |
| Manner: < Not Specified > Expires: | Warrant: |
| | |
| Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM SHERIFF'S SALE BILL | |
| Serve To: Final Service: | |
| Name: (POSTING) Served: Per | sonally · Adult In Charge · Posted · Other |
| Primary 719 STATE ROUTE 93 Address: BERWICK, PA 18603 Address: Adult In Charge: | |
| Phone: DOB: Relation: | |
| Alternate Date: Address: | Time: |
| Phone: Deputy: | Mileage: |
| Attorney / Originator: | |
| Name: UDREN LAW OFFICES, PC Phone: | |
| Service Attempts: | |
| Date: | |
| Time: | |
| Mileage: | |
| | |

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:

BEGINNNG 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 failts 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 conneciton 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

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

PNC Bank, National Association

Plaintiff

CIVIL DIVISION

v.

Columbia County

Theodore C. Fedder, III Samantha J. Fedder

MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS

Defendant(s)

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 | \$ <u>151,513.20</u> |
|--|--|
| Interest From 10/12/2017 to Date of Sale Ongoing Monthly Interest Ac to actual date of sale includi held at a later date | \$* ccrual of \$ <u>525.96</u> ng if sale is |
| (Costs to be added) | \$ Prothonotary |

By Barbara W. Mulletti 183
Proth & Glerk of Sev. Courts 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 | \$ <u>151,513.20</u> | | | |
| 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 | | | | |
|) · · · · · · · · · · · · · · · · · · · | PATD 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.

REAL ESTATE OUTLINE

ED#2017E0133

| DATE RECEIVED 10 | -10-17 |
|--------------------------|-------------------------|
| DOCKET AND INDEX | 2017 CV 841 |
| | |
| CHECK FOR PRO | PER INFO. |
| WRIT OF EXECUTION | X |
| COPY OF DESCRIPTION | × |
| WHEREABOUTS OF LKA | X |
| NON-MILITARY AFFIDAVIT | × |
| NOTICES OF SHERIFF SALE | <u>X</u> |
| WAIVER OF WATCHMAN | X |
| AFFIDAVIT OF LIENS LIST | <u> </u> |
| CHECK FOR \$1,350.00 OR | X CK# 11667 |
| **IF ANY OF ABOVE IS MIS | SSING DO NOT PROCEED** |
| | |
| SALE DATE | Jan 31 2018 TIME 9:00 m |
| POSTING DATE | |
| ADV. DATES FOR NEWSPAP | ER I ST WEEK |
| | 2 ND WEEK |
| | 3 RD 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

PNC Bank, National Association

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

Columbia County

Theodore C. Fedder, III Samantha J. Fedder

MORTGAGE FORECLOSURE

Defendant(s)

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: ____ IOIIII >

UDREN LAW OFFICES, P.O.

BY: Attorney for Plaintiff

PA ID 204252

MJU#: 17060259 CASE#: 17060259-1

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

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

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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)

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

BY: Plaintiff Attorney for

vavid Nweren, Esquire

PAID 204252

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

| pleadings@udro | en.com |
|----------------|--------|
|----------------|--------|

PNC Bank, National Association

Plaintiff

CIVIL DIVISION

v.

Columbia County

Theodore C. Fedder, III Samantha J. Fedder

MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS

Defendant(s)

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 PAID 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

v.

PNC Bank, National Association

Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION

Columbia County

Theodore C. Fedder, III Samantha J. Fedder

MORTGAGE FORECLOSURE

Defendant(s)

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 OFFICE

Attorney for Plaintiff

David Neeren, Ear 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

v.

PNC Bank, National Association

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

THEODORE C. FEDDER, III, SAMANTHA J. FEDDER

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2017-CV-841

AOI7 - 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 LICENCIDADOS 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

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

3017-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

Attorney for Plaintiff

PAID 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

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: (JIIII)

Attorney for Plaintiff

zayla Neeren, Esquire PAID 204252

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

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (FH) 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.

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

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

THEODORE C. FEDDER, III, SAMANTHA J. FEDDER, Columbia County C.C.P. No. 2017-CV-841

MJU#: 17060259 CASE#: 17060259-1

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

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 Neoren, Esquire PA ID 204252

2011 OCT 12 P 12: 21

MJU#: 17060259 CASE#: 17060259-1



Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date: Last Name:

FEDDER

First Name:

SAMANTHA

Middle Name:

J.

Status As Of:

Oct-11-2017

Certificate ID:

4TEYZFZLBXA9WUT

| Certificato ID: | and the state of t | , | |
|------------------------|--|--|-------------------|
| | On Active Duty On Active | B Duty Status Date | Service Component |
| Active Duty Start Date | Active Duty End Date | Status | NA NA |
| NA | MAS J. AND | No No Status Date | |
| | This response reflects the individuals' active duty | status based on life Active Duty State | |

| Left Active Duty Within 367 Days of Active Duty Status Dafe Active Duty Start Date Status Service Component No No NA | | | West - | |
|---|----------------|--|--|-------------------|
| Active Duty Start Date Active Duty End Date Status Service Composition NA | | 1 eff Active Duty Within | 367 Days of Active Duty Status Date | |
| Active Duty Start Date Active Duty End Date No NA | | | | Service Component |
| Active Duty Staft Date | D. A. Ctt Date | Active Duty End Date | | NΔ |
| NA I STOOL NA I STOOL NA I STOOL THE STOOL OF THE PERSON | | THE STATE OF THE S | No little | \ |
| | NA NA | NA 1 | The state of the s | atus Date |
| NA NA This response reflects where the individual left active duty status within 357 days preceding the Active Duty Status Date | | and all whose the individual left active | e duty status within 367 days preceding the Active Duty 30 | aldo pate |
| This response reliects wild contra | This respon | se reliects where and individual | - 100 M 1/ N/ | |

| | () | | <u> </u> | |
|-------------------------------|--|--|--|----------|
| | The Member or His/Her Unit Was Notific | ed of a Future Call-Up to Active I | Duty on Active Duty Status D | ale |
| | Order Notification End Date | | Status | |
| Order Notification Start Date | NΔ | | Mr No Co | NA |
| NA NA | This response reflects whether the individua | or his/her unit has received ear | ly notification to report for act | ive duty |
| | This response reflects this tier and the | - To be state that it is a line of the state | THE SAME THE | |

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

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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:

Birth Date:

Last Name: FEDDER, III

First Name:

THEODORE

Middle Name: C.

Status As Of: Oct-11-2017

Certificate ID: O8SQNH4LL3I4CYM

| Ooranous .= . | 7 <u>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</u> | | |
|------------------------|---|--------|-------------------|
| | On Active Duty On Ac | | Service Component |
| Active Duty Start Date | Active Duty End Date | Status | NA NA |
| NA NA | This response reflects the individuals' active du | | |
| | This response rejects the movieurs and re- | | |

| | Left Active Duty Within 367 Da | avs of Active Duty Status Date | |
|------------------------|---|--|-------------------|
| | Left Active Duty Within 307 Da | | Service Component |
| | Active Duty End Date | Status | |
| Active Duty Start Date | Active Daty End Date | 20 A 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | l NA L |
| | | No 2 | |
| NA NA | NA NA | 77 7 8 8 80 5 5 5 5 6 5 6 5 6 5 6 5 6 5 6 5 6 5 6 | - Data |
| NA | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | lattle littin 367 days preceding the Active Duty State | us Date |
| This r | response reflects where the individual left active duty s | Salus Within Dor day - P | |
| T I I I I | espense remark 1 1 13 | | |
| | = \$E | ことをさん しょしん こうしゅう こうがく 大道 しきしゅう | |

| | Mr. A. A. | <u> </u> | <u> </u> |
|-------------------------------|---|---|--------------------------------|
| | The Member or His/Her Unit Was Notified of | | Status Date Service Component |
| Order Notification Start Date | Order Notification End Date | Status | NA NA |
| NA NA | his response reflects whether the individual or h | us/her unit has received early notification to repo | ort for active duty |
| | his response reliects whether the matrices | THE REPORT OF COMMENTS | |

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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.

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

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

Re:

PNC Bank, National Association

THEODORE C. FEDDER, III, SAMANTHA J. FEDDER, Columbia County C.C.P. No. 2017-CV-841 MJU#: 17060259 CASE#: 17060259-1

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

ATTORNEY FOR PLAINTIFF

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)

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

P 12: 21

MJU#: 17060259 CASE#: 17060259-1



Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date: Last Name:

FEDDER

First Name:

SAMANTHA

Middle Name: J.

Status As Of: Oct-11-2017

Certificate ID: 4TEYZFZLBXA9WUT

| Certificate ib. | The state of the | 1 100 m | |
|------------------------|--|---|-------------------|
| | On Active Duty On Act | | Service Component |
| Active Duty Start Date | Active Duty End Date | Status No. | NA |
| | NA This response reflects the individuals active du | l 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | |
| | This response reflects the individuals acrive us | | |

| Left Active Duty Within 367 Days of Active Duty Status Date Active Duty Start Date Active Duty Start Date Active Duty Start Date Active Duty Start Date No NA NA This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date | | T/3/30 NNU// 20No | |
|--|----------------------|---|---|
| Active Duty Start Date Active Duty End Date No NA | | Olehus | Service Component: |
| NA This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date | | Active Duty End Date No | 1 a la l |
| | NA This response rel | ects where the individual left active duty status within 367 days preceding the | Active Duty Status Date |

| | | <u> </u> | | |
|-------------------------------|--|--|---------------------------------------|-------------------|
| | The Member or His/Her Unit Was Notified | | uty on Active Duty Status Date Status | Service Component |
| Order Notification Start Date | Order Notification End Date | The second secon | No " | NA NA |
| NA NA | NA his response reflects whether the individual | or his/her unit has received early | notification to report for active de | uty |
| | nis response remote vinema. | | 20 Jan | |

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

Re:

PNC Bank, National Association

THEODORE C. FEDDER, III, SAMANTHA J. FEDDER, Columbia County C.C.P. No. 2017-CV-841 MJU#: 17060259 CASE#: 17060259-1

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

ATTORNEY FOR PLAINTIFF

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)

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

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Dated: October 11, 2017

Attorney for Plaintiff

David Neeren, Esquire PA ID 204252

2011 OCT 12 P 12: 21
ERK OF COURTS OF STATE OF S

MJU#: 17060259 CASE#: 17060259-1



Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date:

Last Name: FEDDER

First Name: SAMANTHA

Middle Name: J.

Status As Of: Oct-11-2017

Certificate ID: 4TEYZFZLBXA9WUT

| Certificate ib. | in the state of th | |
|------------------------|--|-------------------|
| | On Active Duty On Active Duty Status Date | Service Component |
| Active Duty Start Date | Active Duty End Date Status | NA |
| | This response reflects the individuals' active duty status based on the Active Duty Status Dat | e |
| | This response reflects the individuals active duty status bassy | _ |

| | | MATERIAL MANAGEMENT | |
|------------------------|--|---|-------------------|
| | | 7 Days of Active Duly Status Date Status | Service Component |
| Active Duty Start Date | Active Duty End Date | No No | NA NA |
| NA NA | NA I | uty status within 367 days preceding the Active D | uty Status Date |
| This re: | ponse reflects where the individual left active or | uy sidiya wina oo a sa s | |

| | The Member or His/Her Unit Was Notified Order Notification End Date | | Outy on Active Duty Status Date Status | |
|-----------------------------------|---|-------------------------------|---|------|
| Order Notification Start Date NA | NA This response reflects whether the individual | The second second | y notification to report for active | duty |
| Ţ. | This response reliects whether the state | Carl Decision Block Tale 1997 | | |

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Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date: Last Name:

FEDDER, III

First Name:

THEODORE

Middle Name: C.

Status As Of:

Oct-11-2017

Certificate ID:

O8SQNH4LL3I4CYM

| Certificate ib. | | · · · · · · · · · · · · · · · · · · · | |
|------------------------|--|---|-------------------|
| | On Active Duty On Activ | ve Duty Status Date Status | Service Component |
| Active Duty Start Date | Active Duty End Date | No | NA NA |
| NA NA | This response rejects the individuals' active duty | status based on the Active Duty Status Date | |
| | This response remove the many transfer | | |

| | | The state of the s | |
|---------------------------|---|--|-------------------|
| | Left Active Duty Within 367 Day Active Duty End Date | ys of Active Duty Status Date Status | Service Component |
| Active Duty Start Date NA | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | No No Proceeding the Active Duty S | Status Date |
| This | response reflects where the individual left active duty sta | atus within 367 days preceding the f | |

| | The Member or His/Her Unit Was Notified of a Futur | re Call-Up to Active Duty on Active Duty Status Date Status | Service Component |
|-------------------------------|--|---|-------------------|
| Order Notification Start Date | Order Notification End Date | No | NA NA |
| NA NA | NA. | unit has received early notification to report for active | a duty |
| Thi | is response reliects whether the | (TOPEN TOPEN | |

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 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

Print Your Documents Page 1 of 1

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



71901140006000114920

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UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003



NUMBER

3-7615/360

11667

DATE

AMOUNT

October 11, 2017

*******1,350.00

PAY TO THE ORDER

Columbia County Sheriff

Courthouse

P.O. Box 380

Bloomsburg, PA 17815

VOID AFTER 90 DAYS

Markfleden

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

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