

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

JP MORGAN CHASE BANK NA VS CHERYL & TERRANCE TOLAN

NO. 13-2018 ED

NO. 815-2017 JD

DATE/TIME OF SALE: JULY 25, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 3594.16

POUNDAGE - 2% OF BID \$ 71.88

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3666.04

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

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

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

PURCHASER(S) SIGNATURE(S): Terrance J. Tolan

TOTAL DUE: \$ 3666.04

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2316.04

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

13

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
JP MORGAN CHASE BANK, N.A.

vs.

Defendant  
CHERYL TOLAN  
TERRANCE GERARD TOLAN

**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, July 25, 2018

**Writ of Execution No. :** 2017CV815

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 1007 EAST 5TH STREET, 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	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,074.00
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
Continued or Cancelled Sale	\$10.00
Service	\$240.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
Postponed to: 7/25/2018	
<b>Total Sheriff Costs</b>	<b>\$2,008.50</b>

## Municipal Costs

Sewer	\$1,513.91
<b>Total Municipal Costs</b>	<b>\$1,513.91</b>

## Distribution Costs

Recording Fees	\$71.75
<b>Total Distribution Costs</b>	<b>\$71.75</b>

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

Location of the real estate: 1007 EAST 5TH STREET, BLOOMSBURG, PA 17815

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**Grand Total:**

**\$3,594.16**

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

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 224125	Invoice Date: 09/07/2018 9:15:41 AM	RECEIPT	Reg/Drw ID: 0101
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	201806901	BLOOMSBURG TOWN
	Grantor - TOLAN, CHERYL A		09/07/18 9:15:42 AM	OF
	Grantee - JPMORGAN CHASE BANK			
	Consideration - \$3,666.04			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	<b>TOTAL CHARGES</b>	<b>\$72.75</b>		
	<b>PAYMENTS</b>			
	CHECK: 8288 - SHERIFF	\$71.75		
	CHECK: 8296 - SHERIFF	\$1.00		
	<b>TOTAL PAYMENTS</b>	<b>\$72.75</b>		
	<b>AMOUNT DUE</b>	<b>\$72.75</b>		
	<b>PAYMENT ON INVOICE</b>	<b>(\$72.75)</b>		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

# SHERIFF'S SALE COST SHEET

17-1303  
DA. 1340,93

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>461.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1650.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1900.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</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>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2598.25



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

July 31, 2018

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

Re: TERRANCE G. TOLAN A/K/A TERRANCE TOLAN  
CHERYL A. TOLAN A/K/A CHERYL TOLAN  
1007 EAST 5TH STREET, BLOOMSBURG, PA 17815  
2017-CV-815

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 **JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION**, 1111 POLARIS PARKWAY, COLUMBUS, OH 43240.

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 "Sierra Gray".

On behalf of Phelan Hallinan Diamond & Jones, LLP

PH # 1006373

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

### B. TRANSFER DATA

Date of Acceptance of Document <b>7/31/18</b>	
Grantor(s)/Lessor(s) <b>Timonhy Chamberlain</b>	Telephone Number: <b>(570) 389-5622</b>
Grantee(s)/Lessee(s) <b>JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION</b>	Telephone Number: <b>1-800-827-1000</b>
Mailing Address <b>PO Box 380, W. Main Street</b>	Mailing Address <b>1111 POLARIS PARKWAY</b>
City <b>Bloomsburg</b>	State <b>PA</b>
ZIP Code <b>17815</b>	City <b>COLUMBUS</b>
	State <b>OH</b>
	ZIP Code <b>43240</b>

### C. REAL ESTATE LOCATION

Street Address <b>1007 EAST 5TH STREET, BLOOMSBURG, PA 17815</b>	City, Township, Borough <b>BLOOMSBURG TOWN</b>
County <b>COLUMBIA</b>	School District <b>BLOOMSBURG AREA S.D</b>
	Tax Parcel Number <b>05E-14-007-00.000</b>

### D. VALUATION DATA

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

1. Actual Cash Consideration <b>\$ 3,594.16 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$ 3,594.16</b>
4. County Assessed Value <b>\$ 19249.0</b>	5. Common Level Ratio Factor <b>X 3.88</b>	6. Computed Value <b>= \$74,686.12</b>

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

1a. Amount of Exemption Claimed <b>= \$74,686.12</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.)

☐ 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 <b>Sierra Grago</b> 	Date <b>7/31/18</b>
--	------------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

Lisa Steinman  
Legal Assistant

Representing Lenders in  
Pennsylvania

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

Re: JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE CORPORATION  
v. TERRANCE G. TOLAN A/K/A TERRANCE TOLAN and CHERYL A. TOLAN  
A/K/A CHERYL TOLAN  
No.: 2017-CV-815

Dear Sir/Madam:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

Lisa Steinman

cc: Prothonotary of COLUMBIA COUNTY

PHELAN HALLINAN DIAMOND & JONES, LLP  
Robert J. Crawley, Esq., Id. No.319712  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
robert.crawley@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

JPMORGAN CHASE BANK, N.A. S/B/M CHASE  
HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION

COURT OF COMMON PLEAS  
CIVIL DIVISION

Plaintiff

TERM

v.

No.: 2017-CV-815  
No.: 2018-ED-13

TERRANCE G. TOLAN A/K/A TERRANCE TOLAN  
CHERYL A. TOLAN A/K/A CHERYL TOLAN

COLUMBIA COUNTY

Defendant

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

JUN 21 2019

Date

By:

Robert J. Crawley, Esquire  
Attorney for Plaintiff

**PHELAN HALLINAN DIAMOND & JONES, LLP**

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

JPMORGAN CHASE BANK, N.A. S/B/M CHASE :

HOMF FINANCE LLC, S/B/M TO CHASE :

MANHATTAN MORTGAGE CORPORATION :

Plaintiff

v.

TERRANCE G. TOLAN A/K/A

TERRANCE TOLAN

CHERYL A. TOLAN A/K/A

CHERYL TOLAN

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2017-CV-815

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE**  
**PURSUANT TO Pa.R.C.P. 430**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter were served as follows:

a. on TERRANCE G. TOLAN in accordance with Court Order dated May 17, 2018

by certified mail and first class mail, return receipt requested, on May 29, 2018.

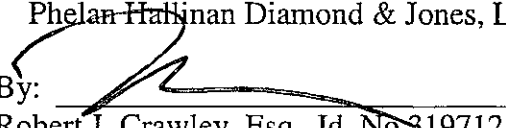
The property was posted on June 4, 2018. Notice was published in the Daily Press

Enterprise on May 31, 2018; and

b. on CHERYL A. TOLAN in accordance with Court Order dated May 17, 2018 by certified mail and first class mail, return receipt requested, on May 29, 2018. The property was posted on June 4, 2018. Notice was published in the Daily Press Enterprise on May 31, 2018;

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.

DATE: JUN 21 2018

Phelan Hallinan Diamond & Jones, LLP  
By:   
Robert J. Crawley, Esq., Id. No. 319712  
Attorney for Plaintiff

**PHELAN HALLINAN DIAMOND & JONES, LLP**

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

JPMORGAN CHASE BANK, N.A. S/B/M CHASE :  
HOME FINANCE LLC, S/B/M TO CHASE : COLUMBIA COUNTY  
MANHATTAN MORTGAGE CORPORATION : COURT OF COMMON PLEAS

Plaintiff

v.

TERRANCE G. TOLAN A/K/A  
TERRANCE TOLAN

CIVIL DIVISION  
NO. 2017-CV-815

CHERYL A. TOLAN A/K/A  
CHERYL TOLAN

Defendants

**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of Plaintiff's Affidavit of Service of Notice of Sale and Certification of Compliance were served by regular mail on the person(s) on the date listed below:

TERRANCE G. TOLAN  
1007 EAST 5TH STREET  
BLOOMSBURG, PA 17815

CHERYL A. TOLAN  
1007 EAST 5TH STREET  
BLOOMSBURG, PA 17815

CHERYL A. TOLAN  
216 RASLEY STREET, APT B  
BERWICK, PA 18603-4515

JUN 21 2019

Date: \_\_\_\_\_



Robert J. Crawley, Esq., Id. No. 319712  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

JPMORGAN CHASE BANK, N.A. S/B/M CHASE  
HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION  
Plaintiff

FILED  
CIVIL DIVISION  
NO. 2017-CV-815  
MAY 18 A 10:29

v.  
TERRANCE G. TOLAN A/K/A  
TERRANCE TOLAN  
CHERYL A. TOLAN A/K/A  
CHERYL TOLAN

Defendants

**ORDER**

AND NOW, this 17<sup>th</sup> day of May, 2018, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

**ORDERED** that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendants, **TERRANCE G. TOLAN A/K/A TERRANCE TOLAN** and **CHERYL A. TOLAN A/K/A CHERYL TOLAN** by:

- ☒ REGULAR MAIL TO TERRANCE G. TOLAN A/K/A  
TERRANCE TOLAN at 1007 EAST 5TH STREET,  
BLOOMSBURG, PA 17815 and CHERYL A. TOLAN, A/K/A  
CHERYL TOLAN at 216 RASLEY STREET, APT B,  
BERWICK, PA 18603-4515 and 1007 EAST 5TH STREET  
A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815  
Service by mail is complete upon the date of mailing, in addition to  
other required methods
- ☒ CERTIFIED MAIL TO TERRANCE G. TOLAN A/K/A  
TERRANCE TOLAN at 1007 EAST 5TH STREET,  
BLOOMSBURG, PA 17815 and CHERYL A. TOLAN, A/K/A  
CHERYL TOLAN at 216 RASLEY STREET, APT B,  
BERWICK, PA 18603-4515 and 1007 EAST 5TH STREET  
A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815  
Service by mail is complete upon the date of mailing, in addition to  
other required methods
- ☒ POSTING 1007 EAST 5TH STREET, BLOOMSBURG, PA  
17815
- ☒ PUBLICATION per rule 430(b)(1)

BY THE COURT:

12/ Mary E. Norton

PH # 1006373/LAS

J.

[illegible]

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USPS CERTIFIED MAIL™



9214 8969 0096 4000 9933 87

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TOLAN, CHERYL A.  
1007 EAST 5TH STREET  
BLOOMSBURG, PA 17815-0000

--fold here (regular)

-- fold here (6x9) PH# 1006373 / SPL

--fold here (regular)

05/25/2018

ALERT: AS OF APRIL 30, USPS.COM NO LONGER SUPPORTS OUTDATED BROWSER...

# USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

**Track Another Package +**

**Tracking Number:** 9214896900964000993387

Remove X

Your item could not be delivered on June 18, 2018 at 8:44 am in BLOOMSBURG, PA 17815. It was held for the required number of days and is being returned to the sender.

## Alert

June 18, 2018 at 8:44 am  
Unclaimed/Being Returned to Sender  
BLOOMSBURG, PA 17815

**Get Updates** ▼

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**Text & Email Updates**



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**Return Receipt Electronic**



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**Tracking History**



**June 18, 2018, 8:44 am**

Unclaimed/Being Returned to Sender  
BLOOMSBURG, PA 17815

Your item could not be delivered on June 18, 2018 at 8:44 am in BLOOMSBURG, PA 17815. It was held for the required number of days and is being returned to the sender.

Reminder to Schedule Redelivery of your item

**May 31, 2018**

In Transit to Next Facility

**May 31, 2018, 10:28 am**

Notice Left (No Authorized Recipient Available)

BLOOMSBURG, PA 17815

**May 30, 2018, 11:12 am**

Arrived at USPS Regional Destination Facility

HARRISBURG PA DISTRIBUTION CENTER

**May 29, 2018, 10:25 pm**

Arrived at USPS Regional Facility

PHILADELPHIA PA DISTRIBUTION CENTER

**May 29, 2018, 9:10 pm**

Accepted at USPS Origin Facility

PHILADELPHIA, PA 19103

**May 25, 2018**

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

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**Product Information**



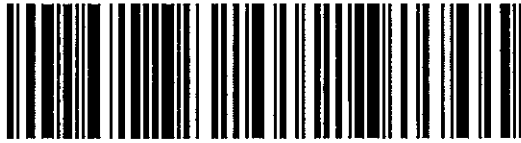
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**See Less** ^

**Can't find what you're looking for?**

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USPS CERTIFIED MAIL™



9214 8969 0096 4000 9933 70

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TOLAN, CHERYL A.  
216 RASLEY STREET  
APARTMENT B  
BERWICK, PA 18603-4515

--fold here (regular)

-- fold here (6x9) PH# 1006373 / SPL

--fold here (regular)

05/25/2018

ALERT: AS OF APRIL 30, USPS.COM NO LONGER SUPPORTS OUTDATED BROWSER...



FAQs > (<http://faq.usps.com/?articleId=220900>)

**Track Another Package** +

**Tracking Number:** 9214896900964000993370

Remove X

Your item arrived at our LANCASTER PA DISTRIBUTION CENTER destination facility on June 18, 2018 at 8:34 am. The item is currently in transit to the destination.

## In-Transit

June 18, 2018 at 8:34 am  
Arrived at USPS Regional Destination Facility  
LANCASTER PA DISTRIBUTION CENTER

**Get Updates** ▼

---

**Text & Email Updates**



---

**Return Receipt Electronic**



---

**Tracking History**



**June 18, 2018, 8:34 am**

Arrived at USPS Regional Destination Facility  
LANCASTER PA DISTRIBUTION CENTER

Your item arrived at our LANCASTER PA DISTRIBUTION CENTER destination facility on June 18, 2018 at 8:34 am. The item is currently in transit to the destination.

**June 16, 2018, 8:27 am**

Unclaimed/Being Returned to Sender  
BERWICK, PA 18603

Reminder to Schedule Redelivery of your item

**May 31, 2018, 12:53 pm**

Notice Left (No Authorized Recipient Available)  
BERWICK, PA 18603

**May 31, 2018**

In Transit to Next Facility

**May 31, 2018, 11:11 am**

Departed USPS Regional Facility  
SCRANTON PA DISTRIBUTION CENTER

**May 30, 2018, 9:56 pm**

Arrived at USPS Regional Destination Facility  
SCRANTON PA DISTRIBUTION CENTER

**May 30, 2018, 9:17 am**

Arrived at USPS Regional Destination Facility  
LEHIGH VALLEY PA DISTRIBUTION CENTER

**May 29, 2018, 10:25 pm**

Arrived at USPS Regional Facility  
PHILADELPHIA PA DISTRIBUTION CENTER

**May 29, 2018, 9:10 pm**

Accepted at USPS Origin Facility  
PHILADELPHIA, PA 19103

**May 25, 2018**

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

---

USPS CERTIFIED MAIL™



9214 8969 0096 4000 9933 63

---

TOLAN, TERRANCE G.  
1007 EAST 5TH STREET  
BLOOMSBURG, PA 17815-0000

--fold here (regular)

-- fold here (6x9) PH# 1006373 / SPL

--fold here (regular)

05/25/2018

ALERT: AS OF APRIL 30, USPS.COM NO LONGER SUPPORTS OUTDATED BROWSER...

# USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

**Track Another Package +**

**Tracking Number:** 9214896900964000993363

Remove X

Your item could not be delivered on June 18, 2018 at 8:44 am in BLOOMSBURG, PA 17815. It was held for the required number of days and is being returned to the sender.

## Alert

June 18, 2018 at 8:44 am  
Unclaimed/Being Returned to Sender  
BLOOMSBURG, PA 17815

**Get Updates** ▼

---

**Text & Email Updates**



---

**Return Receipt Electronic**



---

**Tracking History**



**June 18, 2018, 8:44 am**

Unclaimed/Being Returned to Sender  
BLOOMSBURG, PA 17815

Your item could not be delivered on June 18, 2018 at 8:44 am in BLOOMSBURG, PA 17815. It was held for the required number of days and is being returned to the sender.

Reminder to Schedule Redelivery of your item

**May 31, 2018**

In Transit to Next Facility

**May 31, 2018, 10:28 am**

Notice Left (No Authorized Recipient Available)  
BLOOMSBURG, PA 17815

**May 30, 2018, 11:12 am**

Arrived at USPS Regional Destination Facility  
HARRISBURG PA DISTRIBUTION CENTER

**May 29, 2018, 10:25 pm**

Arrived at USPS Regional Facility  
PHILADELPHIA PA DISTRIBUTION CENTER

**May 29, 2018, 9:10 pm**

Accepted at USPS Origin Facility  
PHILADELPHIA, PA 19103

**May 25, 2018**

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

---

**Product Information**

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See Less ^

**Can't find what you're looking for?**

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
**JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE**  
**LLC, S/B/M TO CHASE MANHATTAN MORTGAGE**  
**CORPORATION**  
**DEFENDANT**  
**TERRANCE G. TOLAN A/K/A TERRANCE TOLAN**  
**CHERYL A. TOLAN A/K/A CHERYL TOLAN**

**COLUMBIA COUNTY**

**PH # 1006373**

**SERVICE TEAM/sp!**  
**COURT NO.: 2017-CV-815**

**SERVE TERRANCE G. TOLAN A/K/A TERRANCE TOLAN AT:**  
**1007 EAST 5TH STREET**  
**A/K/A 1007 EAST FIFTH STREET**  
**BLOOMSBURG, PA 17815**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: 07/25/2018**

**\*\*\*\*PLEASE POST THE PROPERTY\*\*\*\***

**SERVED**

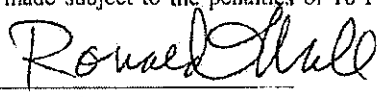
**JUNE** Served and made known to TERRANCE G. TOLAN A/K/A TERRANCE TOLAN, Defendant on the 4<sup>th</sup> day of JUNE, 2018, at 5:50 o'clock P. M., at 1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815, in the manner described below:

- ☐ 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.
- XX** Other: POSTED THE PROPERTY

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, Ronald Moll a competent adult, hereby verify that I personally posted the property with 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: 6/4/18

NAME:   
 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 \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_
- ☐ Service Refused      ☐ Red Tag Door      ☐ Deceased      ☐ Defendant Unknown
- ☐ Cluster Mail Box      ☐ Can't Gain Access

Other: \_\_\_\_\_

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: \_\_\_\_\_

**AFFIDAVIT OF SERVICE**

PLAINTIFF  
JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE  
LLC, S/B/M TO CHASE MANHATTAN MORTGAGE  
CORPORATION  
DEFENDANT  
TERRANCE G. TOLAN A/K/A TERRANCE TOLAN  
CHERYL A. TOLAN A/K/A CHERYL TOLAN

COLUMBIA COUNTY

PH # 1006373

SERVICE TEAM/ spl  
COURT NO.: 2017-CV-815

SERVE CHERYL A. TOLAN A/K/A CHERYL TOLAN AT:  
1007 EAST 5TH STREET  
A/K/A 1007 EAST FIFTH STREET  
BLOOMSBURG, PA 17815

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 07/25/2018

\*\*\*\*PLEASE POST THE PROPERTY\*\*\*\*

**SERVED**

*JUNE* Served and made known to CHERYL A. TOLAN A/K/A CHERYL TOLAN, Defendant on the 4<sup>th</sup> day of 20 18, at 5:50 o'clock P. M., at 1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815, 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.

XX Other: POSTED THE PROPERTY.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, Ronald Moll, a competent adult, hereby verify that I personally posted the property with 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: 6/4/18

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 \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown  
☐ Cluster Mail Box ☐ Can't Gain Access

Other: \_\_\_\_\_

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: \_\_\_\_\_

1066373

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 May 31, 2018 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.

**NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA  
NO. 2017-CV-815**

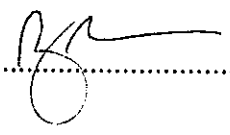
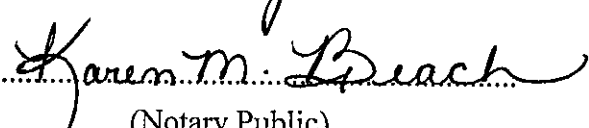
JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE CORPORATION  
Vs.  
TERRANCE G. TOLAN and CHERYL A. TOLAN

NOTICE TO: TERRANCE G. TOLAN A/K/A TERRANCE TOLAN and CHERYL A. TOLAN  
A/K/A CHERYL TOLAN  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY:

Being Premises: 1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA. 17815  
Being in BLOOMSBURG TOWN, County of COLUMBIA, Commonwealth of Pennsylvania, 05E-14-007-00.000  
Improvements consist of residential property.  
Sold as the property of TERRANCE G. TOLAN and CHERYL A. TOLAN

Your house (real estate) at 1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA. 17815 is scheduled to be sold at the Sheriff's Sale on 7/25/2018 at 09:00 AM, at the COLUMBIA County Courthouse, PO Box 380, W. Main Street, Bloomsburg, PA. 17815, to enforce the Court Judgment of \$33,918.53 obtained by JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION (the mortgagee), against the above premises.

PHILAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff

  
.....  
1<sup>st</sup> day of June 2018  
  
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Karen M. Beach, Notary Public  
Columbia County  
My commission expires May 13, 2022  
Commission number 1283596  
Member, Pennsylvania Association of Notaries

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.

.....

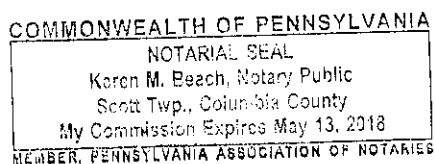
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 April 11, 18, 25, 2018 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 25<sup>th</sup> day of April 2018.....

.....  
Karen M. Beach  
(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.

.....

# Municipal Authority of the Town of Bloomsburg

Town Hall, 301 E. Second Street, Bloomsburg, PA 17815

Phone: 570.784.5422

Fax: 570.784.1518

April 17, 2018

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

RE: Terrance G. & Cheryl A. Tolan  
1007 E. Fifth Street  
Bloomsburg, PA 17815

DOCKET NO. 2017-CV-815, 2018-ED-13

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on May 2, 2018. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of \$1,513.91.

If you require any further information, please contact me at 570-784-5422, 2 or  
[amyseamans@bloomsburgpa.org](mailto:amyseamans@bloomsburgpa.org).

Sincerely,



Amy Seamans  
Billing and Collections Coordinator

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

Timonthy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE CORPORATION v. TERRANCE G. TOLAN A/K/A  
TERRANCE TOLAN et al.**

**No.: 2017-CV-815**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

**\*\*Property is listed for the 07/25/2018 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**

By:

Legal Assistant

CC: TERRANCE G. TOLAN A/K/A TERRANCE TOLAN and CHERYL A. TOLAN A/K/A CHERYL TOLAN

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME  
FINANCE LLC, S/B/M TO CHASE MANHATTAN  
MORTGAGE CORPORATION**  
Plaintiff

:  
: **CIVIL DIVISION**  
:  
: **No.: 2017-CV-815**  
:  
:

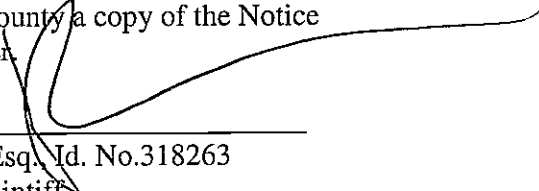
v.

**TERRANCE G. TOLAN A/K/A TERRANCE TOLAN  
CHERYL A. TOLAN A/K/A CHERYL TOLAN**  
Defendant(s)

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice  
of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: APR 09 2018

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME** :  
**FINANCE LLC, S/B/M TO CHASE MANHATTAN** : **CIVIL DIVISION**  
**MORTGAGE CORPORATION** :  
Plaintiff : **No.: 2017-CV-815**  
v. :

**TERRANCE G. TOLAN A/K/A TERRANCE TOLAN**  
**CHERYL A. TOLAN A/K/A CHERYL TOLAN**  
Defendant(s)

**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

TERRANCE G. TOLAN  
1007 EAST 5TH STREET  
BLOOMSBURG, PA 17815

TERRANCE G. TOLAN  
1007 EAST FIFTH STREET  
BLOOMSBURG, PA 17815

CHERYL A. TOLAN  
216 RASLEY STREET, APARTMENT B  
BERWICK, PA 18603-4515

CHERYL A. TOLAN  
1007 EAST 5TH STREET  
BLOOMSBURG, PA 17815

CHERYL A. TOLAN  
2202 WEST FRONT STREET  
BERWICK, PA 18603-4106

Date: APR 09 2018

CHERYL A. TOLAN  
1007 EAST FIFTH STREET  
BLOOMSBURG, PA 17815

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No. 318263  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

JPMORGAN CHASE BANK, N.A. S/B/M  
CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION

Plaintiff

vs.

TERRANCE G. TOLAN A/K/A TERRANCE  
TOLAN  
CHERYL A. TOLAN A/K/A CHERYL TOLAN  
Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No.: 2017-CV-815  
: No.: 2018-ED-13

FILED  
PROTHONOTARY  
2018 APR -5 A 9:42  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

ORDER


AND NOW, this 4th day of April, 2018 the Prothonotary is

ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc  
pro tunc in this case as follows:

Principal Balance	\$32,727.27
Interest Through February 28, 2018	\$2,863.70
Late Charges	\$408.85
Legal fees	\$2,365.00
Cost of Suit and Title	\$6,212.91
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$118.00
Escrow Deficit	\$7,158.73
<b>TOTAL</b>	<b>\$53,204.46</b>

Plus interest at six percent per annum.

BY THE COURT

  
J.

**Phelan Hallinan Diamond & Jones, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

April 5, 2018

Office of the Sheriff  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC,  
S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v.  
TERRANCE G. TOIAN and CHERYL A. TOIAN  
1007 EAST 5TH STREET A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG,  
PA 17815  
No.: 2017-CV-815

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for May 2, 2018 due to the following: Service of NOS.

The Property is to be relisted for the July 25, 2018 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan Diamond & Jones, LLP

PHELAN HALLINAN DIAMOND & JONES, LLP  
Robert J. Crawley, Esq., Id. No.319712  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
robert.crawley@phelanhallinan.com  
215-563-7000

ATTORNEY FOR PLAINTIFF

JPMORGAN CHASE BANK, N.A. S/B/M CHASE  
HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

TERM

v.

TERRANCE G. TOLAN A/K/A TERRANCE TOLAN  
CHERYL A. TOLAN A/K/A CHERYL TOLAN

No.: 2017-CV-815

No.: 2018-ED-13

COLUMBIA COUNTY

Defendant

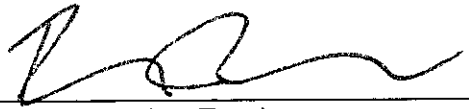
**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

APR 02 2018

Date

By:

  
Robert J. Crawley, Esquire  
Attorney for Plaintiff

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

KIM ZIELINSKI  
Legal Assistant

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

Re: JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE CORPORATION VS. TERRANCE G. TOLAN  
A/K/A TERRANCE TOLAN, and CHERYL A. TOLAN A/K/A CHERYL TOLAN,  
COLUMBIA County, No.: 2017-CV-815, No.: 2018-ED-13

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*Property is listed for the 05/02/2018 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,

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 1006373

PHELAN HALLINAN DIAMOND & JONES, LLP  
Robert J. Crawley, Esq., Id. No.319712  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
robert.crawley@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

JPMORGAN CHASE BANK, N.A. S/B/M :  
CHASE HOME FINANCE LLC, S/B/M TO :  
CHASE MANHATTAN MORTGAGE : CIVIL DIVISION  
CORPORATION :  
Plaintiff, :  
v. : No.: 2017-CV-815  
: No.: 2018-ED-13  
:

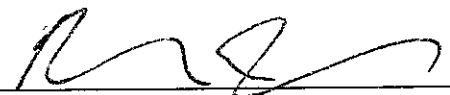
TERRANCE G. TOLAN A/K/A TERRANCE  
TOLAN  
CHERYL A. TOLAN A/K/A CHERYL TOLAN  
Defendant(s)

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY ) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Date: APR 02 2018

  
Robert J. Crawley, Esquire  
Attorney for Plaintiff

**JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance  
LLC, s/b/m to Chase Manhattan Mortgage Corporation  
PLAINTIFF**

**V.**

**TERRANCE G. TOLAN A/K/A TERRANCE TOLAN  
CHERYL A. TOLAN A/K/A CHERYL TOLAN  
DEFENDANT(S)**

**: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: CASE NO. 2017-CV-815  
:  
: COLUMBIA COUNTY**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN  
MORTGAGE CORPORATION**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praeceptum for the  
Writ of Execution was filed, the following information concerning the real property located at **1007 EAST 5TH STREET, A/K/A 1007  
EAST FIFTH STREET , BLOOMSBURG, PA 17815.**

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

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

**TERRANCE G. TOLAN A/K/A TERRANCE  
TOLAN**

**1007 EAST 5TH STREET, BLOOMSBURG, PA  
17815**

**CHERYL A. TOLAN A/K/A CHERYL TOLAN**

**1007 EAST 5TH STREET, BLOOMSBURG, PA  
17815**

**216 RASLEY STREET, APARTMENT B,  
BERWICK, PA 18603-4515**

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

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

**TERRANCE G. TOLAN A/K/A TERRANCE  
TOLAN**

**1007 EAST 5TH STREET, A/K/A 1007 EAST  
FIFTH STREET, BLOOMSBURG, PA 17815**

**CHERYL A. TOLAN A/K/A CHERYL TOLAN**

**1007 EAST 5TH STREET, A/K/A 1007 EAST  
FIFTH STREET, BLOOMSBURG, PA 17815**

**216 RASLEY STREET, APARTMENT B,  
BERWICK, PA 18603-4515**

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)

**COMMON OF PA DEPARTMENT OF  
REVENUE**

**P.O. BOX 280946  
HARRISBURGH, PA 17128**

**COMMONWEALTH OF PA BUREAU OF COMPLIANCE**

**P.O. BOX 281230  
HARRISBURG, PA 17128-1230**

**COMMONWEALTH OF PA DEPT. OF REVENUE BUREAU OF COMPLIANCE**

**P.O. BOX 280948  
HARRISBURG, PA 17128-0948**

**CHARLES J. BUFFALINO, ESQ III**

**1230 MEMORIAL HWY, STE 201  
SHAVERTOWN, PA 18708**

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

Address (if address cannot be reasonably ascertained, please indicate)  
**601 NORTHWEST SECOND STREET  
EVANSVILLE, IN 47708**

**SPRINGCASTLE FINANCE FUNDING TRUST, THROUGH ITS TRUSTEE  
WILMINGTON TRUST, NATIONAL ASSOCIATION**

**SPRINGCASTLE FINANCE FUNDING TRUST, THROUGH ITS TRUSTEE  
WILMINGTON TRUST, NATIONAL ASSOCIATION C/O E. LANCE/NTC**

**2100 ALT. 19 NORTH  
PALM HARBOR, FL 34683**

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**

**1007 EAST 5TH STREET  
BLOOMSBURG PA, 17815**

**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**

**CHERYL A. TOLAN C/O SUSAN M. HILL,  
ESQ.**

**38 WEST THIRD STREET  
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

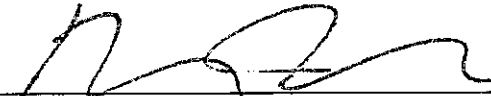
INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

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

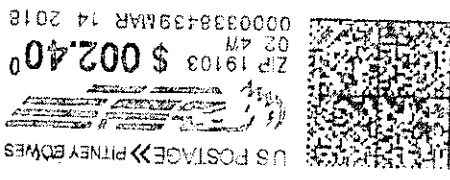
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: APR 02 2018

By:   
**Phelan Hallinan Diamond & Jones, LLP**  
Robert J. Crawley, Esq., Id. No.319712  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000



# Certificate of Mailing - Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.		el Airlift
Phelan Hallinan Diamond & Jones, L.L.P. 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103	6	Postmaster, per (name of receiving employee)			
PH #4066373 / RE: TERRANCE G. TOLAN A/K/A TERRANCE TOLAN (COLUMBIA) / RMS - 05/02/2018 SALE / 1021 / With Team	USPS® Tracking Number Firm-specific Identifier		Postage	Fee	
1. ....	JPMORGAN CHASE BANK, N.A., SBM, CHASE HOME FINANCE LLC., SBM, TO CHASE MANHATTAN MORTGAGE CORPORATION 1111 Polaris Parkway Willow Oak Building Columbus OH 43240		\$0.47		
2. ....	SPRINGCASTLE FINANCE FUNDING TRUST, THROUGH ITS TRUSTEE WILMINGTON TRUST, NATIONAL ASSOCIATION 601 NORTHWEST SECOND STREET EVANSVILLE IN 47708		\$0.47		
3. ....	SPRINGCASTLE FINANCE FUNDING TRUST, THROUGH ITS TRUSTEE WILMINGTON TRUST, NATIONAL ASSOCIATION C/O E. LANCENTIC 2100 ALT. 19 NORTH PALM HARBOR FL 34683		\$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 HUMAN SERVICES P.O. Box 2675 P.O. BOX 380 Harrisburg PA 17105		\$0.47		
6. ....	INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 P.O. BOX 380 Pittsburgh PA 15222		\$0.47		

# Certificate of Mailing - Firm

<b>Name and Address of Sender</b> Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103  PR# 1006373 / RE: TERRANCE G. TOLAN A/K/A TERRANCE TOLAN (COLUMBIA) / RMS - 05/02/2018 SALE / 1021 / Writ Team	<b>TOTAL NO.</b> of Pieces Listed by Sender  6	<b>TOTAL NO.</b> of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>		
Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Air Mail	
1.	TENANT/OCCUPANT 1007 EAST 5TH STREET BLOOMSBURG PA 17815 CHARLES J. BUFFALINO, ESQ III 1230 Memorial Hwy, Ste 201 Shavertown PA 18708	\$0.47	\$0.47		
2.	CHERRY L. A. TOLAN C/O SUSAN M. HILL, ESQ. 38 WEST THIRD STREET BLOOMSBURG PA 17815	\$0.47	\$0.47		
3.	COMMON OF PA DEPARTMENT OF REVENUE P.O. Box 280946 Harrisburg PA 17128	\$0.47	\$0.47		
4.	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6th Floor, Strawberry Sq. Dept 280601 Harrisburg PA 17128	\$0.47	\$0.47		
5.	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building Harrisburg PA 17105	\$0.47	\$0.47		
6.					



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

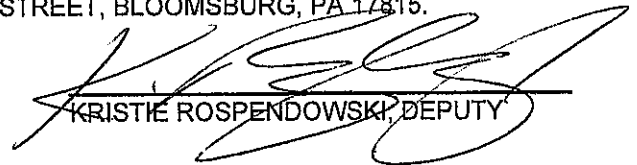


JP MORGAN CHASE BANK, N.A.  
vs.  
CHERYL TOLAN (et al.)

Case Number  
2017CV815

## SHERIFF'S RETURN OF SERVICE

03/26/2018 03:53 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 1007 EAST 5TH STREET, BLOOMSBURG, PA 17815.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

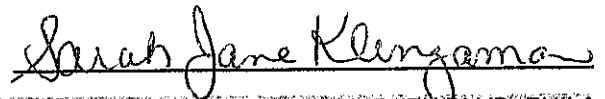
March 27, 2018

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

27TH day of MARCH, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK, N.A.  
vs.  
TOLAN, CHERYL (et al.)

Case Number  
2017CV815

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Manner:** < Not Specified >

**Expires:**

**Zone:**

**Warrant:**

**Notes:** SALE DATE & TIME: 05/02/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 1007 EAST 5TH STREET  
BLOOMSBURG, PA 17815

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:**

3/26/18

**Time:**

1553

**Deputy:**

4

**Mileage:**

**Attorney / Originator:**

**Name:** PHELAN HALLINAN DIAMOND & JONES LLP

**Phone:** 215-563-7000

**Service Attempts:**

**Date:**

**Time:**

**Mileage:**

**Deputy:**


**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2017CV815

1007 EAST 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 03/14/2018

Fee: \$5.00

Cert. NO: 31790

TOLAN TERRANCE G & CHERYL A  
1007 EAST FIFTH STREET  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 0527 -0219  
Location: 1007 E FIFTH ST  
Parcel Id:05E-14 -007-00,000

Assessment: 19,249  
Balances as of 03/14/2018

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

**COLUMBIA COUNTY SHERIFF**

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK, N.A.  
vs.  
TOLAN, CHERYL (et al.)

Case Number  
2017CV815

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	13
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 2202 <i>Delinquent (Smucker's)</i> 416-1756- TERNANCP - 570-394-6462		

### Serve To:

Name:	CHERYL TOLAN
Primary Address:	1007 EAST 5TH STREET, BLOOMSBURG, PA 17815 <i>Bad Address</i>
Phone:	570-394-6462 DOB: 01/22/1968
Alternate Address:	2202 WEST FRONT STREET, BERWICK, PA 18603 <i>Good</i>
Phone:	

### Final Service:

Served:	<input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	3-13-18
Time:	09:55
Deputy:	3
Mileage:	

### Attorney / Originator:

Name:	PHELAN HALLINAN DIAMOND & JONES LLP
Phone:	215-563-7000

### Service Attempts:

Date:	2-27-18	3-6-18				
Time:	5:12pm					
Mileage:						
Deputy:	5 & 19	3				

### Service Attempt Notes:

1. Works c Health South across from Giant Berwick PA. Day shift
2. called left message.
- 3.
- 4.
- 5.
- 6.

TOLAN, CHERYL

2017CV815

1007 EAST 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK, N.A.  
vs.  
TOLAN, CHERYL (et al.)

Case Number  
2017CV815

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	13
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Mary F. Ward
<b>Primary Address:</b>	301 E Second Street, Town Hall Bloomsburg, PA 17816
<b>Phone:</b>	570-784-1581 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	DOOR SLOT		
<b>Relation:</b>			
<b>Date:</b>	2/07/18	<b>Time:</b>	0859
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

WARD, MARY F.

2017CV815

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK, N.A.  
vs.  
TOLAN, CHERYL (et al.)

Case Number  
2017CV815

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	13
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

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

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	ELIZABETH WHITENIGHT
<b>Relation:</b>	CLERK
<b>Date:</b>	2/27/18
<b>Time:</b>	0835
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2017CV815

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK, N.A.  
vs.  
TOLAN, CHERYL (et al.)

Case Number  
2017CV815

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	13
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

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

### Final Service:

Served:	Personally <u>Adult In Charge</u> Rosted · Other	
Adult In Charge:	EILEEN HESS	
Relation:	CLERK	
Date:	2/27/18	Time: 0840
Deputy:	4	Mileage:

### Attorney / Originator:

Name:	PHELAN HALLINAN DIAMOND & JONES LLP	Phone:	215-563-7000
-------	-------------------------------------	--------	--------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2017CV815 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



JP MORGAN CHASE BANK, N.A.  
vs.  
TOLAN, CHERYL (et al.)

Case Number  
2017CV815

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	13
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BLOOMSBURG MUNICIPAL AUTHORITY
<b>Primary Address:</b>	301 E 2ND STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	AMY SEANEALS
<b>Relation:</b>	BILLING & COLLECTIONS AUTHORITY
<b>Date:</b>	3/6/18
<b>Time:</b>	1023
<b>Deputy:</b>	4
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BLOOMSBURG MUNICIPAL

2017CV815

301 E 2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK, N.A.  
vs.  
TOLAN, CHERYL (et al.)

Case Number  
2017CV815

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	13
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	SUSAN HILL, ESQ.	
Primary Address:	38 W 3RD STREET BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	DEBORAH BIENIL	
Relation:	PARALEGAL	
Date:	3/6/18	Time:
Deputy:	H	Mileage:

### Attorney / Originator:

Name:	PHELAN HALLINAN DIAMOND & JONES LLP	Phone:	215-563-7000
-------	-------------------------------------	--------	--------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

HILL ESQ., SUSAN

2017CV815

38 W 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK, N.A.  
vs.  
TOLAN, CHERYL (et al.)

Case Number  
2017CV815

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	13
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  <i>* 434 Community Dr. Morgantown WV 26505</i>			

### Serve To:

Name:	TERRANCE GERARD TOLAN	
Primary Address:	1007 EAST 5TH STREET BLOOMSBURG, PA 17815	<i>BAD Address</i>
Phone:	570-394-6462	DOB: 01/22/1968
Alternate Address:		
Phone:	<i>(570) 441-7578</i>	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	<i>SELD BACK</i>	
Relation:	<i>NEW ADDRESS ABOVE</i>	
Date:	<i>3/6/18</i>	Time: <i>1111</i>
Deputy:	<i>4</i>	Mileage:

### Attorney / Originator:

Name:	PHELAN HALLINAN DIAMOND & JONES LLP	Phone:	215-563-7000
-------	-------------------------------------	--------	--------------

### Service Attempts:

Date:	<i>2.27.18</i>					
Time:	<i>5:12p</i>					
Mileage:						
Deputy:	<i>5 &amp; 19</i>					

### Service Attempt Notes:

- BAD Address -*
- Also Week c Big Heart Pet Foods Warehouse - Supervisor 1st Shift*
- 
- 
- 
- 

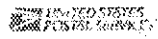
TOLAN, TERRANCE GERARD

2017CV815

1007 EAST 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

## Restricted Information



Reminder: A PS Form 3546 must be submitted to delete a COA Record. An exclusion will not act as a delete

## Detail COA Information

[Home](#) [Logout](#)[Back](#) [New Search](#)

## Current COA Information (PAD)

## Exclude COA

Move Type: IP Request: Added Effective Date: 08/22/2017 Orig Trans: 1723390000562280 Created On: 08/21/2017 Primary: TOLA007  
Temporary Date: Mod Trans: 1723390000562280 Last Update: 08/22/2017  
Name: TOLAN EMILY N  
Old Addr: 1007 E 5TH ST; BLOOMSBURG PA 17815-8820-07 Old CRID: R012  
New Addr: 434 COMMUNITY DR; MORGANTOWN WV 26505-2083-34 New CRID: C015  
Label Print: ☐ 3982 ☐ Old Addr ☐ New Addr

## COARS History Record 1

Move Type: IP Primary: TOLA007  
Request: Added  
Change Reason: iCOA Maint. Function: Added  
Effective Date: 08/22/2017  
Orig Trans : 1723390000562280  
Created On: 08/21/2017 07:52 Last Update: 08/22/2017  
Status: Active  
Machine ID: 9000  
Name: TOLAN EMILY N  
Old CRID: R012  
Old 1007 E 5TH ST  
Address: BLOOMSBURG PA 17815-8820-07  
New CRID: C015  
New 434 COMMUNITY DR  
Address: MORGANTOWN WV 26505-2083-34

*No Image Available*

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

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m  
to Chase Manhattan Mortgage Corporation

vs.

Terrance G. Tolan a/k/a Terrance Tolan  
Cheryl A. Tolan a/k/a Cheryl Tolan  
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-815

2018-ED-13

COLUMBIA COUNTY

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: 1007 East 5th Street, A/K/A 1007 East Fifth Street, Bloomsburg, PA 17815  
(See Legal Description attached)

Judgment Amount	\$33,918.53
Interest From 09/20/2017 to 02/20/2018 (at \$5.58 per diem)	\$859.32
Total	\$34,777.85
Interest from 02/21/2018 at \$5.58 per diem	
Costs to be added	\$ _____
Writ Total	\$ _____
	\$ _____

Dated 2/22/2018  
(SEAL)

PH # 1006373

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK, N.A.  
vs.  
TOLAN, CHERYL (et al.)

Case Number  
2017CV815

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	13
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 05/02/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	1007 EAST 5TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	570-394-6462 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	
<b>Time:</b>	
<b>Deputy:</b>	
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2017CV815

1007 EAST 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 02/27/18

Account:

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

2017CV815	Ad ID:	1130526
	Description:	TOLAN SALE No.
	Run Dates:	04/11/18 to 04/25/18
	Class:	2
	Agate Lines:	177
	Blind Box:	

<b>Total Ad Cost</b>		<b>\$1,074.00</b>		
<b>Amount Paid</b>		<b>\$0.00</b>		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	04/11/18	04/25/18	3	\$1,074.00

## SHERIFFS SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV815

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, MAY 02, 2018 AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING on East Fifth Street at corner of Lot No. 14, now or formerly owned by William L. Harden and Minnie Harden, running thence along East Fifth Street, north 71 degrees 45 minutes east, 40.3 feet to corner of Lot No. 16, now or formerly owned by Freas Shoemaker, thence along said lot, north 24 degrees west 145 feet to an alley; thence along said alley, south 63 degrees 10 minutes west 25.05 feet to a point on said alley, 15 feet from the corner of Lot No. 14, now or formerly owned by William L. Harden and Minnie Harden; thence by a straight line crossing Lot No. 15, to corner of Lot No. 14, the place of beginning. Being a part of Lot No. 15 in Block No. 8. Improved with a one story dwelling house. Containing 4,750 square feet, be the same more or less. TITLE TO SAID PREMISES IS VESTED IN TERRANCE G. TOLAN AND CHERYL A. TOLAN, H/W, by Deed from SCOTT A. HUTTON AND AMY HUTTON, H/W, Dated 10/01/1994, Recorded 10/19/1994, in Book 581, Page 931. Tax Parcel: 05E-14-007-00.000. Premises Being: 1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815.

PROPERTY ADDRESS: 1007 EAST 5TH STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 05E-14-007-00.00

Seized and taken into execution to be sold as the property of CHERYL TOLAN, TERRANCE GERARD TOLAN in suit of JP MORGAN CHASE BANK, 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

PHILAN HALLINAN DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017CV815

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:

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---

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING on East Fifth Street at corner of Lot No. 14, now or formerly owned by William L. Harden and Minnie Harden, running thence along East Fifth Street, north 71 degrees 45 minutes east, 40.3 feet to corner of Lot No. 16, now or formerly owned by Freas Shoemaker; thence along said lot, north 24 degrees west 145 feet to an alley; thence along said alley, south 63 degrees 10 minutes west 25.05 feet to a point on said alley, 15 feet from the corner of Lot No. 14, now or formerly owned by William L. Harden and Minnie Harden; thence by a straight line crossing Lot No. 15, to corner of Lot No. 14, the place of beginning. Being a part of Lot No. 15 in Block No. 8. Improved with a one story dwelling house. Containing 4,750 square feet, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN TERRANCE G. TOLAN AND CHERYL A. TOLAN, H/W, by Deed from SCOTT A. HUTTON AND AMY HUTTON, H/W, Dated 10/01/1994, Recorded 10/19/1994, in Book 581, Page 931.

Tax Parcel: 05E-14-007-00.000

Premises Being: 1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815

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Attorney for the Plaintiff:  
PHELAN HALLINAN DIAMOND & JONES LLP  
PHILADELPHIA, PA 215-563-7000

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

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

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

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m  
to Chase Manhattan Mortgage Corporation

vs.

Terrance G. Tolan a/k/a Terrance Tolan  
Cheryl A. Tolan a/k/a Cheryl Tolan  
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2017-CV-815

2018-ED-13

COLUMBIA COUNTY

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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(See Legal Description attached)

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Interest From 09/20/2017 to 02/20/2018 (at \$5.58 per diem)	\$859.32
Total	\$34,777.85
Interest from 02/21/2018 at \$5.58 per diem	
Costs to be added	\$ _____
Writ Total	\$ _____
	\$ _____

Dated 2/22/2018  
(SEAL)

PH # 1006373

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

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

## REAL ESTATE OUTLINE

ED # 2018 ED 13

DATE RECEIVED 2/22/2018  
DOCKET AND INDEX 2017 CV 815

## 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>001708791</u>

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

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

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance  
LLC, s/b/m to Chase Manhattan Mortgage Corporation  
PLAINTIFF

V.

TERRANCE G. TOLAN A/K/A TERRANCE TOLAN  
CHERYL A. TOLAN A/K/A CHERYL TOLAN  
DEFENDANT(S)

COURT OF COMMON PLEAS

CIVIL DIVISION

CASE NO. 2017-CV-815

2018-ED-13  
COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, 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 1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815.

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

Name

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

TERRANCE G. TOLAN A/K/A TERRANCE TOLAN

1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815

CHERYL A. TOLAN A/K/A CHERYL TOLAN

1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815

216 RASLEY STREET, APARTMENT B,  
BERWICK, PA 18603-4515

2202 WEST FRONT STREET, BERWICK, PA  
18603

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

Name

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

TERRANCE G. TOLAN A/K/A TERRANCE TOLAN

1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815

CHERYL A. TOLAN A/K/A CHERYL TOLAN

1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815

216 RASLEY STREET, APARTMENT B,  
BERWICK, PA 18603-4515

2202 WEST FRONT STREET, BERWICK, PA  
18603

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)
- COMMON OF PA DEPARTMENT OF REVENUE** **P.O. BOX 280946  
HARRISBURGH, PA 17128**
- CHARLES J. BUFFALINO, ESQ III** **1230 MEMORIAL HWY, STE 201  
SHAVERTOWN, PA 18708**
4. Name and address of last recorded holder of every mortgage of record:  
 Name Address (if address cannot be reasonably ascertained, please indicate)
- SPRINGCASTLE FINANCE FUNDING TRUST, THROUGH ITS TRUSTEE WILMINGTON TRUST, NATIONAL ASSOCIATION** **601 NORTHWEST SECOND STREET  
EVANSVILLE, IN 47708**
- SPRINGCASTLE FINANCE FUNDING TRUST, THROUGH ITS TRUSTEE WILMINGTON TRUST, NATIONAL ASSOCIATION C/O E. LANCE/NTC** **2100 ALT. 19 NORTH  
PALM HARBOR, FL 34683**
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** **1007 EAST 5TH STREET  
BLOOMSBURG PA, 17815**
- 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**
- CHERYL A. TOLAN C/O SUSAN M. HILL, ESQ.** **38 WEST THIRD STREET  
BLOOMSBURG, PA 17815**
- DOMESTIC RELATIONS OF COLUMBIA COUNTY** **COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES

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: **FEB 21 2018**

By: \_\_\_\_\_  
**Phelan Hallinan Diamond & Jones, LLP**  
Peter Wapner, Esq., Id. No. 318263  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2017-CV-815**

**JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation**

v.

**Terrance G. Tolan a/k/a Terrance Tolan**

**Cheryl A. Tolan a/k/a Cheryl Tolan**

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

**1007 East 5th Street, A/K/A 1007 East Fifth Street, Bloomsburg, PA 17815**

**Parcel No. 05E-14-007-00.000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$33,918.53**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

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TITLE TO SAID PREMISES IS VESTED IN TERRANCE G. TOLAN AND CHERYL A. TOLAN, H/W, by Deed from SCOTT A. HUTTON AND AMY HUTTON, H/W, Dated 10/01/1994, Recorded 10/19/1994, in Book 581, Page 931.

Tax Parcel: 05E-14-007-00.000

Premises Being: 1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET,  
BLOOMSBURG, PA 17815

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC,  
s/b/m to Chase Manhattan Mortgage Corporation

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2017-CV-815  
: 2018-ED-13

vs.

Terrance G. Tolan a/k/a Terrance Tolan  
Cheryl A. Tolan a/k/a Cheryl Tolan

**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 Terrance G. Tolan a/k/a Terrance Tolan 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 the defendant Cheryl A. Tolan a/k/a Cheryl Tolan 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.

(c) that defendant Terrance G. Tolan a/k/a Terrance Tolan is over 18 years of age and resides at 1007 East 5th Street A/K/A 1007 East Fifth Street, Bloomsburg, PA 17815.

(d) that defendant Cheryl A. Tolan a/k/a Cheryl Tolan is over 18 years of age and resides at 1007 East 5th Street A/K/A 1007 East Fifth Street, Bloomsburg, PA 17815 and 2202 West Front Street, Berwick, PA 18603-4106.

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  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

FILED  
EXHIBITARY  
2018 FEB 22 P 2:44  
COURT OF COMMON PLEAS  
COUNTY OF COLUMBIA, PA

PHELAN HALLINAN DIAMOND & JONES, LLP  
Peter Wapner, Esq., Id. No.318263  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m  
to Chase Manhattan Mortgage Corporation  
Plaintiff

v.

Terrance G. Tolan a/k/a Terrance Tolan  
Cheryl A. Tolan a/k/a Cheryl Tolan  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2017-CV-815  
: 2018-ED-13  
: COLUMBIA County  
:

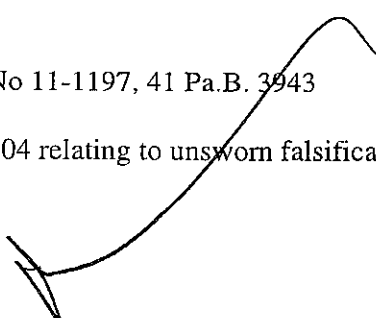
**CERTIFICATION**

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:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) 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  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

CLERK OF COURTS  
COUNTY OF COLUMBIA, PA

2018 FEB 22 P 2:43

FILED  
NOTHONOTARY

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <hr/> <b>Expiration date</b>
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<b>Plaintiff</b> JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation	No.: 2017-CV-815  <div style="font-size: 1.2em; font-family: cursive;">2018-ED-13</div>
<b>Defendant</b> Terrance G. Tolan a/k/a Terrance Tolan Cheryl A. Tolan a/k/a Cheryl Tolan	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b> <div style="text-align: center;">   <b>AT</b> </div>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>CHERYL A. TOLAN A/K/A CHERYL TOLAN</u> <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>1007 East 5th Street</u>
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A/K/A 1007 East Fifth Street

Bloomsburg, PA 17815

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 <div style="text-align: center;">           Defendant       </div>	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

<b>PLAINTIFF</b>	<b>Court Number</b>
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day  of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <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 _____							

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



71901140006000123515

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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



71901140006000123522

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET

PHILADELPHIA PA 19107-4214

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## Document Receipt

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Trans #	12532	Carrier / service:	USPS Server	First-Class Mail®	2/26/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000123539

Doc Ref #: 2018ED13

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	12531	Carrier / service:	USPS Server	First-Class Mail®	2/26/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000123522

Doc Ref #: 2018ED13

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	12531	Carrier / service:	USPS Server	First-Class Mail®	2/26/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000123522

Doc Ref #: 2018ED13

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	12530	Carrier / service:	USPS Server	First-Class Mail®	2/26/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000123515

Doc Ref #: 2018ED13

Postage 5.4200

PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	12530	Carrier / service:	USPS Server	First-Class Mail®	2/26/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000123515

Doc Ref #: 2018ED13

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PHILADELPHIA PA 19107-4214

## Document Receipt

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Trans #	12529	Carrier / service:	USPS Server	First-Class Mail®	2/26/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000123508

Doc Ref #: 2018ED13

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	12528	Carrier / service:	USPS Server	First-Class Mail®	2/26/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE                      COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000123492

Doc Ref #: 2018ED13

Postage 5.4200

HARRISBURG    PA   17128

## Document Receipt

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Trans #	12527	Carrier / service:	USPS Server	First-Class Mail®	2/26/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
SUITE 220

Tracking #: 71901140006000123485

Doc Ref #: 2018ED13

Postage 5.4200

PITTSBURGH PA 15222-4002

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

TD Bank, NA  
3-180/360

001708791

DATE  
2/21/2018

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

EEG [1006373] 1007 EAST 5TH STREET (2017-CV-815)

  
AUTHORIZED SIGNATURE

⑈001708791⑈ ⑆036001808⑆ 361508666⑈