

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 216630  
Customer:  
SHERIFF

Invoice Date: 10/05/2017 11:45:46 AM  
Last Change:

RECEIPT  
Receipt By: WALK-IN

Reg/Drw ID: 0101  
By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201707994	MONTOUR TOWNSHIP
	Grantor - SHARPLESS, SUSAN I		10/05/17 11:45:48 AM	
	Grantee - DEUTSCHE BANK NATIONAL TRUST CO			
	Consideration - \$4,004.36			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7954 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

DEUTSCHE BANK NATIONAL TRUST CO VS SUSAN & MICHAEL SHARPLESS

NO. 67-2017 ED

NO. 377-2016

JD

DATE/TIME OF SALE: SEPTEMBER 6, 2017 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 75000.00 (2254.36)

POUNDAGE - 2% OF BID

\$ 1500.00

TRANSFER TAX - 2% OF FAIR MKT

\$ —

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 4004.36

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE:

\$ 4004.36

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 2654.36

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB

vs.

## Defendant

SUSAN SHARPLESS  
MICHAEL SHARPLESS

### Attorney for the Plaintiff:

MILSTEAD & ASSOCIATES LLC  
1 EAST STOW ROAD  
MARLTON, NJ 08053

Sheriff's Sale Date: Wednesday, September 6, 201

Writ of Execution No. : 2016CV377

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 191 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,378.86
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Surcharge	\$130.00
Tax Claim Search	\$5.00

**Total Sheriff Costs \$2,187.36**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs \$67.00**

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**Grand Total: \$2,254.36**

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

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053  
Phone (856) 482-1400 Fax (856) 482-9190  
[www.milsteadlaw.com](http://www.milsteadlaw.com)

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera\*

Joel H. Aronow\*

Nelson Diaz\*

Rhondi Lynn Schwartz

\*Also admitted in PA  
†Only admitted in PA

Andrew M. Lubin\*

David H. Lipow\*

Mary L. Harbert-Bell\*

Matthew C. Waldt\*

Bernadette Irace\*

Roger Fay\*

Michael Daly †

2501 Seaport Drive  
Suite 210  
Chester, PA 19013  
(215) 717-0043 Fax (215) 717-0044

Our File No. 215276-1

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF  
THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-  
CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3 vs.  
Michael J. Sharpless and Susan I. Sharpless  
2016-CV-377  
Sale Date: September 06, 2017  
Deed Instructions**

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3**, 3217 S. Decker Lake Drive, Salt Lake City, UT 84119.

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Ruth DiRico  
Paralegal



**pennsylvania**  
DEPARTMENT OF REVENUE  
**Bureau of Individual Taxes**  
PO BOX 280603  
Harrisburg, PA 17128-0603

## REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name <b>Ruth DiRico</b>		Telephone Number: <b>(856) 482-1400</b>	
Mailing Address <b>1 E. Stow Road</b>		City <b>Marlton</b>	State <b>NJ</b>
		ZIP Code <b>08053</b>	

### B. TRANSFER DATA

Date of Acceptance of Document	<b>09/06/2017</b>		
Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>	Telephone Number: <b>570-389-5624</b>	Grantee(s)/Lessee(s) <b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3</b>	Telephone Number <b>(800) 635-9698</b>
Mailing Address <b>Columbia County Courthouse, PO Box 380</b>		Mailing Address <b>1761 East Saint Andrew Place</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>Santa Ana</b>
			State <b>CA</b>
			ZIP Code <b>92705</b>

### C. REAL ESTATE LOCATION

Street Address <b>191 Deussen Dr</b>		City, Township, Borough <b>Montour Township</b>	
County <b>Columbia</b>	School District <b>Bloomsburg Area School District</b>	Tax Parcel Number <b>25-06-002</b>	

### D. VALUATION DATA

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

1. Actual Cash Consideration <b>75,000.00</b>	2. Other Consideration <b>+ \$00.00</b>	3. Total Consideration <b>= 75,000.00</b>
4. County Assessed Value <b>\$30,318.00</b>	5. Common Level Ratio Factor <b>x 3.91</b>	6. Computed Value <b>= \$118,543.38</b>

### E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed <b>\$118,543.38</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from a mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <i>Ruth DiRico</i>	Date <i>9/6/17</i>
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SHARPLESS, SUSAN

Case Number  
2016CV377

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 67

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Landlord

458 - 55 5576

### Serve To:

Name: SUSAN SHARPLESS

Primary Address: 191 DEUSSEN DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 44 STATE STREET  
MILLVILLE, PA 17846

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 6-19-17

Time: 14:45

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

6.9.17

Time:

1306

Mileage:

Deputy:

4

### Service Attempt Notes:

1. VACANT For forwarding From Landlord
2. P.O. Box 163 Muncy 17756
- 3.
- 4.
- 5.
- 6.

SHARPLESS, SUSAN

2016CV377

191 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE, ON BEHALF  
OF THE HOLDERS OF THE J.P.  
MORGAN MORTGAGE ACQUISITION  
TRUST 2007-CH3, ASSET BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2007-CH3

Plaintiff,

Vs.

Michael J. Sharpless  
Susan I. Sharpless

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY,  
PENNSYLVANIA

No.: 2016-CV-377

2017 - ED - 67

PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy  
upon and sell the following described property:

191 Deussen Dr, Bloomsburg, PA 17815  
(see legal description attached)

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

AMOUNT DUE	\$ 151,943.91
INTEREST	
From 03/09/2017 to Date	\$ _____
of Sale at \$24.97 per diem	
TOTAL DUE	\$ _____
	\$ _____

Dated: June 7, 2017

(SEAL)

Barbara N. Jilka 188  
(clerk) Office of Judicial Support, Common  
Pleas Court of Columbia County, Penna.

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

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 bid price by calling Milstead & Associates, LLC at (856) 482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead & Associates, LLC at (856) 482-1400.

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 a 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 on a date specified by the Sheriff not later than thirty 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.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU 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.

Columbia County Notice to Defend  
Columbia County Bar Association  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SHARPLESS, SUSAN (et al.)

Case Number  
2016CV377

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 67

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MICHAEL SHARPLESS

Primary Address: ~~191 DEUSSEN DRIVE~~  
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address: 171 ROLLING HILL ROAD  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 6-13-17

Time: 17:14

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. VACANT

2.

3.

4.

5.

6.

SHARPLESS, MICHAEL

2016CV377

191 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SHARPLESS, SUSAN (et al.)

Case Number  
2016CV377

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 67

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BLOOMSBURG AREA SCHOOL DISTRICT-

Primary Address: 728 E. 5TH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: BRENDA BREASCH

Relation: CLEXIL

Date: 6/9/17 Time: 1116

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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BLOOMSBURG AREA SCH

2016CV377

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SHARPLESS, SUSAN (et al.)

Case Number  
2016CV377

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 67

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: MONTOUR TOWNSHIP  
Primary Address: 121 LEGION ROAD  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MAILBOX

Relation:

Date: 6/9/17

Time: 1353

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

MONTOUR TOWNSHIP

2016CV377

121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SHARPLESS, SUSAN

Case Number  
2016CV377

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 67

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

SHERRY KUKIS

Relation:

CLERK

Date:

6/9/17

Time:

1041

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

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COLUMBIA COUNTY TAX C

2016CV377

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SHARPLESS, SUSAN

Case Number  
2016CV377

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 67

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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: MICHELLE SANTOR

Relation: CLECK

Date: 6/9/17 Time: 1044

Deputy: 4 Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF 2016CV377 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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SHARPLESS, SUSAN

Case Number  
2016CV377

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 67

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Bert Leiby

Primary Address: 121 Legion Road  
Bloomsburg, PA 17815

Phone: 570-356-7765

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MAILBOX

Relation:

Date: 6/9/17

Time: 1253

Deputy: H

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

LEIBY, BERT

2016CV377

121 LEGION ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 06/09/2017

Fee: \$5.00

Cert. NO: 27585

SHARPLESS MICHAEL J & SUSAN I  
191 DEUSSEN DR  
BLOOMSBURG PA 17815

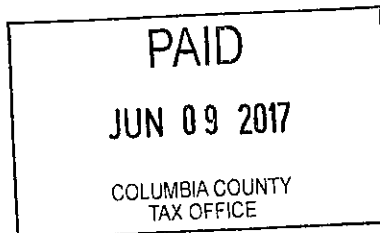
District: MONTOUR TWP  
Deed: 20051 -3006  
Location: 191 DEUSSEN DR  
Parcel Id:25 -06 -002-02,000

Assessment: 30,318  
Balances as of 06/09/2017

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

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_ Per: \_\_\_\_\_



# 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 06/08/17

Account:

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

Ad ID: 1108310  
Description: Sharpless Sheriff Sale  
Run Dates: 08/16/17 to 08/30/17  
Class: 2  
Agate Lines: 252  
Blind Box:

Total Ad Cost \$1,378.86  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/16/17	08/30/17	3	\$1,378.86

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2016CV377

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, SEPTEMBER 06, 2017

AT 9:00 O'CLOCK A.M.

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

ALL that certain piece, parcel or tract of land lying and being situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set in line of lands now or late of Annetta D. Dunkle and S. Emily Vincent, said rebar being 581.69 feet distant on a bearing of South 20 degrees, 55 minutes, 24 seconds West from a point at the center of Township Route No. 358 and on the southerly line of lands now or late of Norma J. Krescher; THENCE along and through other lands now or late of said Dunkle and Vincent, and crossing Township Route no. 358, South 73 degrees, 00 minutes, 20 seconds East, a distance of 251.94 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent; THENCE along and through the same, South 31 degrees, 18 minutes, 16 seconds West, a distance of 180.33 feet to a point to a point in the centerline of Township Route no. 358; THENCE along said centerline on a curve having a radius of 577.28 feet, are length of 44.81 feet, delta angle of 4 degrees, 26 minutes, 51 seconds, a chord bearing of South 23 degrees, 19 minutes, 33 seconds East, and a chord length of 44.80 feet to a point in line of other lands now or late of said Dunkle and Vincent; THENCE along and through lands now or late now or late of said Dunkle and Vincent and passing through a rebar set 16.53 feet from the last mentioned corner, South 71 degrees, 56 minutes, 37 second West, a distance of 155.94 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent; THENCE along and through the same, North 22 degrees, 19 minutes, 1 seconds West, a distance of 359.25 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent; THENCE along and through the same, North 82 degrees, 37 minutes, 37 seconds East, a distance of 114.87 feet to the PLACE OF BEGINNING. CONTAINING 2.00 acres of land in all.

UNDER AND SUBJECT to that portion of the right-of-way of Township Route No. 358 as located on said parcel.

BEING designated as Lot No. 1 as more fully shown on a subdivision plan prepared by Drumheller Surveying, dated October 28, 1997, and filed in the Columbia County Recorder's Office in Map Book No. 7, at page 1382.

Title to said Premises vested in Michael J. Sharpless and Susan L. Sharpless by Deed from Donald J. Sharpless and Margo H. Sharpless dated November 18th 2005 and recorded on November 29, 2005 in the Columbia County Recorder of Deeds as Instrument No. 200502541.

Being known as: 191 Deussen Dr, Bloomsburg, PA 17815  
Tax Parcel Number: 25-06-002

PROPERTY ADDRESS: 191 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-06-002

Seized and taken into execution to be sold as the property of SUSAN SHARPLESS; MICHAEL SHARPLESS in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY AB.

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:  
MILSTEAD & ASSOCIATES LLC  
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2016CV377

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, SEPTEMBER 06, 2017**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL that certain piece, parcel or tract of land lying and being situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set in line of lands now or late of Annetta D. Dunkle and S. Emily Vicent, said rebar being 581.69 feet distant on a bearing of South 20 degrees, 55 minutes, 24 seconds West from a point at the center of Township Route No. 358 and on the southerly line of lands now or late of Norma J. Kreischer; THENCE along and through other lands now or late of said Dunkle and Vincent, and crossing Township Route no. 358, South 73 degrees, 00 minutes, 20 seconds East, a distance of 251.94 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent; THENCE along and through the same, South 31 degrees, 18 minutes, 16 seconds West, a distance of 180.33 feet to a point in the centerline of Township Route no. 358; THENCE along said centerline on a curve having a radius of 577.28 feet, arc length of 44.81 feet, delta angle of 4 degrees, 26 minutes, 51 seconds, a chord bearing of South 23 degrees, 19 minutes, 33 seconds East, and a chord length of 44.80 feet to a point in line of other lands now or later of said Dunkle and Vincent; THENCE along and through lands now or late of said Dunkle and Vincent and passing through a rebar set 16.53 feet from the last mentioned corner, South 71 degrees, 56 minutes, 37 seconds West, a distance of 155.94 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent; THENCE along and through the same, North 22 degrees, 19 minutes, 1 seconds West, a distance of 359.25 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent; THENCE along and through the same, North 82 degrees, 37 minutes, 37 seconds East, a distance of 114.87 feet to the PLACE OF BEGINNING.

CONTAINING 2.00 acres of land in all.

UNDER AND SUBJECT to that portion of the right-of-way of Township Route No. 358 as located on said parcel.

BEING designated as Lot No. 1 as more fully shown on a subdivision plan prepared by Drumheller Surveying, dated October 28, 1997, and filed in the Columbia County Recorder's Office in Map Book No. 7, at page 1382.

Title to said Premises vested in Michael J. Sharpless and Susan I. Sharpless by Deed from Donald J. Sharpless and Margo H. Sharpless dated November 18th 2005 and recorded on November 29, 2005 in the Columbia County Recorder of Deeds as Instrument No. 200502541.

Being known as: 191 Deussen Dr, Bloomsburg, PA 17815

Tax Parcel Number: 25-06-002

PROPERTY ADDRESS: 191 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-06-002

Seized and taken into execution to be sold as the property of SUSAN SHARPLESS, MICHAEL SHARPLESS in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY AB.

---

**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:**  
MILSTEAD & ASSOCIATES LLC  
MARLTON, NJ

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE, ON BEHALF  
OF THE HOLDERS OF THE J.P.  
MORGAN MORTGAGE ACQUISITION  
TRUST 2007-CH3, ASSET BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2007-CH3

Plaintiff,

Vs.

Michael J. Sharpless  
Susan I. Sharpless

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY,  
PENNSYLVANIA

No.: 2016-CV-377

2017 - ED - 67

PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy  
upon and sell the following described property:

191 Deussen Dr, Bloomsburg, PA 17815  
(see legal description attached)

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

AMOUNT DUE	\$ 151,943.91
INTEREST	
From 03/09/2017 to Date	\$ _____
of Sale at \$24.97 per diem	
TOTAL DUE	\$ _____
	\$ _____

Dated: June 7, 2017

(SEAL)

Barbara W. Jurek 188  
(clerk) Office of Judicial Support, Common  
Pleas Court of Columbia County, Penna.

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

No. 2016-CV-377

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN  
MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3

vs.

Michael J. Sharpless  
Susan I. Sharpless

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

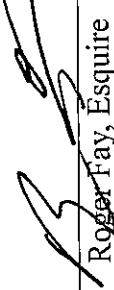
---

Costs

Office of Judicial Support

Judg. Fee

Sat.



---

Roger Fay, Esquire  
Attorney for Plaintiff

Address: 191 Deussen Dr  
Bloomsburg, PA 17815

Where papers may be served.

ALL that certain piece, parcel or tract of land lying and being situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set In line of lands now or late of Annetta D. Dunkle and S. Emily Vincent, said rebar being 581.69 feet distant on a bearing of South 20 degrees, 55 minutes, 24 seconds West from a point at the center of Township Route No. 358 and on the southerly line of lands now or late of Norma J. Kreischer;

THENCE along and through other lands now or late of said Dunkle and Vincent, and crossing Township Route no. 358, South 73 degrees, 00 minutes, 20 seconds East, a distance of 251.94 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent;

THENCE along and through the same, South 31 degrees, 18 minutes, 16 seconds West, a distance of 180.33 feet to a point to a point In the centerline of Township Route no. 358;

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**Being known as: 191 Deussen Dr, Bloomsburg, PA 17815**

**Tax Parcel Number: 25-06-002**

REAL ESTATE OUTLINE

ED # 2017 ED 67

DATE RECEIVED 6-7-17  
DOCKET AND INDEX 2016 CV 377

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>23005</u>

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

SALE DATE Sept. 6, 17 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SUSAN SHARPLESS (et al.)

Case Number  
2016CV377

## SHERIFF'S RETURN OF SERVICE

07/31/2017 07:35 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW,  
STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL  
UPON THE REAL ESTATE LOCATED AT 191 DEUSSEN DRIVE, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

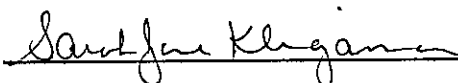
August 01, 2017

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

NOTARY

Affirmed and subscribed to before me this

1ST day of AUGUST, 2017



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SHARPLESS, SUSAN (et al.)

Case Number  
2016CV377

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 09/06/2017 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 191 DEUSSEN DRIVE  
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date:

7/31/17

Time:

1935

Deputy:

435

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2016CV377

191 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY AB  
vs.  
SUSAN SHARPLESS (et al.)

Case Number  
2016CV377

## SHERIFF'S RETURN OF SERVICE

06/13/2017 05:14 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: MICHAEL SHARPLESS AT 171 ROLLING HILL ROAD, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

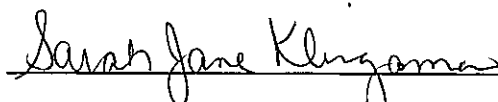
June 20, 2017

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

NOTARY

Affirmed and subscribed to before me this

20TH day of JUNE, 2017



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

PA CountySite Sheriff's Services, Inc.

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



71901140006000106525

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

---

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Michael J. Sharpless  
Susan I. Sharpless

PLAINTIFF/SELLER: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P.  
MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3,  
ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES  
2007-CH3

DEFENDANT(S): Michael J. Sharpless  
Susan I. Sharpless

PROPERTY: 191 Deussen Dr  
Bloomsburg, PA 17815  
(Improvements erected thereon)


JUDGMENT AMOUNT: \$151,943.91

COLUMBIA COUNTY  
No.: 2016-CV-377

The above captioned property is scheduled to be sold at Sheriff's Sale on Sept. 6<sup>th</sup> 2017 at **09:00 AM** in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,

  
\_\_\_\_\_  
Roger Fay, Esquire  
MILSTEAD & ASSOCIATES, LLC  
1 E. Stow Road  
Marlton, NJ 08053

215276-1

Milstead & Associates, LLC  
BY: Roger Fay, Esquire

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Michael J. Sharpless  
Susan I. Sharpless

PLAINTIFF/SELLER: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P.  
MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3,  
ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES  
2007-CH3

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Susan I. Sharpless

PROPERTY: 191 Deussen Dr  
Bloomsburg, PA 17815  
(Improvements erected thereon)


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Sincerely,

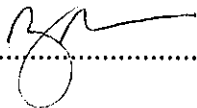
  
\_\_\_\_\_  
Roger Fay, Esquire  
MILSTEAD & ASSOCIATES, LLC  
1 E. Stow Road  
Marlton, NJ 08053

215276-1

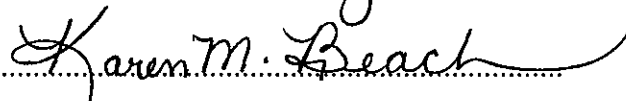
Milstead & Associates, LLC  
BY: Roger Fay, Esquire

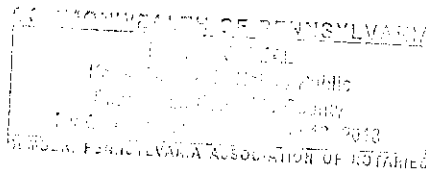
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 16, 23, 30, 2017 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 30<sup>th</sup> day of August, 2017.....

.....  
  
(Notary Public)



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

.....

## SHERIFF'S SALE COST SHEET

377-16

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	<u>\$6.00</u>	
NOTARY	<u>\$15.00</u>	
TOTAL *****		\$ <u>413.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$1378.86</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1628.86</u>

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>	
MISC. _____	\$ _____		
_____	\$ _____		
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2254.36

**Milstead & Associates LLC**  
ATTORNEY BUSINESS ACCT  
1 E. STOW ROAD  
MARLTON, NJ 08053  
856-482-1400



55-136/312

September 11, 2017

PAY TO THE  
ORDER OF

Columbia County Sheriff

\$ \*\*\*\*\*2,654.36

DOLLARS

Two Thousand Six Hundred Fifty-Four and 36/100\*\*\*\*\*

VOID AFTER 180 DAYS

Columbia County Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815



MEMO

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW PAPER CONTAINS TONER ATTENTION PROPERTIES HEAT SENSITIVE PAPER IMAGE DOES NOT APPEAR WITH TAT

027975 0312013601 4322522221

# MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera\*

Joel H. Aronow\*

Nelson Diaz\*

Rhondi Lynn Schwartz

\*Also admitted in PA

†Only admitted in PA

## Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

*www.milsteadlaw.com*

Andrew M. Lubin\*

David H. Lipow\*

Mary L. Harbert-Bell\*

Matthew C. Waldi\*

Bernadette Irace\*

Roger Fay\*

Michael Daly †

2501 Seaport Drive  
Suite 210  
Chester, PA 19013  
(215) 717-0043 Fax (215) 717-0044

Our File No. 215276-1

Columbia County Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF  
THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-  
CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3 vs.  
Michael J. Sharpless and Susan I. Sharpless  
Docket Number: 2016-CV-377  
Affidavit Pursuant to Pa.R.C.P. 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

James Scafide  
Paralegal

**\*\*THE PROPERTY IS LISTED FOR THE September 06, 2017 SHERIFF'S SALE.**

Milstead & Associates, LLC  
Roger Fay, Esquire, ID No. 315987  
Bernadette Irace, Esquire, ID No. 313008  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorneys for Plaintiff  
File No. 215276-1

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE, ON BEHALF  
OF THE HOLDERS OF THE J.P.  
MORGAN MORTGAGE ACQUISITION  
TRUST 2007-CH3, ASSET BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2007-CH3**

**Plaintiff,**

**Vs.**

**Michael J. Sharpless  
Susan I. Sharpless**

**Defendants**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2016-CV-377**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

2017-ED-67

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF  
THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3,  
ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3**, Plaintiff in the above  
entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following  
information concerning real property located at 191 Deussen Dr, Bloomsburg, PA 17815:

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

Michael J. Sharpless  
191 Deussen Dr  
Bloomsburg, PA 17815

Michael J. Sharpless  
171 Rolling Hill Road  
Berwick, PA 18603

Susan I. Sharpless  
191 Deussen Dr  
Bloomsburg, PA 17815

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

Same as above

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE  
HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET  
BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3**  
(Plaintiff herein)  
3217 S. Decker Lake Drive  
Salt Lake City, UT 84119

Geisinger Medical Center  
100 North Academy Ave  
Danville, PA 17822

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE  
HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET  
BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3  
(Plaintiff herein)  
3217 S. Decker Lake Drive  
Salt Lake City, UT 84119

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

None Known

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:

None Known

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

Tenant/Occupant  
191 Deussen Dr  
Bloomsburg, PA 17815

Department of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

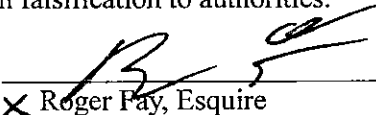
Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

Department of Domestic Relations  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Bloomsburg Area School District  
728 East 5th Street  
Bloomsburg, PA 17815

Montour Township  
121 Legion Road  
Bloomsburg, PA 17815

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

  
X Roger Pay, Esquire  
Bernadette Irace, Esquire  
Attorney for Plaintiff

Date: 6-1-17

Milstead & Associates, LLC  
Roger Fay, Esquire, ID No. 315987  
Bernadette Irace, Esquire, ID No. 313008  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorneys for Plaintiff  
File No. 215276-1

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE, ON BEHALF  
OF THE HOLDERS OF THE J.P.  
MORGAN MORTGAGE ACQUISITION  
TRUST 2007-CH3, ASSET BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2007-CH3**

**Plaintiff,**

**Vs.**

**Michael J. Sharpless  
Susan I. Sharpless**

**Defendants**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2016-CV-377**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

2017-ED-67

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF  
THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3,  
ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3**, Plaintiff in the above  
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1. Name and address of Owner(s) or Reputed Owner(s):

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191 Deussen Dr  
Bloomsburg, PA 17815

Michael J. Sharpless  
171 Rolling Hill Road  
Berwick, PA 18603

Susan I. Sharpless  
191 Deussen Dr  
Bloomsburg, PA 17815

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

Same as above

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property to be sold:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE  
HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET  
BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3**  
(Plaintiff herein)  
3217 S. Decker Lake Drive  
Salt Lake City, UT 84119

Geisinger Medical Center  
100 North Academy Ave  
Danville, PA 17822

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE  
HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET  
BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3  
(Plaintiff herein)  
3217 S. Decker Lake Drive  
Salt Lake City, UT 84119

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

None Known

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:

None Known

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

Tenant/Occupant  
191 Deussen Dr  
Bloomsburg, PA 17815

Department of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
PO Box 280601  
Harrisburg, PA 17128-0601

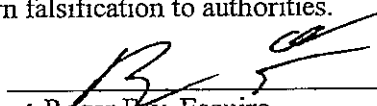
Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

Department of Domestic Relations  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Bloomsburg Area School District  
728 East 5th Street  
Bloomsburg, PA 17815

Montour Township  
121 Legion Road  
Bloomsburg, PA 17815

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

  
X Roger Pay, Esquire  
Bernadette Irace, Esquire  
Attorney for Plaintiff

Date: 6-1-17

Milstead & Associates, LLC  
BY: Roger Fay, Esquire  
ID No. 315987  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorneys for Plaintiff  
File No. 215276-1

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE, ON BEHALF  
OF THE HOLDERS OF THE J.P.  
MORGAN MORTGAGE ACQUISITION  
TRUST 2007-CH3, ASSET BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2007-CH3**

**Plaintiff,**

**Vs.**

**Michael J. Sharpless  
Susan I. Sharpless**

**Defendants**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2016-CV-377**


**CERTIFICATION**

**CERTIFICATION**

Roger Fay, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA Mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- (X) Act 91 Procedures have been fulfilled

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

  
By: Roger Fay, Esquire  
Attorney for Plaintiff

Date: 6-1-17

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE, ON BEHALF  
OF THE HOLDERS OF THE J.P.  
MORGAN MORTGAGE ACQUISITION  
TRUST 2007-CH3, ASSET BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2007-CH3

Plaintiff,

Vs.

Michael J. Sharpless  
Susan I. Sharpless

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY,  
PENNSYLVANIA

No.: 2016-CV-377

2017-ED-67

PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy  
upon and sell the following described property:

191 Deussen Dr, Bloomsburg, PA 17815  
(see legal description attached)

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

AMOUNT DUE	\$ 151,943.91
INTEREST	
From 03/09/2017 to Date	\$ _____
of Sale at \$24.97 per diem	
TOTAL DUE	\$ _____
	\$ _____

Dated: June 7, 2017

(SEAL)

Barbara N. Shumett ISS  
(clerk) Office of Judicial Support, Common  
Pleas Court of Columbia County, Penna.

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

No. 2016-CV-377

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN  
MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3

vs.

Michael J. Sharpless  
Susan I. Sharpless

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

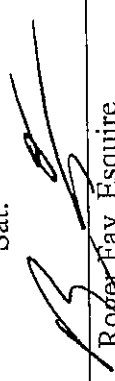
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Costs

Office of Judicial Support

Judg. Fee

Sat.



---

Roger Fay, Esquire  
Attorney for Plaintiff

Address: 191 Deussen Dr  
Bloomsburg, PA 17815

Where papers may be served.

ALL that certain piece, parcel or tract of land lying and being situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set In line of lands now or late of Annetta D. Dunkle and S. Emily Vincent, said rebar being 581.69 feet distant on a bearing of South 20 degrees, 55 minutes, 24 seconds West from a point at the center of Township Route No. 358 and on the southerly line of lands now or late of Norma J. Kreischer;

THENCE along and through other lands now or late of said Dunkle and Vincent, and crossing Township Route no. 358, South 73 degrees, 00 minutes, 20 seconds East, a distance of 251.94 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent;

THENCE along and through the same, South 31 degrees, 18 minutes, 16 seconds West, a distance of 180.33 feet to a point to a point In the centerline of Township Route no. 358;

THENCE along said centerline on a curve having a radius of 577.28 feet, arc length of 44.81 feet, delta angle of 4 degrees, 26 minutes, 51 seconds, a chord bearing of South 23 degrees, 19 minutes, 33 seconds East, and a chord length of 44.80 feet to a point in line of other lands now or late of said Dunkle and Vincent;

THENCE along and through lands now or late of said Dunkle and Vincent and passing through a rebar set 16.53 feet from the last mentioned corner, South 71 degrees, 56 minutes, 37 seconds West, a distance of 155.94 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent;

THENCE along and through the same, North 22 degrees, 19 minutes, 1 seconds West, a distance of 359.25 feet to a rebar set at a corner of other lands now or late of said Dunkle and Vincent;

THENCE along and through the same, North 82 degrees, 37 minutes, 37 seconds East, a distance of 114.87 feet to the PLACE OF BEGINNING.

CONTAINING 2.00 acres of land in all.

UNDER AND SUBJECT to that portion of the right-of-way of Township Route No. 358 as located on said parcel.

BEING designated as Lot No. 1 as more fully shown on a subdivision plan prepared by Drumheller Surveying, dated October 28, 1997, and filed in the Columbia County Recorder's Office in Map Book No. 7, at page 1382.

Title to said Premises vested in Michael J. Sharpless and Susan I. Sharpless by Deed from Donald J. Sharpless and Margo H. Sharpless dated November 18, 2005 and recorded on November 29, 2005 in the Columbia County Recorder of Deeds as Instrument No. 200502541.

**Being known as: 191 Deussen Dr, Bloomsburg, PA 17815**

**Tax Parcel Number: 25-06-002**

# MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Joel H. Aronow\*

Mark E. Herrera\*

Nelson Diaz\*

Rhondi Lynn Schwartz

\* Also admitted in PA  
# Also admitted in MD

## Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

Phone (856) 482-1400 Fax (856) 482-9190

[www.milsteadlaw.com](http://www.milsteadlaw.com)

Andrew M. Lubin\*

David H. Lipow\*

Mary L. Harbert-Bell\*

Matthew C. Waldt\*

Bernadette Irace\*

Roger Fay\*

2501 Seaport Drive  
Suite 210  
Chester, PA 19013  
(215) 717-0043 Fax (215) 717-0044

Our File No. 215276-1

Columbia County Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF  
OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION  
TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES  
2007-CH3 vs. Michael J. Sharpless and Susan I. Sharpless  
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

**191 Deussen Dr, Bloomsburg, PA 17815**

Once posting has been completed please forward the returns to our office in the enclosed self-addressed stamped envelope.

**PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE  
ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.**

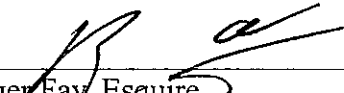
Thank you for your attention to this matter.

Very truly yours,

Annie Taing  
Legal Assistant

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Roger Fay, Esquire  
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC  
Roger Fay, Esquire, ID No.: 315987  
Bernadette Irace, Esquire, ID No.: 313008  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff  
File No. 215276-1

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE, ON BEHALF  
OF THE HOLDERS OF THE J.P.  
MORGAN MORTGAGE ACQUISITION  
TRUST 2007-CH3, ASSET BACKED  
PASS-THROUGH CERTIFICATES,  
SERIES 2007-CH3**

**Plaintiff,**

**Vs.**

**Michael J. Sharpless  
Susan I. Sharpless**

**Defendant(s).**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No. 2016-CV-377**

**AFFIDAVIT OF NON-MILITARY SERVICE**

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

1 Inquiry has been made with the Department of Defense, and it has been determined that Defendants are not in the Military or Naval Service of the United States or its Allies, and/or do not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 U.S.C § 3901 et seq.

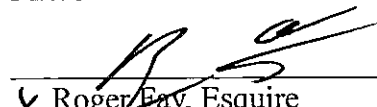
2. Defendant, Michael J. Sharpless, is over 18 years of age,

3. Defendant, Susan I. Sharpless, is over 18 years of age,

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

MILSTEAD & ASSOCIATES, LLC

DATE: 6-1-17

  
X Roger Fay, Esquire  
Bernadette Irace, Esquire  
Attorney for Plaintiff

**SHORT DESCRIPTION**

**DOCKET NO:** 2016-CV-377

ALL THAT CERTAIN lot or piece of ground situate in Montour Township, County of Columbia,  
and Commonwealth of Pennsylvania

**TAX PARCEL NO:** 25-06-002

**PROPERTY ADDRESS** 191 Deussen Dr  
Bloomsburg, PA 17815

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** Michael J. Sharpless and Susan I. Sharpless

**ATTORNEY'S NAME:** Roger Fay, Esquire

**SHERIFF'S NAME:** Columbia County Sheriff

ALL that certain piece, parcel or tract of land lying and being situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set In line of lands now or late of Annetta D. Dunkle and S. Emily Vincent, said rebar being 581.69 feet distant on a bearing of South 20 degrees, 55 minutes, 24 seconds West from a point at the center of Township Route No. 358 and on the southerly line of lands now or late of Norma J. Kreischer;

THENCE along and through other lands now or late of said Dunkle and Vincent, and crossing Township Route no. 358, South 73 degrees, 00 minutes, 20 seconds East, a distance of 251.94 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent;

THENCE along and through the same, South 31 degrees, 18 minutes, 16 seconds West, a distance of 180.33 feet to a point to a point In the centerline of Township Route no. 358;

THENCE along said centerline on a curve having a radius of 577.28 feet, arc length of 44.81 feet, delta angle of 4 degrees, 26 minutes, 51 seconds, a chord bearing of South 23 degrees, 19 minutes, 33 seconds East, and a chord length of 44.80 feet to a point in line of other lands now or late of said Dunkle and Vincent;

THENCE along and through lands now or late of said Dunkle and Vincent and passing through a rebar set 16.53 feet from the last mentioned corner, South 71 degrees, 56 minutes, 37 seconds West, a distance of 155.94 feet to a rebar set at a corner of lands now or late of said Dunkle and Vincent;

THENCE along and through the same, North 22 degrees, 19 minutes, 1 seconds West, a distance of 359.25 feet to a rebar set at a corner of other lands now or late of said Dunkle and Vincent;

THENCE along and through the same, North 82 degrees, 37 minutes, 37 seconds East, a distance of 114.87 feet to the PLACE OF BEGINNING.

CONTAINING 2.00 acres of land in all.

UNDER AND SUBJECT to that portion of the right-of-way of Township Route No. 358 as located on said parcel.

BEING designated as Lot No. 1 as more fully shown on a subdivision plan prepared by Drumheller Surveying, dated October 28, 1997, and filed in the Columbia County Recorder's Office in Map Book No. 7, at page 1382.

Title to said Premises vested in Michael J. Sharpless and Susan I. Sharpless by Deed from Donald J. Sharpless and Margo H. Sharpless dated November 18, 2005 and recorded on November 29, 2005 in the Columbia County Recorder of Deeds as Instrument No. 200502541.

**Being known as: 191 Deussen Dr, Bloomsburg, PA 17815**

**Tax Parcel Number: 25-06-002**

Milstead & Associates, LLC  
Roger Fay, Esquire, ID No. 315987  
Bernadette Irace, Esquire, ID No. 313008  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorneys for Plaintiff  
File No. 215276-1

**DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE, ON BEHALF OF THE HOLDERS OF  
THE J.P. MORGAN MORTGAGE ACQUISITION  
TRUST 2007-CH3, ASSET BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2007-CH3 ,  
Plaintiff,**

vs.

**Michael J. Sharpless  
Susan I. Sharpless,  
Defendants**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

No.: 2016-CV-377

**AFFIDAVIT PURSUANT TO  
Pa.R.C.P. 3129.2**

I, Roger Fay, Esquire, say:

1. On July 27, 2017, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant Michael J. Sharpless, by M&S Process Servers, LLC. Copy of the return is attached hereto and made a part hereof as Exhibit "A".

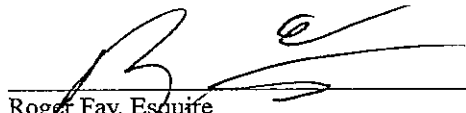
2. By August 1, 2017, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant Susan I. Sharpless, per terms of Court Order, dated September 30, 2016, granting alternative service as follows and attached hereto and made a part hereof as Exhibit "B".

A. Posting property on July 27, 2017 attached hereto and made a part hereof as Exhibit "C".

B. Certified and regular mail on August 1, 2017 attached hereto and made a part hereof as Exhibit "D".

2. On August 1, 2017, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "E".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 10 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
Roger Fay, Esquire  
Attorney ID No. 315987  
Milstead & Associates, LLC

Dated: August 17, 2017

## **EXHIBIT “A”**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON  
BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE  
ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2007-CH3

Plaintiff

vs.

Michael J. Sharpless Susan I. Sharpless  
Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2016-CV-377

## Person to be served:

Michael J. Sharpless  
171 Rolling Hill Dr  
Berwick, PA 18603-5379

## Attorney:

Milstead & Associates LLC  
1 E. Stow Road  
Marlton, NJ 08053

## Papers Served:

Notice of Sale

## Service Data:

Served Successfully: ☒ Not Served: ☐

Date: 7/27/2017 Time: 6:08 PM Attempts: 1

☒ Delivered copy to him/her personally.☐ Left a copy with a competent household member 14  
years of age or older residing therein (indicate name and  
relationship at right)☐ Left a copy with a person authorized to accept service,  
e.g. managing agent, registered agent, etc. (indicate  
name and relationship at right)

Name of Person Served and relationship / title:

## Actual Place of Service:

171 Rolling Hill Dr  
Berwick, PA 18603-5379

## Description of Person Accepting Service:

Sex: Male | Age: 60 | Height: 6'2" | Weight: 295 LBS | Hair: GREY | Race/Skin Color: WHITE Eyes: WITHOUT GLASSES

## Comments or Remarks:

## Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of

8/1/17

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Eric M. Afflerbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017

I, DENISE HINKLE, was at the time of service a  
competent adult not having a direct interest in the  
litigation. I declare under penalty of perjury that the  
foregoing is true and correct.

Denise Hinkle

DENISE HINKLE

Date: 8-1-17

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940  
www.msprocess.net

REF: 215276 WO: P122079

## **EXHIBIT “B”**

Milstead & Associates, LLC  
~~B-Y: Robert W. Williams, Esquire~~  
ID No. 315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorneys for Plaintiff  
File Number 215276-1

FILED  
PROTHONOTARY  
2016 SEP 30 A 11: 22  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

Deutsche Bank National Trust Company, as  
Trustee, on behalf of the holders of the J.P.  
Morgan Mortgage Acquisition Trust 2007-  
CH3, Asset Backed Pass-Through Certificates,  
Series 2007-CH3  
Plaintiff

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

No.: 2016-CV-377

Vs.

Susan I. Sharpless  
Michael J. Sharpless  
Defendants

ORDER GRANTING ALTERNATIVE SERVICE PURSUANT TO  
PENNSYLVANIA R.C.P. 430 and R.C.P. 3129.2 (c)(1)(i)(C)

AND NOW, upon consideration of Plaintiff's Motion for an Order Granting Alternative Service,  
pursuant to Pennsylvania R.C.P. 430 and R.C.P. 3129.2 (c)(1)(i)(C) and any response thereto:

IT IS on this 30<sup>th</sup> day of September, 2016, hereby ORDERED that the  
Motion for Alternative Service is GRANTED.

IT IS FURTHER ORDERED that service of the Complaint in mortgage foreclosure, and all  
legal papers that require personal service pursuant to R.C.P. 3129.2 (c)(1)(i)(C), shall be served on  
Defendants, Susan I. Sharpless, by 1) posting the mortgaged premises known as 191 Deussen Dr.  
Bloomsburg, PA 17815 (the "Premises") and 2) by regular and certified mail to the mortgaged  
premises, 44 S State Street, Muncy, PA 17756 and 44 State Street, Millville, PA 17846; and 3) By

Publication per Rule 430(b)(1) BY THE COURT

1st Mary E. Norton

J.

## **EXHIBIT “C”**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON  
BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE  
ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2007-CH3

Plaintiff

vs.

Michael J. Sharpless Susan I. Sharpless  
Defendant

AFFIDAVIT OF SERVICE

DOCKET NO.: 2016-CV-377

## Person to be served:

Susan I. Sharpless  
191 Deussen Dr  
Bloomsburg, PA 17815-9445

## Attorney:

Millstead & Associates LLC  
1 E. Stow Road  
Marlton, NJ 08053

## Papers Served:

Notice of Sale &amp; Court Order

## Service Data:

Posted Successfully: ☒ Not Served: ☐

Date: 7/27/2017 Time: 3:52 PM Attempts: 1

- ☐ Delivered copy to him/her personally.
- ☐ Left a copy with a competent household member 14 years of age or older residing therein (indicate name and relationship at right)
- ☐ Left a copy with a person authorized to accept service, e.g. managing agent, registered agent, etc. (indicate name and relationship at right)

Name of Person Served and relationship / title:

## Actual Place of Service:

191 Deussen Dr  
Bloomsburg, PA 17815-9445

## Comments or Remarks:

## Server Data:

Subscribed and sworn to before me, by the affiant who is personally

known to me on this date of 8/1/17

I, DENISE HINKLE, was at the time of service a competent adult not having a direct interest in the litigation. I declare under penalty of perjury that the foregoing is true and correct.

Denise Hinkle  
DENISE HINKLEDate: 8-1-17

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Eric M. Afflerbach, Notary Public  
Washington Township, Berks County  
My Commission Expires November 18, 2017

M&S Process Servers, LLC, PO Box 351, Moorestown, NJ 08057 (856) 291-0940  
www.msprocess.net

REF: 215276 WO: P122077

## **EXHIBIT “D”**

NAME AND ADDRESS OF SENDER  
MILSTEAD & ASSOCIATES, LLC  
1 East Slow Road  
Marlton, NJ 08053

INDICATE TYPE OF MAIL  
☒ Certificate Mailing  
☐ Insured  
☐ COD  
☐ Certified Mail

CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT  
Registered Mail:  
☐ With Postal Insurance  
☐ Without Postal Insurance

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insure Value
1	9414 7266 9904 2082 6039 07	Susan I. Sharpless 191 Deussen Dr Bloomisburg, PA 17815					
2		Susan I. Sharpless 191 Deussen Dr Bloomisburg, PA 17815					
3	9414 7266 9904 2082 6039 14	Susan I. Sharpless 44 S. State Street Muncy, PA 17756					
4		Susan I. Sharpless 44 S. State Street Muncy, PA 17756					
5	9414 7266 9904 2082 6040 58	Susan I. Sharpless 44 S. State Street Millville, PA 17846					
6		Susan I. Sharpless 44 S. State Street Millville, PA 17846					
7							
8							
9							
Total Number of Pieces Listed by Sender			POSTMASTER, PER (Name of receiving employee) DB		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.		

PS FORM 3877 21E276-11/SHARPLESS-1/Notice of Sale
FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

SALE SCHEDULED 9/6/17

Page 1 of 1

## **EXHIBIT “E”**

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL		CHECK APPROPRIATE BLOCK FOR		POSTMARK AND DATE OF RECEIPT	
MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Marlton, NJ 08053		<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal		Affix stamp here if issued as certificate of mailing or for additional -- \$ bill.  U.S. POSTAGE >>> PITNEY BOWES  ZIP 08053 \$ 003.72 02 4W 0000344761 AUG 01 2017	
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Inst. Val
1		DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3 (Plaintiff herein) 3217 S. Decker Lake Drive Salt Lake City, UT 84119					
2		Geisinger Medical Center 100 North Academy Ave Danville, PA 17822					
3		Tenant/Occupant 191 Deussen Dr Bloomsburg, PA 17815					
4		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division PO Box 280601 Harrisburg, PA 17128-0601					
5		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105					
6		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815					
7		Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815					
8		Montour Township 121 Legion Road Bloomsburg, PA 17815					
9							
Total Number of Pieces Listed by Sender		8			POSTMASTER, PER (Name of receiving employee) 		

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

PS FORM 3877 215276-1/1 SHARPLESS Notice of Sale

SALE SCHEDULED 9/6/17

## Document Receipt

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Trans #	10787	Carrier / service:	USPS Server	First-Class Mail®	6/8/2017 12:00:00 AM
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## Ship to:

GEISINGER MEDICAL CENTER

100 NORTH ACADEMY AVE

DANVILLE PA 17822

Tracking #: 71901140006000106549

Doc Ref #: 2017ED67

Postage 5.2600

## Document Receipt

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Trans #	10786	Carrier / service:	USPS Server	First-Class Mail®	6/8/2017 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000106532

Doc Ref #: 2017ED67

Postage 5.2600

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	10785	Carrier / service:	USPS Server	First-Class Mail®	6/8/2017 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000106525

Doc Ref #: 2017ED67

Postage 5.2600

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	10784	Carrier / service:	USPS Server	First-Class Mail®	6/8/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000106518

Doc Ref #: 2017ED67

Postage 5.2600

HARRISBURG PA 17105

## Document Receipt

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Trans #	10783	Carrier / service:	USPS Server	First-Class Mail®	6/8/2017 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000106501

Doc Ref #: 2017ED67

Postage 5.2600

HARRISBURG    PA   17128

**Milstead & Associates LLC**  
ATTORNEY BUSINESS ACCT  
1 E. STOW ROAD  
MARLTON, NJ 08053  
856-482-1400



**TD Bank**  
America's Most Convenient Bank®  
55-136/312

23005

PAY TO THE  
ORDER OF

Columbia County Sheriff

May 31, 2017

\$

\*\*\*\*\*1,350.00

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

DOLLARS

VOID AFTER 180 DAYS

Columbia County Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815



MEMO Case: 215276-1, Michael J. Sharpless

⑆023005⑆⑆03⑆20⑆360⑆⑆432252222⑆⑆