

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

JP MORGAN CHASE BANK VS FRANK WALDRON

NO. 138-2018 ED

NO. 968-2018 JD

DATE/TIME OF SALE: JANUARY 30, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2162.75

POUNDAGE - 2% OF BID \$ 42.01

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2144.76

PURCHASER(S): 

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

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

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

TOTAL DUE: \$ 2144.76

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 794.76

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
JP MORGAN CHASE BANK

vs.

**Defendant**  
FRANK WALDRON

**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, January 30, 2019

**Writ of Execution No. :** 2018CV968

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

**Location of the real estate:** 45 UPPER WOODCREST ROAD, BERWICK, PA 18603

## 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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,182.00
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
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
<b>Total Sheriff Costs</b>	<b>\$2,031.00</b>

## Distribution Costs

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

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**Grand Total:** **\$2,102.75**

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: 228063	Invoice Date: 03/11/2019 11:39:14 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF	Last Change:	Receipt By: WALK-IN	By: BSL

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201901654	BRIARCREEK
	Grantor - WALDRON, FRANK E -JR		03/11/19 11:39:15 AM	TOWNSHIP
	Grantee - JPMORGAN CHASE BANK			
	Consideration - \$2,144.76			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8485 - SHERIFF	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		



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

Post Sale Department, Ext. 31336

January 30, 2019

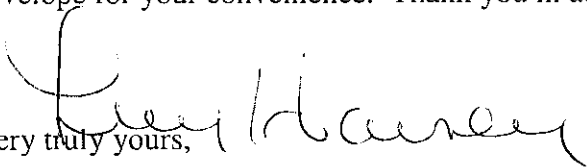
Office of the Sheriff  
COLUMBIA County Courthouse  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

Re: FRANK E. WALDRON, JR  
45 UPPER WOODCREST ROAD, BERWICK, PA 18603-5863  
2018-CV-968

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," and prepare the Sheriff's Deed to **JPMORGAN CHASE BANK, N.A.**, 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, 

For Phelan Hallinan Diamond & Jones, LLP

PH # 1023330

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>2/1/19</b>	
Grantor(s)/Lessor(s) <b>Timothy Chamberlain</b>	Telephone Number: <b>(570) 389-5622</b>
Mailing Address <b>PO Box 380, W. Main Street</b>	Grantee(s)/Lessee(s) <b>JPMORGAN CHASE BANK, N.A.</b>
City <b>Bloomsburg</b>	Mailing Address <b>1111 POLARIS PARKWAY</b>
State <b>PA</b>	City <b>COLUMBUS</b>
ZIP Code <b>17815</b>	State <b>OH</b>
	ZIP Code <b>43240</b>

### C. REAL ESTATE LOCATION

Street Address <b>45 UPPER WOODCREST ROAD, BERWICK, PA 18603-5863</b>	City, Township, Borough <b>TOWNSHIP OF BRIAR CREEK</b>
County <b>COLUMBIA</b>	School District <b>Berwick Area School District</b>
	Tax Parcel Number <b>07 09A02000000</b>

### D. VALUATION DATA

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

1. Actual Cash Consideration <b>\$ 2,102.75 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$ 2,102.75</b>
4. County Assessed Value <b>\$ 37,258.00</b>	5. Common Level Ratio Factor <b>X 3.88</b>	6. Computed Value <b>= \$144,561.04</b>

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

1a. Amount of Exemption Claimed <b>= \$144,561.04</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
----------------------------------------------------------	--------------------------------------------------------------------	--------------------------------------------------------------

### 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

LILY HAINES

Date

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

18-968

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>36.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>444.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1182.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1432.00</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>140.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID) \$ 2107.75

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

FYI

Copy

CHRISTINE SCHOFFLER  
Legal Assistant

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

Re: JPMORGAN CHASE BANK, N.A. VS. FRANK E. WALDRON, JR,  
COLUMBIA County, No.: 2018-CV-968, No.:

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 01/30/2019 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,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 1023330

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

REAL ESTATE TAX CERTIFICATION

Date: 01/25/2019

Fee: \$5.00

Cert. NO: 33584

WALDRON FRANK E JR  
45 UPPER WOODCREST RD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20130 -3644  
Location: 45 UPPER WOODCREST RD  
Parcel Id:07 -09A-020-00,000

Assessment: 37,258  
Balances as of 01/25/2019

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

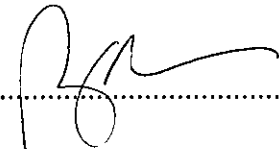
By: **COLUMBIA COUNTY SHERIFF**

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

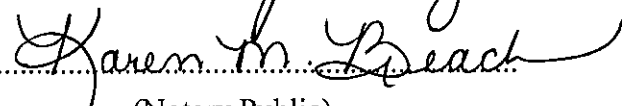


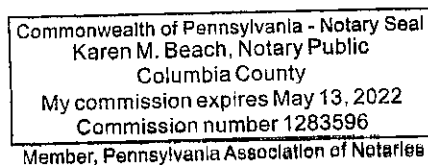
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 January 9, 16, 23, 2019 and 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 23<sup>rd</sup> day of January 2019.....

.....  
(Notary Public)



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

.....

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
FRANK WALDRON

Case Number  
2018CV968

## SHERIFF'S RETURN OF SERVICE

12/13/2018 06:11 PM - DEPUTY SCOTT MAYERNICK, 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 45 UPPER WOODCREST ROAD, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

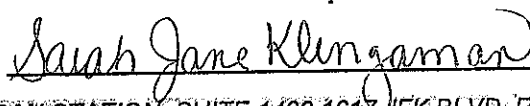
December 14, 2018

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

14TH day of DECEMBER, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN 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  
vs.  
WALDRON, FRANK

Case Number  
2018CV968

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 45 UPPER WOODCREST ROAD  
BERWICK, PA 18603

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:** 12-13-18

**Time:** 1:30 PM

**Deputy:** 3

**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)

2018CV968

45 UPPER WOODCREST ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
FRANK WALDRON

Case Number  
2018CV968

## SHERIFF'S RETURN OF SERVICE

11/01/2018 12:47 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE ATHENA WALDRON HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR FRANK WALDRON AT 45 UPPERWOODCREST ROAD, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

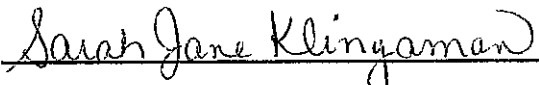
November 02, 2018

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

2ND day of NOVEMBER, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
JPMORGAN CHASE BANK, N.A.

**COLUMBIA COUNTY**

**PH # 1023330**

**DEFENDANT**  
FRANK E. WALDRON, JR

**SERVICE TEAM/ snl**  
**COURT NO.: 2018-CV-968**

**SERVE FRANK E. WALDRON, JR AT:**  
45 UPPER WOODCREST ROAD  
BERWICK, PA 18603-5863

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: January 30, 2019**

**Previous Successful Service**

**SERVED**

Served and made known to FRANK E. WALDRON, JR, Defendant on the 31<sup>ST</sup> day of OCTOBER, 20 18, at 1:00, o'clock P.M., at 45 UPPER WOODCREST RD, in the manner described below:

☐ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is SON, CORY WALDRON

☐ 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: \_\_\_\_\_

Description: Age 22 Height 5'-10" Weight 155 Race W Sex M Other BRN HAIR

I, J. NEUBAUER, a competent adult, hereby verify that I personally 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: 10-31-2018

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

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 \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: 10/30/17

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: \_\_\_\_\_

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

FILED  
PROTHONOTARY

2018 DEC -3 A 10:21

JPMORGAN CHASE BANK, N.A.  
Plaintiff

vs.

FRANK E. WALDRON, JR  
Defendant

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No.: 2018-CV-968

CLERK OF COURTS OF  
COUNTY OF COLUMBIA

**ORDER**

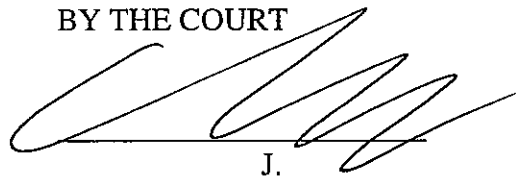
AND NOW, this 30 day of November, 2018 the Prothonotary is

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	\$134,676.79
Interest Through October 31, 2018	\$7,631.64
Legal fees	\$2,320.00
Cost of Suit and Title	\$723.02
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$30.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$261.12
Escrow Deficit	\$3,880.66
<b>TOTAL</b>	<b>\$150,873.23</b>

Plus interest at six percent per annum.

BY THE COURT



J.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
WALDRON, FRANK

Case Number  
2018CV968

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 138

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: FRANK WALDRON

Primary Address: 45 UPPERWOODCREST ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Athena Waldron

Relation: Wife

Date: 11-1-18

Time: 12:47

Deputy: 3

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.

WALDRON, FRANK

2018CV968

45 UPPERWOODCREST ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
WALDRON, FRANK

Case Number  
2018CV968

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

138

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:**

SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

106 W. Front St  
Berwick, PA

*New Address* →

**Serve To:**

*Atty McDonald*

**Final Service:**

**Name:** MARINOS & KNECHT LLP

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

**Primary Address:** ~~420 REAR EAST 3RD STREET~~  
~~BERWICK, PA 18603~~

**Adult In Charge:** Jennifer Hess

**Phone:** 1-570-520-4019

**DOB:**

**Relation:** Legal Secretary

**Alternate Address:**

**Date:** 11-1-18

**Time:** 11:12

**Phone:**

**Deputy:** 3

**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. \_\_\_\_\_

MARINOS & KNECHT LLP

2018CV968

120 REAR EAST 3RD STREET, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
WALDRON, FRANK

Case Number  
2018CV968

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Manner:** < Not Specified >

**Notes:** SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Zone:**

138

**Warrant:**

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 45 UPPER WOODCREST ROAD  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

Athena Waldron

**Relation:**

Wife of Homeowner

**Date:**

11-1-18

**Time:**

12:47

**Deputy:**

3

**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. \_\_\_\_\_

OCCUPANT

2018CV968

45 UPPER WOODCREST ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
WALDRON, FRANK

Case Number  
2018CV968

## SERVICE COVER SHEET

**Service Details:**

Category: Real Estate Sale - Sale Notice

Zone: 138

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

**Final Service:**

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 10-30-18 Time: 15:35

Deputy: 3 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.

BERWICK AREA JOINT SE

2018CV968

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
WALDRON, FRANK

Case Number  
2018CV968

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice

**Zone:**

138

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:**

SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Columbia County Tax Office

**Primary Address:** PO Box 380  
Bloomsburg, PA 17815

**Phone:** 570-389-5649

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally ☒ Adult In Charge ☐ Posted ☐ Other ☐

**Adult In Charge:**

Sherry Evans

**Relation:**

CLERK

**Date:**

10/24/18

**Time:**

1550

**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. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2018CV968

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  
vs.  
WALDRON, FRANK

Case Number  
2018CV968

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 138

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Cou

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: EILEEN HESS

Relation: CLERK

Date: 10/24/18

Time: 1601

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 2018CV968 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

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

Proof of Ad 10/19/18

Account:

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

Ad ID: 1150918  
Description: WALDRON FRANK SALE  
Run Dates: 01/09/19 to 01/23/19  
Class: 2  
Agate Lines: 195  
Blind Box:

**Total Ad Cost \$1,182.00**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/09/19	01/23/19	3	\$1,182.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV968

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 30, 2019 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 or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the southerly line of land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife, (said point being north 80 degrees 15 minutes east, 200 feet from the southwesterly corner of said land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife), and this POINT OF BEGINNING being the northeasterly corner of land now or formerly of Veryl E. Lanning and Janice F. Lanning, his wife; thence along the southerly line of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, north 80 degrees 15 minutes east 100 feet to the northwesterly corner of lot of James C. Belcher and Albina F. Belcher, his wife; thence along the westerly line of said lot south 9 degrees 45 minutes east 210 feet to the northerly side of a proposed street; thence along the northerly side of said proposed street south 80 degrees 15 minutes west 100 feet to the southeasterly corner of lot of said Veryl E. Lanning and Janice F. Lanning, his wife; thence along the easterly line of said lot north 9 degrees 45 minutes west 210 feet to the place of beginning and containing 23,003 square feet of land. TITLE TO SAID PREMISES IS VESTED IN FRANK E. WALDRON, JR., A MARRIED MAN, by Deed from TRI V. NGUYEN AND NGOC THI HO, HIS WIFE, Dated 04/19/2013, Recorded 04/22/2013, Instrument No. 201303644, Tax Parcel: 07 09A02000000. Premises Being: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603-5863.

PROPERTY ADDRESS: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 0709A02000000. Seized and taken into execution to be sold as the property of FRANK WALDRON in suit of JP MORGAN CHASE BANK. 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 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. 2018CV968

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JANUARY 30, 2019**  
**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 or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly line of land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife, (said point being north 80 degrees 15 minutes east, 200 feet from the southwesterly corner of said land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife), and this POINT OF BEGINNING being the northeasterly corner of land now or formerly of Veryl E. Lanning and Janice F. Lanning, his wife; thence along the southerly line of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, north 80 degrees 15 minutes east 100 feet to the northwesterly corner of lot of James C. Belcher and Albina F. Belcher, his wife; thence along the westerly line of said lot south 9 degrees 45 minutes east 210 feet to the northerly side of a proposed street; thence along the northerly side of said proposed street south 80 degrees 15 minutes west 100 feet to the southeasterly corner of lot of said Veryl E. Lanning and Janice F. Lanning, his wife; thence along the easterly line of said lot north 9 degrees 45 minutes west 210 feet to the place of beginning and containing 23,003 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN FRANK E. WALDRON, JR., A MARRIED MAN, by Deed from TRI V. NGUYEN AND NGOC THI HO, HIS WIFE, Dated 04/19/2013, Recorded 04/22/2013, Instrument No. 201303644.

Tax Parcel: 07 09A02000000

Premises Being: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603-5863

PROPERTY ADDRESS: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 0709A02000000

Seized and taken into execution to be sold as the property of FRANK WALDRON in suit of JP MORGAN CHASE BANK.

---

**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 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.

v.

Frank E. Waldron, Jr

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-968

2018-ED-138  
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: 45 Upper Woodcrest Road, Berwick, PA 18603-5863  
(See Legal Description attached)

Amount Due

Interest from 10/19/2018 at \$23.55 per diem

Costs to be added

\$143,264.97

\$

\$

Dated

10-18-18

(SEAL)

PH # 1023330

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

Barbara N. Silvestri

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

PH # 1023330

Brian Ck Twp  
0709A 02000000

REAL ESTATE OUTLINE

ED # 2018 ED138

DATE RECEIVED 10-18-19  
DOCKET AND INDEX 2018 CV 968

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# 001740534

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

SALE DATE Jan. 30<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_



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.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

FRANK E. WALDRON, JR

No.: 2018-CV-968

Defendant

COLUMBIA COUNTY

**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.

**DEC 17 2018**

Date

By: 

Peter Wapner, 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

CHRISTINE SCHOFFLER  
Legal Assistant

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

Re: JPMORGAN CHASE BANK, N.A. VS. FRANK E. WALDRON, JR,  
COLUMBIA County, No.: 2018-CV-968, No.:

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 01/30/2019 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,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

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.  
Plaintiff,

v.

FRANK E. WALDRON, JR  
Defendant(s)

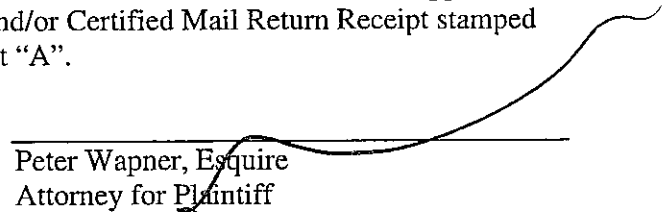
:  
:  
: CIVIL DIVISION  
:  
:  
: No.: 2018-CV-968  
:  
:

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: DEC 17 2018

  
Peter Wapner, Esquire  
Attorney for Plaintiff

**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  PHN-1023330 / RE: FRANK E. WALDRON, JR (COLUMBIA) / SZR - 01/30/2019 SALE / 1021 / Writ Team	<b>TOTAL NO.</b> of Pieces Listed by Sender  <p align="center">6</p>	<b>TOTAL NO.</b> of Pieces Received at Post Office <sup>SM</sup>  	<b>Affix Stamp Here</b> Postmark with Date of Receipt.			
<b>Postmaster, per (name of receiving employee)</b>  						
<b>USPS® Tracking Number</b>	<b>Address</b>				<b>Postage</b>	<b>Fee</b>
Firm-specific Identifier	(Name, Street, City, State, and ZIP Code <sup>SM</sup> )					
1.	TENANT/OCCUPANT 45 UPPER WOODCREST ROAD BERWICK PA 18603-5863				\$0.47	
2.	BERWICK AREA JOINT SEWER AUTHORITY 1108 Fresco Avenue Berwick PA 18603				\$0.47	
3.	BERWICK AREA JOINT SEWER AUTHORITY C/O ANTHONY J. McDONALD, ESQUIRE MARINOS, McDONALD & KNECHT, LLP 120 REAR EAST 3RD STREET BERWICK PA 18603				\$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

[illegible]

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.**  
Plaintiff

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2018-CV-968  
: 2018-ED-138  
: COLUMBIA County  
:

v.

**Frank E. Waldron, Jr**  
Defendant(s)

**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

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.

vs.

Frank E. Waldron, Jr

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2018-CV-968  
: 2018-ED-138

**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 Frank E. Waldron, Jr 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 Frank E. Waldron, Jr is over 18 years of age and resides at 45 Upper Woodcrest Road, Berwick, PA 18603-5863.

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

**JPMORGAN CHASE BANK, N.A.**  
**PLAINTIFF**

**V.**

**FRANK E. WALDRON, JR**  
**DEFENDANT(S)**

**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **CASE NO. 2018-CV-968**  
**:** **2018 - E D - 138**  
**:** **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**JPMORGAN CHASE BANK, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at **45 UPPER WOODCREST ROAD, BERWICK, PA 18603-5863**.

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

Name

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

**FRANK E. WALDRON, JR**

**45 UPPER WOODCREST ROAD, BERWICK, PA**  
**18603-5863**

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

Name

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

**FRANK E. WALDRON, JR**

**45 UPPER WOODCREST ROAD, BERWICK, PA**  
**18603-5863**

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)

**BERWICK AREA JOINT SEWER**  
**AUTHORITY**

**1108 FREAS AVENUE**  
**BERWICK, PA 18603**

**BERWICK AREA JOINT SEWER**  
**AUTHORITY C/O ANTHONY J.**  
**MCDONALD, ESQUIRE**

**MARINOS, MCDONALD & KNECHT, LLP**  
**120 REAR EAST 3RD STREET**  
**BERWICK, PA 18603**



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

45 UPPER WOODCREST ROAD  
BERWICK PA, 18603

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: OCT 17 2010

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. **2018-CV-968**

**JPMorgan Chase Bank, N.A.**

v.

**Frank E. Waldron, Jr**

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP**, COLUMBIA County,  
Pennsylvania, being

**45 Upper Woodcrest Road, Berwick, PA 18603-5863**

**Parcel No. 07 09A02000000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$143,264.97**

**Attorneys for Plaintiff**

**Phelan Hallinan Diamond & Jones, LLP**

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly line of land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife, (said point being north 80 degrees 15 minutes east, 200 feet from the southwesterly corner of said land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife), and this POINT OF BEGINNING being the northeasterly corner of land now or formerly of Veryl E. Lanning and Janice F. Lanning, his wife; thence along the southerly line of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, north 80 degrees 15 minutes east 100 feet to the northwesterly corner of lot of James C. Belcher and Albina F. Belcher, his wife; thence along the westerly line of said lot south 9 degrees 45 minutes east 210 feet to the northerly side of a proposed street; thence along the northerly side of said proposed street south 80 degrees 15 minutes west 100 feet to the southeasterly corner of lot of said Veryl E. Lanning and Janice F. Lanning, his wife; thence along the easterly line of said lot north 9 degrees 45 minutes west 210 feet to the place of beginning and containing 23,003 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN FRANK E. WALDRON, JR., A MARRIED MAN, by Deed from TRI V. NGUYEN AND NGOC THI HO, HIS WIFE, Dated 04/19/2013, Recorded 04/22/2013, Instrument No. 201303644.

Tax Parcel: 07 09A02000000

Premises Being: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603-5863

# 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.	
Plaintiff JPMorgan Chase Bank, N.A.		No.: 2018-CV-968 <div style="font-size: 1.2em; font-family: cursive;">2018-ED-138</div>	
Defendant Frank E. Waldron, Jr		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>45 Upper Woodcrest Road</u> <u>Berwick, PA 18603-5863</u>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
<b>PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.</b>			
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
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>			
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 SERVICE  
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

No.: 2018-CV-968

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

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

AT

Berwick, PA 18603-5863

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

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.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
 \_\_\_\_\_ Defendant  
 ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
 Philadelphia, PA 19103-1814

Telephone Number

Date \_\_\_\_\_

(215)563-7000

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

PLAINTIFF

Court Number
--------------

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

<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.	
Plaintiff JPMorgan Chase Bank, N.A.		No.: 2018-CV-968 <div style="font-size: 1.2em; font-weight: bold;">2018-ED-138</div>	
Defendant Frank E. Waldron, Jr		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>FRANK E. WALDRON, JR</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>45 Upper Woodcrest Road</b> <b>Berwick, PA 18603-5863</b>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
<b>SERVE DEFENDANT WITH THE NOTICE OF SALE.</b> 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.			
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
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>			
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 RETURN

JPMorgan Chase Bank, N.A.

Plaintiff

vs.

Frank E. Waldron, Jr

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2018-CV-968

2018-ED-138

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

## Document Receipt

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Trans #	14479	Carrier / service:	USPS Server	First-Class Mail®	10/19/2018 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000141564

Doc Ref #: 2018ED183

Postage 5.4200

PHILADELPHIA PA 19106



## Document Receipt

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Trans #	14478	Carrier / service:	USPS Server	First-Class Mail®	10/19/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000141557

Doc Ref #: 2018ED138

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14477	Carrier / service:	USPS Server	First-Class Mail®	10/19/2018 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000141540

Doc Ref #: 2018ED138

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	14476	Carrier / service:	USPS Server	First-Class Mail®	10/19/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000141533

Doc Ref #: 2018ED138

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14476	Carrier / service:	USPS Server	First-Class Mail®	10/19/2018 12:00:00 AM
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## Ship to:

COMMONWEALTH OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000141533

Doc Ref #: 2018ED138

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14475	Carrier / service:	USPS Server	First-Class Mail®	10/19/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
SUITE 220Tracking #: 71901140006000141526  
Doc Ref #: 2018ED138  
Postage 5.4200

PITTSBURGH PA 15222

## Document Receipt

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Trans #	14475	Carrier / service:	USPS Server	First-Class Mail®	10/19/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
SUITE 220

Tracking #: 71901140006000141526

Doc Ref #: 2018ED138

Postage 5.4200

PITTSBURGH PA 15222

JPMorgan Chase Bank, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2018-CV-968

Frank E. Waldron, Jr

: 2018-ED-138

Defendant(s) : COLUMBIA County

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Frank E. Waldron, Jr  
45 UPPER WOODCREST ROAD  
BERWICK, PA 18603-5863

**\*\*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 45 Upper Woodcrest Road, Berwick, PA 18603-5863 is scheduled to be sold at the Sheriff's Sale on Jan. 30 2019 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 \$143,264.97 obtained by JPMorgan Chase Bank, 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.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services  
168 East Fifth Street  
Bloomsburg, PA 17815**

**Telephone (570) 784-8760  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186  
Harrisburg, PA 17108**

**Telephone (800) 692-7375**



**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2018-CV-968**

**JPMorgan Chase Bank, N.A.**

v.

**Frank E. Waldron, Jr**

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP, COLUMBIA County,**  
Pennsylvania, being

**45 Upper Woodcrest Road, Berwick, PA 18603-5863**

**Parcel No. 07 09A02000000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$143,264.97**

**Attorneys for Plaintiff**

**Phelan Hallinan Diamond & Jones, LLP**

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly line of land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife, (said point being north 80 degrees 15 minutes east, 200 feet from the southwesterly corner of said land formerly of Oscar Lynn, now or formerly of Gottlieb A. Hartman and Frances L. Hartman, his wife), and this POINT OF BEGINNING being the northeasterly corner of land now or formerly of Veryl E. Lanning and Janice F. Lanning, his wife; thence along the southerly line of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, north 80 degrees 15 minutes east 100 feet to the northwesterly corner of lot of James C. Belcher and Albina F. Belcher, his wife; thence along the westerly line of said lot south 9 degrees 45 minutes east 210 feet to the northerly side of a proposed street; thence along the northerly side of said proposed street south 80 degrees 15 minutes west 100 feet to the southeasterly corner of lot of said Veryl E. Lanning and Janice F. Lanning, his wife; thence along the easterly line of said lot north 9 degrees 45 minutes west 210 feet to the place of beginning and containing 23,003 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN FRANK E. WALDRON, JR., A MARRIED MAN, by Deed from TRI V. NGUYEN AND NGOC THI HO, HIS WIFE, Dated 04/19/2013, Recorded 04/22/2013, Instrument No. 201303644.

Tax Parcel: 07 09A02000000

Premises Being: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603-5863

TD Bank, NA  
3-180/360

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

DATE  
10/17/2018

AMOUNT  
\*\*\*\*\*\$1,350.00

001740534

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

TO THE  
ORDER  
OF

*Frank S. Hallinan*  
AUTHORIZED SIGNATURE

EEG [1023330] 45 UPPER WOODCREST ROAD (2018-CV-968)

⑈001740534⑈ ⑆036001808⑆ 361508666⑈