

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 217612
Customer:
SHERIFFS OFFICE

Invoice Date: 11/16/2017 10:32:31 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0102
By: BKA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201709153	CATAWISSA BORO
	Grantor - SANTIAGO, LETICIA		11/16/17 10:32:33 AM	
	Grantee - BANK OF AMERICA			
	Consideration -	\$2,288.03		
	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: SHERIFFS DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 8002 - COLUMBIA COUNTY SHERIFF OFFICE	\$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

BANK OF AMERICA NA

VS LETICIA SANTIAGO

NO. 83-2017 ED

NO. 664-2016 JD

DATE/TIME OF SALE: OCTOBER 4, 2017 @ 9:00 AM

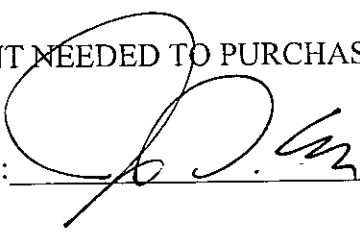
BID PRICE (INCLUDES COST) \$ 2243.17

POUNDAGE - 2% OF BID \$ 44.86

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2288.03

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2288.03

LESS DEPOSIT: \$ 1354.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 938.03

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
BANK OF AMERICA N.A.

vs.

Defendant
LETICIA SANTIAGO

Attorney for the Plaintiff:

PHELAN HALLINAN DIAMOND & JONES LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, October 4, 2017

Writ of Execution No. : 2016CV664

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 550 PFAHLER STREET, CATAWISSA, PA 17820

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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,199.67
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	\$16.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$130.00
Total Sheriff Costs	\$2,021.17

Municipal Costs

Water	\$155.00
Total Municipal Costs	\$155.00

Distribution Costs

Recording Fees	\$67.00
Total Distribution Costs	\$67.00

Grand Total: **\$2,243.17**

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV664

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, OCTOBER 04, 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.

BEGINNING at a point on the southern edge of the right-of-way of Sandt Street, said point being SOUTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS WEST, FORTY-FIVE and EIGHTY-FOUR HUNDREDTHS (45.84) FEET from a set iron pin at the southwest corner of lands of which this easement will serve; thence by lands now of formerly of Baker and along the centerline of an existing SIXTEEN (16) FOOT paved street, SOUTH FIFTY-SEVEN (57) DEGREES THIRTY-TWO (32) MINUTES ELEVEN (11) SECONDS EAST, SEVENTY-THREE and SIXTY-NINE HUNDREDTHS (73.69) FEET to a point; thence along same, SOUTH FIFTY-THREE (53) DEGREES FORTY-FIVE (45) MINUTES TWENTY-EIGHT (28) SECONDS EAST, THIRTY-NINE and THIRTY-EIGHT HUNDREDTHS (39.38) FEET to a point; thence along same, SOUTH FIFTY (50) DEGREES TWENTY-FOUR (24) MINUTES TWENTY-FOUR (24) SECONDS EAST, SEVEN and SEVENTY-FOUR HUNDREDTHS (7.74) FEET to a point; thence along lands now or formerly of Frank C. and Kathleen Baker, NORTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS EAST, TWENTY-NINE and FIFTY-SEVEN HUNDREDTHS (29.57) FEET to a point which is NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST FIVE (5) FEET from a set iron pin at the southwest corner of lands of which this easement will serve.

The said access easement and right-of-way shall be appurtenant to the herein described, nonexclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld.

TITLE TO SAID PREMISES IS VESTED IN LETICIA SANTIAGO, SINGLE, by Deed from CHRISTINE M. RAUP, SINGLE, Dated 12/28/2009, Recorded 01/04/2010, Instrument No. 201000015.

Tax Parcel: 08 -06 -098-01,000

Premises Being: 550 Pfahler Street, Catawissa, PA 17820

PROPERTY ADDRESS: 550 PFAHLER STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-06-098-01,000

Seized and taken into execution to be sold as the property of LETICIA SANTIAGO in suit of BANK OF AMERICA N.A..

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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
deedinstructions@phelanhallinan.com

October 5, 2017

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: LETICIA SANTIAGO
550 PFAHLER STREET, CATAWISSA, PA 17820
2016-CV-664

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," to **BANK OF AMERICA, N.A.**, 1600 S DOUGLASS RD, STE 200-A, ANAHEIM, CA 92806.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Siena Argo".

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 984561

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 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 Recorders 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. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name Phelan Hallinan Diamond & Jones, LLP	Telephone Number: 215-563-7000
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	City Philadelphia
	State PA
	ZIP Code 19103

B. TRANSFER DATA

Date of Acceptance of Document 10/4/17

Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) BANK OF AMERICA, N.A.	Telephone Number: (949) 517-5555
Mailing Address PO Box 380, W. Main Street		Mailing Address 1600 S DOUGLASS RD, STE 200-A	
City Bloomsburg	State PA	City ANAHEIM	State CA
	ZIP Code 17815		ZIP Code 92806

C. REAL ESTATE LOCATION

Street Address 550 PFAHLER STREET, CATAWISSA, PA 17820	City, Township, Borough CATAWISSA BOROUGH
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County COLUMBIA	School District SOUTHERN COLOUMBIA AREA	Tax Parcel Number 08-06-098-01,000
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D. VALUATION DATA

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

1. Actual Cash Consideration \$ 2,243.17 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,243.17
4. County Assessed Value \$ 28083.0	5. Common Level Ratio Factor X 3.91	6. Computed Value = \$109,804.53


E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed = \$109,804.53	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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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.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default.
(Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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 Sierra Grago 	Date 10/6/17
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

Bank of America, N.A.

vs.

Leticia Santiago

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2016-CV-664

2017 - ED - 83
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 550 Pfahler Street, Catawissa, PA 17820
(See Legal Description attached)

Judgment Amount	\$87,084.07
Interest From 10/17/2016 to 07/05/2017 (at \$14.32 per diem)	\$3,751.84
Total	\$90,835.91
Interest from 07/06/2017 at \$14.32 per diem	
Costs to be added	\$ _____
Writ Total	\$ _____

Barbara N. DiMatti 188
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated July 7, 2017
(SEAL)

PH # 984561

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

REAL ESTATE OUTLINE

ED # 2017 ED 83

DATE RECEIVED 7/10/2017
DOCKET AND INDEX 2016 CV 6664

CHECK FOR PROPER INFO.

WRIT OF EXECUTION X
COPY OF DESCRIPTION X
WHEREABOUTS OF LKA X
NON-MILITARY AFFIDAVIT X
NOTICES OF SHERIFF SALE X
WAIVER OF WATCHMAN X
AFFIDAVIT OF LIENS LIST X
CHECK FOR \$1,350.00 OR X

CK# 001675724

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

SALE DATE

Oct. 4th TIME 9:00

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Bank of America, N.A.	:	COURT OF COMMON PLEAS
PLAINTIFF	:	
V.	:	CIVIL DIVISION
	:	
LETICIA SANTIAGO	:	CASE NO. 2016-CV-664
DEFENDANT(S)	:	2017-ED-83
	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

BANK OF AMERICA, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **550 PFAHLER STREET, CATAWISSA, PA 17820**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
LETICIA SANTIAGO	550 PFAHLER STREET CATAWISSA, PA 17820
	10 GLOVER STREET APARTMENT 1R SALEM, MA 01970-5502

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
LETICIA SANTIAGO	550 PFAHLER STREET CATAWISSA, PA 17820
	10 GLOVER STREET APARTMENT 1R SALEM, MA 01970-5502

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
NONE.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
NONE.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
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.

Name

Address (if address cannot be
reasonably ascertained, please indicate)

NONE.

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:

Name

Address (if address cannot be
reasonably ascertained, please indicate)

TENANT/OCCUPANT

550 PFAHLER STREET
CATAWISSA PA, 17820

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

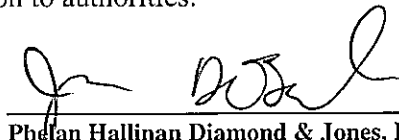
228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date:

7/6/17

By:



Phelan Hallinan Diamond & Jones, LLP
Joseph E. DeBarberie, Esq., Id. No. 315421
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

PHELAN HALLINAN DIAMOND & JONES, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.debarberie@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Bank of America, N.A.

vs.

Leticia Santiago

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2016-CV-664
: 2017-ED-83

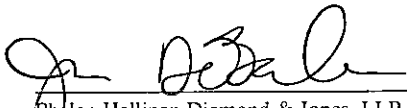
VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she 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:

(a) that the defendant Leticia Santiago is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Leticia Santiago is over 18 years of age and resides at 10 Glover Street, Apartment 1R, Salem, MA 01970-5502.

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


Phelan Hallinan Diamond & Jones, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.debarberie@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Bank of America, N.A.
Plaintiff

v.

Leticia Santiago
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2016-CV-664
: 2017-ED-83
: COLUMBIA County
:


CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:


Phelan Hallinan Diamond & Jones, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike on the southern edge of right-of-way of 'Sandt Street', and being the northeast corner of herein described lands; thence SOUTH FIFTY-ONE (51) DEGREES FIFTY-ONE (51) MINUTES THIRTY-NINE (39) SECONDS EAST, FORTY and TWENTY-SIX HUNDREDTHS (40.26) FEET to a railroad spike on the western edge of right-of-way of a TWENTY-FOUR (24) FOOT paved street; thence by the edge of said paved street, SOUTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES SIXTEEN (16) SECONDS EAST, SIXTY-SEVEN and THIRTEEN HUNDREDTHS (67.13) FEET to a railroad spike; thence by other lands now or formerly of Frank C. and Kathleen Baker, SOUTH FORTY-SIX (46) DEGREES SEVEN (7) MINUTES TWENTY-THREE (23) SECONDS WEST, FORTY-FOUR and TWENTY-EIGHT HUNDREDTHS (44.28) FEET to an iron pin; thence by same NORTH FIFTY (50) DEGREES FOUR (4) MINUTES TWENTY (20) SECONDS WEST, EIGHT and EIGHTY-ONE HUNDREDTHS (8.81) FEET to an iron pin; thence by the same SOUTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES TWENTY (20) SECONDS WEST, THIRTY and FORTY-FOUR HUNDREDTHS (40.44) FEET to an iron pin; thence by the same, NORTH FIFTY (50) DEGREES FOUR (4) MINUTES TWENTY (20) SECONDS WEST, NINETEEN and THIRTY HUNDREDTHS (19.30) FEET to an iron pin; thence by the same, SOUTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS WEST, TWENTY-NINE and EIGHTY-NINE HUNDREDTHS (29.89) FEET to an iron pin; thence by the same, NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST, ONE HUNDRED TEN and SIXTY-EIGHT HUNDREDTHS (110.68) FEET to an iron pin on the southern edge of right-of-way of 'Sandt Street'; thence by the southern edge of said street, NORTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS EAST, ONE HUNDRED TWENTY-THREE and FORTY-FOUR HUNDREDTHS (123.44) FEET to the place of beginning. Containing 0.295 ACRES of land.

ALSO, an access easement and right-of-way SIXTEEN (16) FEET wide for purposes of ingress and egress to and from the premises herein described extending EIGHT (8) FEET in width on each side of the following described centerline:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southern edge of the right-of-way of Sandt Street, said point being SOUTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS WEST, FORTY-FIVE and EIGHTY-FOUR HUNDREDTHS (45.84) FEET from a set iron pin at the southwest corner of lands of which this easement will serve; thence by lands now of formerly of Baker and along the centerline of an existing SIXTEEN (16) FOOT paved street, SOUTH FIFTY-SEVEN (57) DEGREES THIRTY-TWO (32) MINUTES ELEVEN (11) SECONDS EAST, SEVENTY-THREE and SIXTY-NINE HUNDREDTHS (73.69) FEET to a point; thence along same, SOUTH FIFTY-THREE (53) DEGREES FORTY-FIVE (45) MINUTES TWENTY-EIGHT (28) SECONDS EAST, THIRTY-NINE and THIRTY-EIGHT HUNDREDTHS (39.38) FEET to a point; thence along same, SOUTH FIFTY (50) DEGREES TWENTY-FOUR (24) MINUTES TWENTY-FOUR (24) SECONDS EAST, SEVEN and SEVENTY-FOUR HUNDREDTHS (7.74) FEET to a point; thence along lands now or formerly of Frank C. and Kathleen Baker, NORTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS EAST, TWENTY-NINE and FIFTY-SEVEN HUNDREDTHS (29.57) FEET to a point which is NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST FIVE (5) FEET from a set iron pin at the southwest corner of lands of which this easement will serve.

The said access easement and right-of-way shall be appurtenant to the herein described, non-exclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld.

TITLE TO SAID PREMISES IS VESTED IN LETICIA SANTIAGO, SINGLE, by Deed from CHRISTINE M. RAUP, SINGLE, Dated 12/28/2009, Recorded 01/04/2010, Instrument No. 201000015.

Tax Parcel: 08 -06 -098-01,000

Premises Being: 550 Pfahler Street, Catawissa, PA 17820

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001693791

DATE
11/1/2017

AMOUNT
****\$938.03

PAY NINE HUNDRED THIRTY-EIGHT AND 03 / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

SAM [984561] 550 PFAHLER STREET (2016-CV-664)


AUTHORIZED SIGNATURE

⑈001693791⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

16-664

NO. _____ vs. Santiago
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>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>10.00</u>	
TOTAL *****		\$ <u>426.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1199.67</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1449.67</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) \$ 2088.17

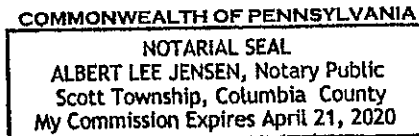
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 September 13, 20, 27, 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.

.....
PR

Sworn and subscribed to before me this 27 day of September 2017

.....
Albert Lee Jensen
(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.

.....

Catawissa Water Authority
Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

September 27, 2017

Timothy T. Chamberlain
Sheriff of Columbia County
P. O. Box 380
Bloomsburg, PA 17815

RE: Leticia Santiago - 550 Pfahler St., Catawissa, PA 17820
Docket # 2016-CV-664

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Leticia Santiago - 550 Pfahler St., Catawissa, PA - **\$155.00**

The above total is for the following:

Water Utility	\$ 0.00	
Meter Repair/Replace	<u>\$155.00</u>	(Water turned off April 2016 - Meter still in property)
TOTAL -	\$155.00	

We understand the property is scheduled for Sheriff's Sale on October 4, 2017.

If you have any questions, please contact me at 570-356-2172.

Sincerely,

Cindy Bachman
Superintendent
Catawissa Water Authority

~~Bank of America, N.A.~~

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2016-CV-664

Leticia Santiago

: 2017 - ED-83
Defendant(s) : COLUMBIA County

9/21/17

NOTICE OF SHERIFF'S SALE OF REAL PROPERTYTO: Leticia Santiago
550 PFAHLER STREET
CATAWISSA, PA 17820PD # 12611 \$503.78 2017
on 4/29/17 County/Boro10 GLOVER STREET
APARTMENT 1R
SALEM, MA 01970-5502PD # 478 \$1326.53 2017
on 8/31/17 School
Katie Clark 1/C

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 550 Pfahler Street, Catawissa, PA 17820 is scheduled to be sold at the Sheriff's Sale on Oct 4th 2017 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$87,084.07 obtained by Bank of America, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTSYOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALETo prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
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.

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.)

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

TIMOTHY HINES
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: BANK OF AMERICA, N.A.
vs. LETICIA SANTIAGO
No.: 2016-CV-664

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

TIMOTHY HINES
cc: Prothonotary of COLUMBIA COUNTY

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

BANK OF AMERICA, N.A.

Plaintiff

vs.

LETICIA SANTIAGO

Defendant

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2016-CV-664
:

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO P.R.C.P., 404(2)/403**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail to LETICIA SANTIAGO on 08/01/2017 in accordance with the Order of Court dated 08/01/2016. The property was posted on 08/14/2017.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

SEP 12 2017

DATE: _____

Phelan Hallinan Diamond & Jones, LLP

By: _____
PETER WAPNER, Esq., Id. No. 318263
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A.
Plaintiff
vs.
LETICIA SANTIAGO
Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2016-CV-664

FILED
PROTHONOTARY
2016 AUG -1 A 10:25
CLERK OF COURT
COLUMBIA COUNTY, PA

ORDER

AND NOW, this 1st day of Aug., 2016, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, LETICIA SANTIAGO, by:

1. Posting of the premises: 550 PFAHLER STREET, CATAWISSA, PA 17820 by the Sheriff or a non-party competent adult; and
2. First class mail to LETICIA SANTIAGO at the last known address, 17 A HERITAGE DR, APT 30, SALEM, MA 01970 and 10 GLOVER ST, APT 1R, SALEM, MA 01970-5502 and the mortgaged premises located at 550 PFAHLER STREET, CATAWISSA, PA 17820. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

13/ Thomas A. James Jr.
J.

Name and
Address
of Sender

PHILAN HALLINAN DIAMOND & JONES, LLP
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Postage	Fee
1	***** Leticia Santiago 550 PFAHLER STREET CATAWISSA, PA 17820		
2	***** Leticia Santiago 10 GLOVER STREET APARTMENT 1R SALEM, MA 01970-5502		
3	***** Leticia Santiago 17 A HERITAGE DRIVE APT. 30 SALEM, PA 01970		
4			
5			
6			
7			
8			
PH 984561		COLUMBIA	
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of Receiving Employee)	

U.S. POSTAGE
ZIP 19103 \$ 002.820
0000338439 AUG 01 2017



SPL/NOS-CERTIFICATE OF MAILING-
CODE 1020

AUG - 1 2017

AFFIDAVIT OF SERVICE

PLAINTIFF
BANK OF AMERICA, N.A.

COLUMBIA COUNTY

PH # 984561

DEFENDANT
LETICIA SANTIAGO

SERVICE TEAM/Inm
COURT NO.: 2016-CV-664

SERVE LETICIA SANTIAGO AT:
550 PFAHLER STREET
CATAWISSA, PA 17820
**PLEASE POST PROPERTY IF UNABLE TO OBTAIN
SUCCESSFUL SERVICE**PLEASE POST PROPERTY ON YOUR
LAST ATTEMPT**
Previous Successful Service

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: October 4, 2017

SERVED

Served and made known to LETICIA SANTIAGO, Defendant on the 14th day of August, 20 17, at 8:40, o'clock A. M., at 550 PFAHLER ST, CATAWISSA, PA, in the manner described below:

- ☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
_____ an officer of said Defendant's company.

☒ Other: POSTED PROPERTY

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally ^{POSTED} handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 8/14/17

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on 7/31/17 at 5:50 pm 8/6/17 at 7:45 pm _____ at _____
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown
☐ Cluster Mail Box ☐ Can't Gain Access

Comments: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

7/26

5/49

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2016-CV-664
No.: 2017-ED-83

Re: BANK OF AMERICA, N.A. VS. LETICIA SANTIAGO
No.: 2016-CV-664, No.: 2017-ED-83

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 10/04/2017 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

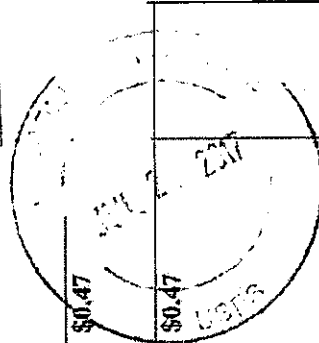
Name and
Address
Of Sender

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/RMS - 10/04/2017 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 550 PFAHLER STREET CATAWISSA, PA 17820	\$0.47	
2	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128	\$0.47	
3	****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	\$0.47	
4	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47	
5	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.47	
6	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.47	
7	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.47	
		RE: LETICIA SANTIAGO (COLUMBIA) PH # 984561/1021	\$3.29	

U.S. POSTAGE
PITNEY BOWES
ZIP 19103
02 44
000036433JUL 07 2017
\$004.780



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Postmaster, Per (Name of
Receiving Employee)

Total Number of Pieces
Received at Post Office

Total Number of
Pieces Listed by Sender

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
LETICIA SANTIAGO

Case Number
2016CV664

SHERIFF'S RETURN OF SERVICE

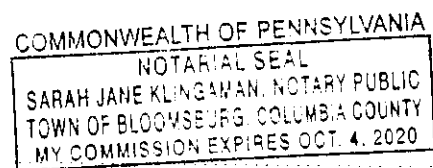
08/30/2017 12:59 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 550 PFAHLER STREET, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 31, 2017



NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2017



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

by County Suite Sheriff, Forensort, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 550 PFAHLER STREET
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8/30/17

Time: 1059

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

(POSTING)

2016CV664

550 PFAHLER STREET, CATAWISSA, PA 17820

NO EXPIRATION

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

Date: 08/24/2017

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 28287

SANTIAGO LETICIA
10 GLOVER ST #1
SALEM MA 01970

District: CATAWISSA BORO
Deed: 20100 -0015
Location: 344 SANDT ST
Parcel Id:08 -06 -098-01,000

Assessment: 28,083
Balances as of 08/24/2017

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

Sherry Evans

From: Brenda Remaley
Sent: Thursday, August 24, 2017 1:51 PM
To: Sherry Evans; Mitch Kishbach
Subject: RE: Parcel # 08-06-098-01,000 address

Yes it was changed to 344 Sandt St from 550 Pfahler St for Santiago by GIS 11/2016.
Please change prop loc.

Brenda

From: Sherry Evans
Sent: Thursday, August 24, 2017 10:53 AM
To: Brenda Remaley <bremaley@columbiapa.org>; Mitch Kishbach <mkishbach@columbiapa.org>
Subject: Parcel # 08-06-098-01,000 address

Hi,
The Sheriff's office is going to have a sale on October 4, 2017 for Parcel # 08-06-098-01,000

It is for Leticia Santiago
Assessment shows: Sandt St, Catawissa PA
GIS shows: 344 and looks like It may be on Sandt St, Catawissa Pa

Problem:

Their notice shows the address as 550 Pfahler St, which is Frank Baker's trailer court according to our Assessment system.

This is definitely an issue for the Sheriff's office.
I told Sarah in the Sheriff's office I would let her know what you tell me. She said they received their information from a lawyer's office and will need to speak to them about it.

As always thank you for all your help,
Have a good day,

Sherry Evans
Columbia County Tax Assessment/
Tax Claim Bureau
11 W Main St
Bloomsburg, PA 17815
1-570-389-5642
sevens@columbiapa.org

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 83

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: LETICIA SANTIAGO
Primary Address: 550 PFAHLER STREET
CATAWISSA, PA 17820

Vacant Property

Phone: DOB:

Alternate Address: 10 GLOVER ST APT#1R
SALEM, MA 01970-5502

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	7/20/17					
Time:	1452					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. NO FORWARDING ADDRESS

-
-
-
-
-
-

SANTIAGO, LETICIA

2016CV664

550 PFAHLER STREET, CATAWISSA, PA 17820

NO EXPIRATION

Bank of America, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2016-CV-664

Leticia Santiago

: 2017 - ED-83
Defendant(s) : COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Leticia Santiago
550 PFAHLER STREET
CATAWISSA, PA 17820

10 GLOVER STREET
APARTMENT 1R
SALEM, MA 01970-5502

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 550 Pfahler Street, Catawissa, PA 17820 is scheduled to be sold at the Sheriff's Sale on Oct 4th 2017 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$87,084.07 obtained by Bank of America, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
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.

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.)

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 83

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 550 PFAHLER STREET
CATAWISSA, PA 17820

Phone:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-19-17

Time: 7:36

Deputy: 5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2016CV664

550 PFAHLER STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 83

Warrant:

Notes:

SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 550 PFAHLER STREET
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-19-17

Time: 7:36

Deputy: 5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2016CV664

550 PFAHLER STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 83

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Paula Clark
Primary Address: 138 South Street
Catawissa, PA 17820
Phone: 570-356-2189

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Paula Clark

Relation: DEF

Date: 7-19-17 Time: 7:22

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

CLARK, PAULA

2016CV664

138 SOUTH STREET, CATAWISSA, PA 17820

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 07/19/17

Account:

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

Ad ID: 1111576
Description: SANTIAGO SHERIFF SALE
Run Dates: 09/13/17 to 09/27/17
Class: 2
Agate Lines: 219
Blind Box:

Total Ad Cost \$1,199.67
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/13/17	09/27/17	3	\$1,199.67

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016CV664

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, OCTOBER 04, 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.

BEGINNING at a point on the southern edge of the right-of-way of Sandt Street, said point being SOUTH FIFTY-SEVEN (57) DEGREES FIFTY-SIX (56) MINUTES TWO (2) SECONDS WEST, FORTY-FIVE and EIGHTY-FOUR HUNDREDTHS (45.84) FEET from a set iron pin at the southwest corner of lands of which this easement will serve; thence by lands now of formerly of Baker and along the centerline of an existing SIXTEEN (16) FOOT paved street, SOUTH FIFTY-SEVEN (57) DEGREES THIRTY-TWO (32) MINUTES ELEVEN (11) SECONDS EAST, SEVENTY-THREE and SIXTY-NINE HUNDREDTHS (73.69) FEET to a point; thence along same, SOUTH FIFTY-THREE (53) DEGREES FORTY-FIVE (45) MINUTES TWENTY-EIGHT (28) SECONDS EAST, THIRTY-NINE and THIRTY-EIGHT HUNDREDTHS (39.38) FEET to a point; thence along same, SOUTH FIFTY (50) DEGREES TWENTY-FOUR (24) MINUTES TWENTY-FOUR (24) SECONDS EAST, SEVEN and SEVENTY-FOUR HUNDREDTHS (7.74) FEET to a point; thence along lands now or formerly of Frank C. and Kathleen Baker, NORTH THIRTY-NINE (39) DEGREES FIFTY-FIVE (55) MINUTES FORTY (40) SECONDS EAST, TWENTY-NINE and FIFTY-SEVEN HUNDREDTHS (29.57) FEET to a point which is NORTH FORTY-NINE (49) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST FIVE (5) FEET from a set iron pin at the southwest corner of lands of which this easement will serve. The said access easement and right-of-way shall be appurtenant to the herein described, nonexclusive and perpetual. Grantee, her successors and assigns, shall be responsible for any improvements or maintenance that Grantee desires to make to the said right-of-way. Subject to approval by Grantors, which approval will not be unreasonably withheld. TITLE TO SAID PREMISES IS VESTED IN LETICIA SANTIAGO, SINGLE, by Deed from CHRISTINE M. RAUP, SINGLE, Dated 12/28/2009, Recorded 01/04/2010, Instrument No. 201000015. Tax Parcel: 08-06-098-01,000 Premises Being: 550 Pfahler Street, Catawissa, PA 17820

PROPERTY ADDRESS: 550 PFAHLER STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-06-098-01,000

Seized and taken into execution to be sold as the property of LETICIA SANTIAGO in suit of BANK OF AMERICA N.A.

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:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
VS.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 83

Warrant:

Notes:

SALE DATE & TIME: 10/04/2017 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Michelle Santore

Relation:

Clerk

Date:

7-18-17

Time:

3:16

Deputy:

5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2016CV664

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BANK OF AMERICA N.A.
vs.
SANTIAGO, LETICIA

Case Number
2016CV664

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

83

Warrant:

Notes:

SALE DATE & TIME: 10/04/2017 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:

Liz Whitright

Relation:

Clerk

Date:

7-18-17

Time:

3:14

Deputy:

5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2016CV664

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2016-CV-664**

Bank of America, N.A.

v.

Leticia Santiago

owner(s) of property situate in the COLUMBIA County, Pennsylvania, being

550 Pfahler Street, Catawissa, PA 17820

Parcel No. 08 -06 -098-01,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$87,084.07**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Leticia Santiago at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Jill Nicholas
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 31569
Front Desk: (215) 563-7000 Ext. 31569
Fax: (215) 563-3826

SHERIFF'S RETURN

Bank of America, N.A.

Plaintiff

vs.

Leticia Santiago

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2016-CV-664

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____
_____ by handing to _____
_____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20 ____, See return endorsed hereon by Sheriff of _____
County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

**SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN**

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Expiration date

Plaintiff
Bank of America, N.A.

No.: 2016-CV-664

Defendant
Leticia Santiago

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

550 Pfahler Street

Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400

(215)563-7000

7/6/17

Philadelphia, PA 19103-1814

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	--

Plaintiff Bank of America, N.A.	No.: <u>2016-CV-664</u>
---	-------------------------

Defendant Leticia Santiago	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
--------------------------------------	---

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

LETICIA SANTIAGO

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

550 Pfahler Street

Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>7/6/17</u>
---	-----------------------------------	-----------------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	<table style="width: 100%;"> <tr> <td style="width: 80%;">SO ANSWERS</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Dep. Sheriff</td> <td></td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of</td> </tr> </table>	SO ANSWERS	Date	Signature of Dep. Sheriff		Signature of Sheriff	Date	Sheriff of	
SO ANSWERS	Date								
Signature of Dep. Sheriff									
Signature of Sheriff	Date								
Sheriff of									

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff Bank of America, N.A.	No.: 2016-CV-664
------------------------------------	------------------

Defendant Leticia Santiago	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
-------------------------------	--

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>LETICIA SANTIAGO</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>550 Pfahler Street</u> <u>Catawissa, PA 17820</u>
-------------------------------	---

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.
 NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN --- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>2/6/17</u>
---	-----------------------------------	-----------------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED: AFFIRMED and subscribed to before me this _____ day of _____ 20__	<table style="width: 100%;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

Plaintiff Bank of America, N.A.	No.: <u>2016-CV-664</u>
------------------------------------	-------------------------

Defendant Leticia Santiago	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
-------------------------------	--

SERVE



AT

{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>LETICIA SANTIAGO</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>550 Pfahler Street</u> <u>Catawissa, PA 17820</u>
---	---

Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>7/6/17</u>
---	-----------------------------------	-----------------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	---	--------------------------------

Document Receipt

Trans #	11086	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
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Ship to:

LETICIA SANTIAGO

10 GLOVER STREET

APT#1R

SALEM

MA 01970

Tracking #: 71901140006000109458

Doc Ref #: 2017ED83

Postage 5.2600

Document Receipt

Trans #	11086	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

LETICIA SANTIAGO	
10 GLOVER STREET	Tracking #: 71901140006000109458
APT#1R	Doc Ref #: 2017ED83
	Postage 5.2600
SALEM	MA 01970

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Fax - 215-563-3826

Jill Nicholas
Ext. 31569

Representing Lenders in
Pennsylvania

July 5, 2017

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

**RE: Bank of America, N.A.
v.
Leticia Santiago**

No.: 2016-CV-664

Action in Mortgage Foreclosure

Premises: 550 Pfahler Street, Catawissa, PA 17820

FILED
PROTHONOTARY
2017 JUL -7 P 12:31
OFFICE OF COURTS
COUNTY OF COLUMBIA, PA

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praecipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

JIN / RMS for
Phelan Hallinan Diamond & Jones, LLP

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A.
Plaintiff
vs.
LETICIA SANTIAGO
Defendant

Court of Common Pleas

Civil Division

COLUMBIA COUNTY

No. 2016-CV-664

FILED
PROTHONOTARY
2016 AUG -1 A 10:25
CLERK OF SUPERIOR COURT
COUNTY OF COLUMBIA, PA.

ORDER

AND NOW, this 1st day of Aug., 2016, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, LETICIA SANTIAGO, by:

1. Posting of the premises: 550 PFAHLER STREET, CATAWISSA, PA 17820 by the Sheriff or a non-party competent adult; and
2. First class mail to LETICIA SANTIAGO at the last known address, 17 A HERITAGE DR, APT 30, SALEM, MA 01970 and 10 GLOVER ST, APT 1R, SALEM, MA 01970-5502 and the mortgaged premises located at 550 PFAHLER STREET, CATAWISSA, PA 17820. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

TS/Thomas A. James J.
J.

Document Receipt

Trans #	11085	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
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Ship to:

INTERNAL REVENUE OF JUSTICE

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #:	71901140006000109441
Doc Ref #:	2017ED83
Postage	5.2600

PITTSBURGH PA 15222

Document Receipt

Trans #	11084	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
Ship to:					
COMMONWEALT OF PA		DEPT OF WELFARE			
PO BOX 2675		Tracking #:		71901140006000109434	
		Doc Ref #:		2017ED83	
		Postage		5.2600	
HARRISBURG PA 17105					

Document Receipt

Trans #	11082	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
Ship to:					
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
900 MARKET STREET		Tracking #:	71901140006000109410		
		Doc Ref #:	2017ED83		
		Postage	5.2600		
PHILADELPHIA PA 19107-4214					

Document Receipt

Trans #	11081	Carrier / service:	USPS Server	First-Class Mail®	7/18/2017 12:00:00 AM
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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000109403

Doc Ref #: 2017ED83

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

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DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000109403

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HARRISBURG PA 17105

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000109397

Doc Ref #: 2017ED83

Postage 5.2600

HARRISBURG PA 17128

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Ship to:

INTERNAL REVENUE OF JUSTICE

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #:	71901140006000109441
Doc Ref #:	2017ED83
Postage	5.2600

PITTSBURGH PA 15222

Document Receipt

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

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Doc Ref #: 2017ED83

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HARRISBURG PA 17128

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001675774

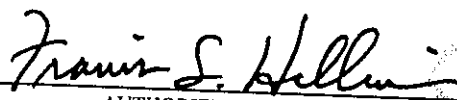
DATE
7/6/2017

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

SCL [984561] 550 PFAHLER STREET (2016-CV-664)


AUTHORIZED SIGNATURE

⑈001675774⑈ ⑆036001808⑆ 361508666⑈