SHERIFF'S SALE

Distribution Sheet

Santaucter Bank NA vs. Andrea d	Eric	Maye	Mick
NO. $\frac{346-20/8}{1/2}$ JD DATE OF SALE: $\frac{1}{2}$	nach	žo,	2019
NO. $\frac{6}{-308}$ ED			
I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the and took into execution the within described real estate, and after having given due and place of sale, by advertisements in divers public newspapers and by handbills my bailiwick, I did on (date) and (time) and (time) at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premise when and where I sold the same to	e legal and ti set up in the es to sale at p	mely not e most p ublic ver	ice of the time ublic places in _, of said day
for the price or sum of			being the
highest and best bidder, and that the highest and best price bidden for the same; v Bid Price \$\frac{24/00,00}{482,00}\$ Transfer Taxes \$\frac{-24/00,00}{	which I have	applied	•
Total Needed to Purchase	:	34 24	283.00
Balance Needed to Purchase			0-
EXPENSES:			
Columbia County Sheriff - Costs \$ \(\frac{\delta}{\delta} \fra	:	1	00,00
Columbia County Prothonotary			10-60
Columbia County Recorder of Deeds - Deed copy work Realty transfer taxes State stamps			71.75 73413 73413
Tax Collector (-0-
Columbia County Tax Assessment Office			5,00
State Treasurer			<u> 700,60 </u>
Other: Web Posts'n			192.05
lien Search			750.00
TOTAL EXPENSES:	į	s <u>5</u> 2	7710C
Total Needed to Purchase		\$ 24	287.00
Less Expenses		<u>Ş</u>	177,06
Net to First Lien Holder			404,94
Plus Deposit			50.60
Total to First Lien Holder	1	\$ <u>~</u> 0	154,74
Sheriff's Office, Bloomsburg, Pa. Mo do 20, 2019 So answers Tartet. Cle			Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

SANTANDER BANK NA VS ANDREA & ERIC MAYERNICK NO. 161-2018 ED NO. 1346-2018 $_{
m JD}$ DATE/TIME OF SALE: MARCH 20, 2019 @ 9:00 AM BID PRICE (INCLUDES COST) POUNDAGE - 2% OF BID TRANSFER TAX - 2% OF FAIR MKT MISC. COSTS TOTAL AMOUNT NEEDED TO PURCHASE PURCHASER(S): NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S)

TOTAL DUE:	\$ 24289, ac
LESS DEPOSIT:	\$ 24582,00
DOWN PAYMENT:	\$
TOTAL DUE IN 8 DAYS	\$ ~~

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 228786 Customer:

Invoice Date: 04/11/2019 9:42:38 AM

RECEIPT

Reg/Drw ID: 0101

By: BSL

SHERIFF

Last Change:

Receipt By: WALK-IN

Chg # Charge / Payment / Fee Description Amount Inst # / inst Date Municipality CATAWISSA 1 DEED \$1,540.01 201902510 **TOWNSHIP** Grantor - MAYERNICK, ANDREA F 04/11/19 9:42:40 AM Grantee - SHAMS, KAMYAR Consideration -\$24.582.00 Tax Basis -\$73,413.48 Return Via - MAIL Fees Summary: STATE TRANSFER TAX \$734.13 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 SOUTHERN COLUMBIA AREA SCHOOL REALTY TAX \$367.07 \$367.06 CATAWISSA TOWNSHIP Inst Info: SHERIFF'S DEED **TOTAL CHARGES** \$1,540.01 **PAYMENTS** CHECK: 8539 - SHERIFF \$71.75 \$734.13 CHECK: 8541 - SHERIFF \$734.13 CHECK: 8542 - SHERIFF \$1,540.01 **TOTAL PAYMENTS** \$1,540.01 AMOUNT DUE **PAYMENT ON INVOICE** (\$1,540.01)**BALANCE DUE ON INVOICE** \$0.00

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Main Fax 215-567-0072

March 21, 2019

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

Re: SANTANDER BANK, N.A. vs. ANDREA F. MAYERNICK

and ERIC L. MAYERNICK **Docket No:** 2018-CV-1346

Premises: 64 MOUNTAIN ROAD, CATAWISSA, PA 17820-7852

Winning Bid: \$24,100.00

Dear Real Estate Division:

We represent Plaintiff in the above captioned matter. The real estate went to sheriff sale on March 20, 2019. The judgment was entered on December 12, 2018 in the amount of \$76,620.55. Damages were reassessed on January 18, 2019 in the amount of \$82,520.52. Please disburse funds in accordance with the judgment amount.

As our claim is in excess of the amounts generated by sale, we are entitled to the balance of the amounts distributable following payment of costs and municipal liens, which are first liens by operation of law. Of course, we should receive reimbursement for the initial deposit monies of \$1,350.00.

If you would be so kind as to fax a copy of the schedule to 215-567-0072 once complete, we would be most appreciative.

Thank you for your anticipated assistance and compliance with this request.

Very truly yours,

Kathryn McGurl

For Phelan Hallinan Diamond & Jones, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE PO BOX 380 PH 570-389-5622 | FAX 570-389-5625 www.sheriffofcolumbiacounty.com

fax

TO: Kathryn McGurl	FROM: Sheriff Timothy Chamberlain
FAX:	PAGES: 2
PHONE:	DATE: March 25, 2019
RE: Mayernick distribution	CC:
Urgent For Review Pl	ease Comment Please Reply Please Recycle

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SANTANDER BANK N.A. vs. ANDREA MAYERNICK (et al.)

Case Number 2018CV1346

PROPERTY ADDRESS 64 MOUNTIAN ROAD, CATAWISSA, PA 17820

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	<i>MEMO</i>	<i>CHK</i> #	DEBIT	CREDIT
12/18/2018	Advance Fee	Advance Fee	001746531	\$0.00	\$1,350.00
12/18/2018	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/18/2018	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/18/2018	Crying Sale			\$10.00	\$0.00
12/18/2018	Docketing			\$15.00	\$0.00
12/18/2018	Levy			\$15.00	\$0.00
12/18/2018	Mailing Costs			\$60.00	\$0.00
12/18/2018	Posting Handbill			\$15.00	\$0.00
12/18/2018	Poundage -			\$482.0 0	\$0.00
12/18/2018	Press Enterprise-Inc.			\$1,380.00	\$0.00
12/18/2018	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
12/18/2018	Sheriff Automation Fund			\$50.00	\$0.00
12/18/2018	Sheriff's Deed			\$35.00	\$0.00
12/18/2018	Solicitor Services			\$100.00	\$0.00
12/18/2018	Transfer Tax Form			\$25.00	\$0.00
12/18/2018	Web Posting			\$ 100.00	\$0.00
01/14/2019	Continued or Cancelled Sale	Postponed to: 3/20/2019		\$10.00	\$0.00
03/15/2019	Service			\$285.00	\$0.00
03/15/2019	Service Mileage			\$16.00	\$0.00
03/15/2019	Distribution Form			\$25.00	\$0.00
03/15/2019	Copies			\$9.50	\$0.00
03/15/2019	Notary Fee			\$15.00	\$0.00
03/15/2019	Tax Claim Search			\$5.00 -	\$0.00
03/15/2019	Surcharge			\$200.00	\$0.00
03/15/2019	Water -			\$ 492.05 -	\$0.00
03/15/2019	Recording Fees			* \$71.75	\$0.00
03/20/2019	Transfer Taxes (Local)			\$ 734:13	\$0.00
03/20/2019	Transfer Taxes (State)			\$734.13	\$0.00
03/20/2019	Recorder, Lien Search			\$ 250:0 0	\$0.00
03/20/2019	Advance-Fee	Advance Fee	1715	\$ 0.00	\$24,582.00

\$5,177.06 \$25,932.00

TOTAL DALANCE.	\$20.754.04
TOTAL BALANCE:	\$20,754.94

Printed: 3/20/2019 10:55:41AM (c) CountySuite Sheriff, Teleosoft, Inc. Page 1 of 1

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

	<u>Plaintiff</u>		<u>Defendant</u>	コ
	SANTANDER BANK N.A.	vs.	ANDREA MAYER ERIC MAYERN	
L				
Attorney for the			Sheriff's Sale Date:	Wednesday, March 20, 2019
	AN HALLINAN DIAMOND & JON		Writ of Execution No.	: 2018CV1346
= : :: :	PENN CENTER AT SUBURAN S = 1400 1617 JEK BLVD	TATION	Advance Sheriff Costs	s: \$1,350.00

Location of the real estate: 64 MOUNTIAN ROAD, CATAWISSA, PA 17820

SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814

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		\$60.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,380.00
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25,00
		\$100.00
Web Posting Continued or Cancelled Sale	Postponed to: 3/20/2019	\$10.00
	Postponed to: 3/20/2019	\$285.00
Service		\$16.00
Service Mileage		\$25.00
Distribution Form		\$9.50
Copies		\$15.00
Notary Fee		\$5.00
Tax Claim Search	and the second s	\$200.00
Surcharge		Ψ200.00
	Total Sheriff Costs	\$2,413.00
Municipal Costs		
Water		\$492.05

Μ

Water \$492.05 **Total Municipal Costs**

Distribution Costs

\$71.75 Recording Fees

> **Total Distribution Costs** \$71.75

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

Grand Total:	\$2,976.80

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K.S. ENTERPRISES P.O. BOX 3662 WILLIAMSPORT, PA 17701-8662	DATE 3/20/1	9
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JERSEY SHORE STATE BANK		
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	ING ERPRISE INC. R'S SERVICES TOTAL **	*****	*****	\$ 1630,00	
PROTHON	OTARY (NOTARY)		\$10.00		
RECORDE	OTARY (NOTARY) R OF DEEDS TOTAL *'	· · · · · · · · · · · · · · · · · · ·	//>/5	. 81.75	
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	TOTAL **	*****	<u>5,60</u> ******	\$ 5,00	
MUNICIPA	L FEES DUE:				
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WA	ΓER	20 - \$	474,62		
	TOTAL *	*******	<u> </u>	\$ 474102	
SURCHAR	GE FEE (DSTE)		_	\$ 200,00	
MISC		\$			
		_ \$			
	TOTAL *	******	*******	\$	
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	IOIALC	COID (OID)	(עונט טייייי		Ψ Ο 17 Ο / /

Catawissa Water Authority

Borough of Catawissa 19 Schoolhouse Road P. O. Box 54 Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

March 19, 2019

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

RE: Santander Bank, N.A. vs. Andrea F Mayernick & Eric L Mayernick Docket # 2018-CV-1346, 2018-ED-161

Dear Sheriff Chamberlain:

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

Andrea & Eric Mayernick - 64 Mountain Road, Catawissa, PA - \$492.05

We understand the property is scheduled for Sheriff's Sale on March 20, 2019.

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

Sincerely,

Cirty Backman/ap

Cindy Bachman Superintendent Catawissa Water Authority 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 23, 30 and February 6, 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	
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,, I hereby certify that the advertising and publication charges amounting to \$	Sworn and subscribed to before me thisday ofteleruary_20.19
And now,	(Notary Public)
publication charges amounting to \$for publishing the foregoing notice, and the	Karen M. Beach, Notary Public Columbia County My commission expires May 13, 2022 Commission number 1283596
iee for this affidavit have been paid in fulf.	
	ee for this affidavit have been paid in rull.

Catawissa Water Authority

Borough of Catawissa 19 Schoolhouse Road P. O. Box 54 Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

February 7, 2019

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

RE: Santander Bank, N.A. vs. Andrea F Mayernick & Eric L Mayernick Docket # 2018-CV-1346, 2018-ED-161

Dear Sheriff Chamberlain:

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

Andrea & Eric Mayernick - 64 Mountain Road, Catawissa, PA - \$474.02

We understand the property is scheduled for Sheriff's Sale on February 13, 2019. If you have any questions, please contact me at 570-356-2172.

Sincerely,

Cindy Bachman
Superintendent

Catawissa Water Authority

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

SANTANDER BANK, N.A.

COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

Plaintiff

CIVIL DIVISION

٧.

TERM

ANDREA F. MAYERNICK A/K/A ANDREA

MAYERNICK

ERIC L. MAYERNICK A/K/A ERIC MAYERNICK

No.: 2018-CV-1346

No.: 2018-ED-161

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.

FEB 0 1 2019	Ву:
Date	Peter Wapper, 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: SANTANDER BANK, N.A. VS. ANDREA F. MAYERNICK A/K/A ANDREA

MAYERNICK, and ERIC L. MAYERNICK A/K/A ERIC MAYERNICK,

COLUMBIA County, No.: 2018-CV-1346, No.: 2018-ED-161

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 03/20/2019 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

Attorney for Plaintiff

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

:
: CIVIL DIVISION
:
No.: 2018-CV-1346 No.: 2018-ED-161
SUANT TO RULE 3129,2
SS:
f Sale has been given to Lienholders and Pa. R.C.P. 3129.2(c) on each of the the Affidavit and as amended if applicable. d/or Certified Mail Return Receipt stamped "A".
)

SANTANDER BANK, N.A. : COURT OF COMMON PLEAS

PLAINTIFF

: CIVIL DIVISION

v. :

: CASE NO. 2018-CV-1346

ANDREA F. MAYERNICK A/K/A ANDREA

MAYERNICK :

ERIC L. MAYERNICK A/K/A ERIC MAYERNICK : COLUMBIA COUNTY

DEFENDANT(S)

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

SANTANDER BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 64 MOUNTAIN ROAD, CATAWISSA, PA 17820-7852.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

ANDREA F. MAYERNICK A/K/A ANDREA MAYERNICK

64 MOUNTAIN ROAD CATAWISSA, PA 17820-7852

346 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 17820-8654

ERIC L. MAYERNICK A/K/A ERIC

64 MOUNTAIN ROAD CATAWISSA, PA 17820-7852

MAYERNICK

580 ZANERS BRIDGE RD, STILLWATER, PA 17878-9426

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

ANDREA F. MAYERNICK A/K/A ANDREA

MAYERNICK

64 MOUNTAIN ROAD, CATAWISSA, PA 17820-

7852

346 QUAKER MEETING HOUSE ROAD,

CATAWISSA, PA 17820-8654

ERIC L. MAYERNICK A/K/A ERIC MAYERNICK

64 MOUNTAIN ROAD, CATAWISSA, PA 17820-

7852

580 ZANERS BRIDGE RD, STILLWATER, PA

17878-9426

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)

MIDLAND FUNDING, LLC 8875 AERO DRIVE, SUITE 200

SAN DIEGO, CA 92123

MIDLAND FUNDING, LLC. 2365 NORTHSIDE DRIVE

SUITE 300

SAN DIEGO, CA 92108

MIDLAND FUNDING, LLC. C/O ANDREW W. 1 INTERNATIONAL PLAZA

CALLAHAN, ESQUIRE

PHILADELPHIA, PA 19113

MIDLAND FUNDING, LLC. C/O DANIEL J.

SANTUCCI, ESQUIRE

1 INTERNATIONAL PLAZA

5TH FLOOR

PHILADELPHIA, PA 19113

SYNCHRONY BANK (FKA) GE CAPITAL

RETAIL BANK

4125 WINDWARD PLAZA DRIVE

ALPHARETTA, GA 30005

SYNCHRONY BANK (FKA) GE CAPITAL

RETAIL BANK

C/O PATENAUDE & FELIX, A.P.C.

501 CORPORATE DRIVE, SOUTHPOINTE

CENTER, SUITE 205 CANONSBURG, PA 15317

SYNCHRONY BANK (FKA) GE CAPITAL RETAIL BANK C/O GREGG LAWRENCE

MORRIS, ESQUIRE

PATENAUDE & FELIX, A.P.C. 213 EAST MAIN STREET CARNEGIE, PA 15106

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the

sale.

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

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

Name Address (if address cannot be

reasonably ascertained, please indicate)

TENANT/OCCUPANT 64 MOUNTAIN ROAD

CATAWISSA, PA 17820-7852

ANDREA MAYERNICK C/O CHRISTINE M.

LUSCHAS, ESQUIRE

120 W. MAIN STREET BLOOMSBURG, PA 17815

DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE

COLUMBIA COUNTY P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675

DEPARTMENT OF HUMAN SERVICES HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704

PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE 228 WALNUT STREET, SUITE 220

U.S. ATTORNEY FOR THE MIDDLE PO BOX 11754

DISTRICT OF PA HARRISBURG, PA 17108-1754 FEDERAL BUILDING

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 0 1 2019

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

Certificate of Mailing - Firm

				Certificate of Mailing - Fir	rm
Name and Address of Sender	TOTAL NO	TOTAL NO	Affix Stamp Here		
	of Pieces Listed by Sender	of Pieces Received at Post OfficeTM	Postmark with Date of Receipt.		- 1
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PH # 1027529 / RE: ANDREA F. MAYERNICK, A/K/A			1	S PCGTAGE SPINEV GOWE 17 2011 1 2011	ı
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PS Form 3665, January 2017 (Page 1 of 1)

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C/O CHRISTINE M. LUSCHAS, ESQUIRE
120 W. MAIN STREET 2. \$0.47 BLOOMSBURG MIDLAND FUNDING, LLC 8875 AERO DRIVE, SUITE 200 17815 PA 3. \$0.47 SAN DIEGO 92123 MIDLAND FUNDING, LLC 2365 Northside Drive Suite 300 4. \$0.47 Sun Diego CA

MIDLAND FUNDING, LLC.
C/O ANDREW W. CALLAHAN, ESQUIRE
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PS Form 3665, January 2017 (Page 1 of 2)

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A.

Plaintiff

Court of Common Pleas

Civil Division

VS.

MAYERNICK

MAYERNICK

COLUMBIA County

No.: 2018-CV-1346

No.: 2018-ED-161

Defendants

<u>ORDER</u>

AND NOW, this ZY day of The

ANDREA F. MAYERNICK A/K/A ANDREA

ERIC L. MAYERNICK A/K/A ERIC

, 2019 the Prothonotary is

ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc

pro tune in this case as follows:

Principal Balance	\$70,436.12
Interest Through January 15, 2019	\$1,580.10
Late Charges	\$53.86
Legal fees	\$3,195.00
Cost of Suit and Title	\$667.77
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$140.00
Property Preservation	\$3,417.57
Escrow Advance	\$1,680.10
	· · · · · · · · · · · · · · · · · · ·

TOTAL

\$82,520.52

Plus interest at six percent per annum.

BY THE COURT

LAW OFFICES OF

PATENAUDE & FELIX, A.P.C.

A PROFESSIONAL LAW CORPORATION

4545 MURPHY CANYON ROAD, 3RD FLOOR, SAN DIEGO, CALIFORNIA 92123 TEL: (858) 244-7600 OR (800) 832-7675 | FAX: (858) 836-0318 | WEBSITE: WWW.PANDF.US

ARIZONA 3260 NORTH HAYDEN RD.

SUITF #209 SCOTTSDALE, AZ 85251 TEL: (800) 832-7675 FAX: (480) 247-2783 LOS ANGELES 16130 VENTURA BLVD. SUITE #620

16130 VENTURA BLA SUITE #620 ENCINO, CA 91436 TEL: (818) 784.3366 FAX: (888) 906-7944 <u>NEVADA</u>

7271 W. CHARLESTON BLVD, SUITE #100 LAS VEGAS, NV 89117 TEL: (702) 952-2032 (800) 867-3092 FAX: (702) 992-6286 NEW MEXICO 8500 MENAUL BLVD.,NE

SUITE #A-313 ALBUQUERQUE, NM 87112 TEL: (800) 832-7675 FAX: (858) 836-0318

OREGON

1618 SW 1st AVE. SUITE #205 PORTLAND, OR 97201 TEL: (503) 208-2676 (800) 832-7675 FAX: (503) 954-3586 <u>PENNSYLVANIA</u>

501 CORPORATE DRIVE SOUTHPOINTE, SUITE #205 CANONSBURG, PA 15317 TEL: (412) 429-7675 (866) 772-7675 FAX: (412) 429-7679 WASHINGTON 19401 40th AVE. WEST. SUFFE #280

SUITE #280 LYNNWOOD, W A 98036 TEL: (425) 361-1662 (800) 832-7675 FAX: (425) 967-3508

January 23, 2019

SHERIFF PO BOX 380 BLOOMSBURG PA 17815

Re.: SYNCHRONY BANK FKA GE CAPITAL RETAIL BANK v. ANDREA

MAYERNICK

Our File No.: 16-10297

Notice of Sheriff Sale of Real Property

To Whom It May Concern:

Please provide acutal notice of the judgment lien filed in the matter captioned above to any prospective purchaser of the property.

Thank you for your time and attention to this matter.

Sincerely vours.

GREGĞ L. MORRIS, ESQUIRE BRYAN J. POLAS, ESQUIRE

Enclosure

THIS COMMUNICATION IS FROM A DEBT COLLECTOR

This is an attempt to collect a debt, and any information obtained will be used for that purpose.

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380

BLOOMSBURG PA 17815

Date: 01/25/2019

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Cert. NO: 33595

MAYERNICK ANDREA F & ERIC L 346 QUAKER MEETING HOUSE RD CATAWISSA PA 17820

District: CATAWISSA TWP Deed: 20121 -2151 Location: 64 MOUNTAIN RD Parcel Id:09 -05 -001-00,000

Assessment: 18,921 Balances as of 01/25/2019

YEAR TAX TYPE TAXES DUE

TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

By:	Per:
-----	------

Santander Bank, N.A.

^

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

vs.

NO.: 2018-CV-1346

2018-ED-161

Andrea F. Mayernick a/k/a Andrea Mayernick

COLUMBIA County

Eric L. Mayernick a/k/a Eric Mayernick

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Andrea F. Mayernick a/k/a Andrea Mayernick 64 MOUNTAIN ROAD CATAWISSA, PA 17820-7852

> 346 QUAKER MEETING HOUSE ROAD CATAWISSA, PA 17820-8654

Eric L. Mayernick a/k/a Eric Mayernick 64 MOUNTAIN ROAD CATAWISSA, PA 17820-7852

346 QUAKER MEETING HOUSE ROAD CATAWISSA, PA 17820-8654

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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 64 Mountain Road, Catawissa, PA 17820-7852 is scheduled to be sold at the Sheriff's Sale on FCO. 13th 19 at 9:00 an in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$76,620.55 obtained by Santander 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.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SANTANDER BANK N.A. vs. ANDREA MAYERNICK (et al.)

Case Number 2018CV1346

SHERIFF'S RETURN OF SERVICE

01/23/2019 03:28 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ANDREA MAYERNICK AT BLOOMSBURG CARPET COMPANY, RT. 11, BLOOMSBURG, PA 17815.

JESSICA SURKIN, DEPUTY

SO ANSWERS,

January 25, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

25TH day of JANUARY , 2019

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ER BANK N.A. CK, ANDREA (et al.)				Number CV1346
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Notes:	SALE DATE & TIME: 02/13/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S F	RIGHTS	THE STATE OF THE S	
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Serve To:		Final Serv	ice.	And the second of the second o	
Name:	ANDREA MAYERNICK	Served:	Personally A	dult In Charge ·	Posted · Other
Primary Address:	64 MOUNTAIN ROAD CATAWISSA, PA 17820	Adult In Charge:	A CONTRACTOR OF THE CONTRACTOR	a de la companya de l La companya de la co	
Phone:	DOB:	Relation:		graphy to an extrant of the later and a section of the section of	A Company of the Comp
Alternate Address:	346 QUAKER MEETING HOUSE ROAD CATAWISSA, PA 17846	Date:	1 23 19	Time:	3:28p
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Attorney /	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	and a property of the second s	
Service Att	tempts:				3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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MAYERNICK, ANDREA 20:

2018CV1346

64 MOUNTAIN ROAD, CATAWISSA, PA 17820

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SANTANDER BANK N.A. vs. ANDREA MAYERNICK (et al.)

Case Number 2018CV1346

SHERIFF'S RETURN OF SERVICE

01/02/2019 11:07 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ERIC MAYERNICK AT 580 ZANERS BRIDGE ROAD, BENTON, PA 17814.

ONATHAN BROADT, DEPUTY

SO ANSWERS,

January 03, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

COMMONWEALTH OF PENNSYLVANIA

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

Affirmed and subscribed to before me this

3RD day of JANUARY , 2019

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

NOTARY

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: SANTANDER BANK, N.A. v. ANDREA F. MAYERNICK A/K/A ANDREA MAYERNICK

et al.

No.: <u>2018-CV-1346</u>

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 03/20/2019 Sheriff Sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: ANDREA F. MAYERNICK A/K/A ANDREA MAYERNICK and ERIC L. MAYERNICK A/K/A ERIC MAYERNICK

PHELAN HALLINAN DIAMOND & JONES, LLP Kenya Bates, Esq., Id. No.203664 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 kenya.bates@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Distractor	: : CIVIL DIVISION
v.	: : No.: <u>2018-CV-1346</u>
ANDREA F. MAYERNICK A/K/A ANDREA MAYERNICK ERIC L. MAYERNICK A/K/A ERIC MAYERNICK Defendant(s)	: :

CERTIFICATE OF FILING

	date, I filed with the Prothor Continued Sheriff's Sale in th	notary of COLUMBIA County a copy of the Notice he above-captioned matter.
Date:	1/15/19	Lembo
	,,,	Kenya Bates, Esq., Id. No.203664
		Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Kenya Bates, Esq., Id. No.203664 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 kenya.bates@phelanhallinan.com 215-563-7000 Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A.	:		
Plaintiff	: (CIVIL DIVISION	N
v.	: : N	No.: <u>2018-CV-13</u> 4	<u>46</u>
ANDREA F. MAYERNICK A/K/A ANDREA MAYERNICK	:		
ERIC L. MAYERNICK A/K/A ERIC MAYERNICK			
Defendant(s)			

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheri	ff's Sale scheduled for 02/13/201	9 at 09:00 AM in the above-captioned matter
has been continue	ed until 03/20/2019 at 09:00 AM.	•
	1. /.	
Date:		Lempo
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Kenya Bates, Esq., Id. No.203664
		Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff

Kenya Bates, Esq., Id. No.203664 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 kenya.bates@phelanhallinan.com 215-563-7000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A.

Plaintiff : CIVIL DIVISION

v. : No.: 2018-CV-1346

ANDREA F. MAYERNICK A/K/A ANDREA MAYERNICK : ERIC L. MAYERNICK A/K/A ERIC MAYERNICK

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:

ANDREA F. MAYERNICK 346 QUAKER MEETING HOUSE ROAD CATAWISSA, PA 17820-8654 ANDREA F. MAYERNICK 64 MOUNTAIN ROAD CATAWISSA, PA 17820-7852

ERIC L. MAYERNICK 580 ZANERS BRIDGE RD STILLWATER, PA 17878-9426

ERIC L. MAYERNICK	ERIC L. MAYERNICK
346 QUAKER MEETING HOUSE ROAD	64 MOUNTAIN ROAD
CATAWISSA, PA 17820-8654	CATAWISSA, PA 17820-7852
1/10/	
Date://5//9	- Sempto
· p · p ·	Kenya Bates, Ésq., Id. No.203664
	Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Kenya Bates, Esq., Id. No.203664 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 kenya.bates@phelanhallinan.com 215-563-7000

SANTANDER BANK, N.A.

Attorney for Plaintiff

original designation of

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Plaintiff	: CIVIL DIVISION
v.	: No.: <u>2018-CV-1346</u>
ANDREA F. MAYERNICK A/K/A ANDREA MERIC L. MAYERNICK A/K/A ERIC MAYERNICK Defendant(s)	
CERTIFICATE	OF FILING
of the Date of Continued Sheriff's Sale in the abov	of COLUMBIA County a copy of the Notice e-captioned matter.
Date:	Kenya Bates, Esq., Id. No.203664 Attorney for Plaintiff

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

January 14, 2019

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: SANTANDER BANK, N.A. v.

ANDREA F. MAYERNICK and ERIC L. MAYERNICK 64 MOUNTAIN ROAD CATAWISSA, PA 17820-7852

No.: 2018-CV-1346

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for February 13, 2019 due to the following: Per Sheriff.

The Property is to be relisted for the March 20, 2019 Sheriff Sale.

Thank you for your cooperation in this matter.

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SANTANDER BANK N.A.	
VS.	
ANDREA MAYERNICK (et al.)	

Case Number 2018CV1346

SHERIFF'S RETURN OF SERVICE

01/08/2019 12:14 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 64 MOUNTIAN ROAD, CATAWISSA, PAI17820.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

January 08, 2019

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

Affirmed and subscribed to before me this

HT8 **JANUARY** day of

2019

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

NOTARY

(c) CountySuite Sheriff, Teleosoft, Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

64 MOUNTIAN ROAD, CATAWISSA, PA 17820

vs.	ER BANK N.A. CK, ANDREA (et al.)				Number CV1346
	SERVICE CO	OVER SHI	EET		
Service De	tails:	V**	and the second s	: *	
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	1
Manner:	< Not Specified >	Expires:	1	Warrant:	
Notes:	SALE DATE & TIME: 02/13/2019 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi	će:		
Name:	(POSTING)	Served:	Personally · Ac	lult In Charge ·	Posted Other
Primary Address:	64 MOUNTIAN ROAD CATAWISSA, PA 17820	Adult In Charge:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Phone:	DOB:	Relation:	!		:
Alternate Address:		Date:	1-8-19	Time:	12:14
Phone:	· ·	Deputy:	.3	Mileage:	
Attorney / 0	Originator:				
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		The state of the s
Service Att	empts:			•	ari es 🛣 al la .
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	PER BANK N.A. CK, ANDREA (et al.)				Number BCV1346
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Service De	talls:				
Category:	Real Estate Sale - Sale Notice	were and the measure in the state of the sta		Zone:	161
Manner:	< Not Specified >	Expires:	7	Warrant:	
Notes:	SALE DATE & TIME: 02/13/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE ANI	D DEBTOR'S F	RIGHTS		
Serve To:		Final Serv	ice:		
Name:	ERIC MAYERNICK	Served:	Personally Adı	ult In Charge	· Posted · Other
Primary Address:	GAMOUNTAIN BOAD, CATAWISSA, PA 17820 CBO Zuners Bridse RD	Adult In Charge:			
Phone:	580 Zuners Bridge KD DOB:	Relation:			
Alternate Address:	346 OCAKÉR MERTING HOUSE ROAD CATAWISSA, PA 17820	Date:	1-2-14	Time:	11:074
Phone:		Deputy:	7	Mileage:	
Attorney /	Originator:			X 28 100 5	
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	en kanaga samura na maja aya aya aya aya aya aya aya aya aya	
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Property of the State of the St

64 MOUNTAIN ROAD, CATAWISSA, PA 17820

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SANTAND vs.	ER BANK N.A.				Number	
	CK, ANDREA (et al.)			2018	3CV1346	
Service De	and the second of the second o	OVER SH	EET			CLARK, PAULA
	Real Estate Sale - Sale Notice		The state of the s	Zone:	101	P
Manner:	< Not Specified >	Expires:		Warrant:		≻
Notes:	SALE DATE & TIME: 02/13/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS			
Serve To:		Final Serv	ice:	*		20
Name:	Paula Clark	Served:	Personally Ad	uit In Charge	Posted · Other	18C)
Primary Address:	138 South Street Catawissa, PA 17820	Adult In Charge:				2018CV1346
Phone:	570-356-2189 DOB :	Relation:				:
Alternate Address:		Date:	12/20/18	Time:	2:350	138
Phone:	A STATE OF THE STA	Deputy:		Mileage:	The state of the s	38 SOUTH
Attorney /	Originator:			an an in grant. An E		7 7
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000			STR
Service At	tempts:				197 - * * * * 1	STREET,
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CATAWISSA WATER AUTH

2018CV1346

VS.	ER BANK N.A. CK, ANDREA (et al.)		Case Number 2018CV1346
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Notes:	SALE DATE & TIME: 02/13/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS
Serve To:		Final Serv	
Name:	CATAWISSA WATER AUTHORITY	Served:	Personally Adult In Charge Posted · Other
Primary Address:	19 SCHOOLHOUSE ROAD CATAWISSA, PA 17820	Adult In Charge:	Alice Snyder
Phone:	DOB:	Relation:	Clerk
Alternate Address:		Date:	12 2018 Time: 2:40
Phone:	THE COLUMN TWO COLUMNS AND A SECOND COLUMN TO SECOND COLU	Deputy:	Mileage:
Attorney /	Originator:		
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000
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NO EXPIRATION

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	ER BANK N.A. CK, ANDREA (et al.)		Case Number 2018CV1346
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Service De	talls:		
Category:	Real Estate Sale - Sale Notice	e may were the entire and the entire and the entire entire entire entire entire entire entire entire entire en	Zone: [4]
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Notes:	SALE DATE & TIME: 02/13/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	RIGHTS
	Served @ Borough B	indding	f on main st.
Serve To:		Final Servi	ice:
Name:	CATAWISSA SEWER TREATMENT PLANT	Served:	Personally Adult In Charge Posted · Other
Primary Address:	SOUTH FIRST STREET CATAWISSA, PA 17820	Adult in Charge:	Connie Cole
Phone:	DOB:	Relation:	Borough Secretary
Alternate Address:		Date:	1-2-19 Time: $1/3/9$
Phone:	and the second s	Deputy:	₹ Mileage:
Attorney/	Originator:		
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000
Service At	tempts:		
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CATAWISSA SEWER TREA

2018CV1346

SOUTH FIRST STREET, CATAWISSA, PA 17820

NO EXPIRA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTAND vs.	ER BANK N.A.			Case	Number
	CK, ANDREA (et al.)			2018	CV1346
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Notes:	SALE DATE & TIME: 02/13/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	RIGHTS		
Serve To:		Final Servi	če:		n in the second
Name:	CHRISTINE M LUSCHAS, ESQ	Served:	Personally Ac	ult In Charge ·	Posted · Other
Primary Address:	120 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult in Charge:		160 - AT 22-W41	
Phone:	DOB:	Relation:		**************************************	
Alternate Address:	gride and the control of the first and and desired and an amount of speed of speed of speed and subspeed of seed of speed Date:	1/2/19	Time:	10:37a	
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Attorney /	Originator:			* " " " " " " " " " " " " " " " " " " "	
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service Att	empts:		e jarty in the	and the second of the second o	
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120 WEST MAIN STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

LUSCHAS ESQ, CHRISTINE

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

vs.	ER BANK N.A. CK, ANDREA (et al.)			Case Numb 2018CV134	
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Serve To:			<i>lce</i>		
Name:	OCCUPANT	Served:	Personally · Adu	ılt In Charge_Posteo	1 Other
Primary Address:	64 MOUNTAIN ROAD CATAWISSA, PA 17820	Adult In Charge:			
Phone:	DOB:	Relation:	e e e e e e e e e e e e e e e e e e e	,	
Alternate Address:		Date:	12/21/18	Time: JC	0:18
Phone:		Deputy:	8	Mileage:	
Name:	<i>Priginator:</i> PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
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Date: Time:					
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

MAYERNIC	ER BANK N.A. CK, ANDREA (et al.)					Number CV1346
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Name:	Columbia County Tax Office	ce	Served:	Personally · 🔬	نdult In Charge	₽osted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult In Charge:	Depp	Mill	l Y
Phone:	570-389-5649	DOB:	Relation:	Cler	4	ma
Alternate Address:		The first of the Commence of the second seco	Date:	12/19/1	Time:	3:13p
Phone:			Deputy:	8	Mileage:	
				W		
	Originator:		그라면 선생님			-
Attorney / (<i>Originator:</i> PHELAN HALLINAN DIAMC	OND & JONES LLF	Phone:	215-563-7000		A TOTAL CONTRACTOR OF THE STATE
Attorney / (Name:	PHELAN HALLINAN DIAMO	ND & JONES LLF	Phone:		na kasa kasa malanda a saka ka sa	
Attorney / (Name: Service Att	PHELAN HALLINAN DIAMO	ND & JONES LLF	Phone:	215-563-7000		
Attomey / (Name: Service Att Date:	PHELAN HALLINAN DIAMO	ND & JONES LLF	Phone:		na kasa kasa malanda a saka ka sa	
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Attorney / (Name: Service Att Date: Time: Mileage: Deputy:	PHELAN HALLINAN DIAMC	OND & JONES LLE	Phone:			
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Attorney / (Name: Service Att Date: Time: Mileage: Deputy: Service Att 1. 2.	PHELAN HALLINAN DIAMC	OND & JONES LLE	Phone:			
Attorney / (Name: Service Att Date: Time: Mileage: Deputy:	PHELAN HALLINAN DIAMC	OND & JONES LLE	Phone:			

PO BOX 380, BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX C 2018CV1346

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

V\$.	ER BANK N.A. CK, ANDREA (et al.)				Number 3CV1346
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Name:	Domestic Relations Office of Columb	ia Cοι Served:	Personally (Ad	lult In Charge	Posted · Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	Miche	lli Si	untor
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Clerk		
Alternate Address:	The North Control of the Control of	Date:	12/19/18	Time:	3:15p
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Attorney /	Originator:			BY WATER OF LA	
Name:	PHELAN HALLINAN DIAMOND & JONE	S LLF <i>Phone:</i>	215-563-7000	and the control of th	Andrew Transport
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11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

DOMESTIC RELATIONS OF

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 12/19/18

Ad ID:

1156131

228

Description:

MAYERNICK SHERIFF

SALE

Run Dates:

01/23/19 to 02/06/19

Class:

Agate Lines:

Blind Box:

Amount Paid

Publication

Account:

Name:

Company:

Address:

Start Stop

TIM CHAMBERLAIN - COLUM COUNTY SHER

\$1,380.00

\$0.00

Inserts Cost \$1,380.00

Press Enterprise

01/23/1902/06/19

BLOOMSBURG, PA 17815

PO BOX 380

Telephone: (570) 389-5622

Total Ad Cost

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2018CV1346

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

WEDNESDAY, FEBRUARY 13, 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 Sheriffs Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriffs Office prior thereto. ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Catawissa. County of Columbia, Commonwealth of Pennsylvenia bounded and described as follows, to with BEGINNING at a set iron pin in line of lands. uate in the Township of Catawissa, County of Columbia, Commonwealth of Pennsylvania bounded and described as follows, to writeSiRNINIG at a set iron pin in line of lands of Catawissa Water Company, said into his being on the eastern edge of a tributary of Catawissa Creek; then by land of the Catawissa Water Company South 68 degrees 27 minutes 49 seconds West 128,00 feet to a point; then by the same by a curve having a radius of 1670.28 feet, an arc distance of 150.35 feet, and a chord bearing and distance of South 67 degrees 04 minutes 39 seconds West 150.30 feet to an existing into pin; then crossing Township Route No. 403 and passing through an existing iron pin near the southern edge of the right-of-way of Township Route No. 403 North 23 degrees 36 minutes 42 seconds West 153.97 feet to a point near the southern bank of Catawissa Creek then by the southern bank of Catawissa Creek then by the southern bank of Catawissa Creek then by the southern bank of Catawissa Creek then by the southern bank of Catawissa Creek then by the southern bank of Catawissa Creek then by the southern bank of Catawissa Creek then by the southern bank of Catawissa Creek then by the southern bank of Catawissa Creek then by the same North 63 degrees 03 minutes 35 seconds East 44.98 feet to a point then by the same North 63 degrees 03 minutes 35 seconds East 44.98 feet to a point then by the same North 63 degrees 03 minutes 35 seconds East 54.94 feet to a set iron pin in or near the aforementioned right-of-way North 65 degrees 23 minutes 55 seconds East 54.94 feet to a set iron pin in or near the aforementioned Tinbutary of Catawissa Creek count 17 degrees 08 minutes 14 seconds East 51.63 feet to the place of beginning. CONTAINING 0.604 acres of land. All of the above being shown as Lardy L. and Lutha L. Levan along and near the Tirbutary of Catawissa Creek count 17 degrees 08 minutes 14 seconds East 51.63 feet to the place of beginning. CONTAINING 0.804 acres of land. All of the above being shown as Lardy L. and Lutha L. Levan by L. Wa

PROPERTY ADDRESS: 64 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 090500100

UPI / TAX PARCEL NUMBER: 090500100
Seized and taken into execution to be sold as the property of ANDREA MAYERNICK.
ERIC MAYERNICK in suit of SANTANDER 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 cashior'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 cashior'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 RINANCAL 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 racy elect to either sue 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 attornay fees incurred by this 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 Paintiff, unless the Columbia County Sheriff's Office
meetings advance written notice of breviews, signed by an authorized representation of the receives advance written notice otherwise, signed by an authorized rep

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. 2018CV1346

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, FEBRUARY 13, 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, parcel and lot of land situate in the Township of Catawissa, County of Columbia, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a set iron pin in line of lands of Catawissa Water Company, said iron pin being on the eastern edge of a tributary of Catawissa Creek; then by land of the Catawissa Water Company South 68 degrees 27 minutes 49 seconds West 28.00 feet to a point; then by the same by a curve having a radius of 1670.28 feet, an arc distance of 150.35 feet, and a chord bearing and distance of South 67 degrees 04 minutes 39 seconds West 150.30 feet to an existing iron pin; then crossing Township Route No. 403 and passing through an existing iron pin near the southern edge of the right-of-way of Township Route No. 403 North 23 degrees 36 minutes 42 seconds West 153.97 feet to a point near the southern bank of Catawissa Creek; then by the southern bank of Catawissa Creek by lands of the Catawissa Water Company North 68 degrees 56 minutes 11 seconds East 44.98 feet to a point; then by the same North 63 degrees 03 minutes 35 seconds East 87.19 feet to a point; then re-crossing Township Route No. 403 South 23 degrees 36 minutes 42 seconds East 42.50 feet to a point on the southern edge of the-right-of way of Township Route No. 403; then by the southern edge of the aforementioned right-of-way North 65 degrees 23 minutes 55 seconds East 54.44 feet to a set iron pin in or near the aforementioned Tributary of Catawissa Creek; then by lands of Larry L. and Letha L. Levan along and near the Tributary of Catawissa Creek South 17 degrees 08 minutes 59 seconds East 67.09 feet to a set iron pin; then by same South 22 degrees 57 minutes 14 seconds East 51.63 feet to the place of beginning.

CONTAINING 0.604 acres of land. All of the above being shown as Lot No. 1 on plat of survey prepared for Larry L. and Letha L. Levan by L. Wayne Laidacker, PLS dated October 12, 1992 and approved by the Columbia County Planning Commission on October 22, 1993 as recorded in Columbia County Map Book 7 page 438.

Being subject to the right-of-way of Township Route No. 403.

TITLE TO SAID PREMISES IS VESTED IN Andrea F. Mayernick and Eric L. Mayernick, h/w, by Deed from Andrea F. Mayernick, fka, Andrea F. Brophy and Eric L. Mayernick, Dated 11/29/2012, Recorded 12/20/2012, Instrument No. 201212151. Tax Parcel: 09 05 00100

Premises Being: 64 MOUNTAIN ROAD, CATAWISSA, PA 17820-7852

PROPERTY ADDRESS: 64 MOUNTIAN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 090500100

Seized and taken into execution to be sold as the property of ANDREA MAYERNICK, ERIC MAYERNICK in suit of SANTANDER 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: 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

1 a.K.C.1 . 5100	-5165 and Rule 5257
Santander Bank, N.A.	COURT OF COMMON PLEAS
v.	CIVIL DIVISION
Andrea F. Mayernick a/k/a Andrea Mayernick Eric L. Mayernick a/k/a Eric Mayernick	NO.: 2018-CV-1346 2018-ED-161 COLUMBIA COUNTY
Commonwealth of Downsylvania	

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: 64 Mountain Road, Catawissa, PA 17820-7852 (See Legal Description attached)

Amount Due Interest from 12/13/2018 at \$12.60 per diem Costs to be added

\$_____ \$_____

Dated WOC. 2, 2018

PH # 1027529

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

SANTANDER BANK, N.A.

PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

V.

: CASE NO. 2018-CV-1346

ANDREA F. MAYERNICK
A/K/A ANDREA MAYERNICK
ERIC L. MAYERNICK
A/K/A ERIC MAYERNICK

2018-ED-161

COLUMBIA COUNTY

DEFENDANT(S)

AFFIDAVIT PURSUANT TO RULE 3129.1

SANTANDER BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 64 MOUNTAIN ROAD, CATAWISSA, PA 17820-7852.

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

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

ANDREA F. MAYERNICK A/K/A ANDREA MAYERNICK 64 MOUNTAIN ROAD

CATAWISSA, PA 17820-7852

346 QUAKER MEETING HOUSE ROAD,

CATAWISSA, PA 17820-8654

ERIC L. MAYERNICK A/K/A ERIC MAYERNICK 64 MOUNTAIN ROAD

CATAWISSA, PA 17820-7852

346 QUAKER MEETING HOUSE ROAD,

CATAWISSA, PA 17820-8654

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

ANDREA F. MAYERNICK A/K/A ANDREA MAYERNICK 64 MOUNTAIN ROAD

CATAWISSA, PA 17820-7852

346 QUAKER MEETING HOUSE ROAD,

CATAWISSA, PA 17820-8654

ERIC L. MAYERNICK A/K/A ERIC MAYERNICK 64 MOUNTAIN ROAD

CATAWISSA, PA 17820-7852

346 QUAKER MEETING HOUSE ROAD,

CATAWISSA, PA 17820-8654

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

Address (if address cannot be

reasonably ascertained, please indicate)

MIDLAND FUNDING, LLC

8875 AERO DRIVE, SUITE 200

SAN DIEGO, CA 92123

MIDLAND FUNDING, LLC.

2365 NORTHSIDE DRIVE

SUITE 300

SAN DIEGO, CA 92108

MIDLAND FUNDING, LLC.

1 INTERNATIONAL PLAZA

C/O ANDREW W. CALLAHAN, ESQUIRE

5th FLOOR

PHILADELPHIA, PA 19113

MIDLAND FUNDING, LLC.

1 INTERNATIONAL PLAZA

C/O DANIEL J. SANTUCCI, ESQUIRE

5TH FLOOR

PHILADELPHIA, PA 19113

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

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:

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

64 MOUNTAIN ROAD

CATAWISSA, PA 17820-7852

ANDREA MAYERNICK

C/O CHRISTINE M. LUSCHAS, ESOUIRE

120 W. MAIN STREET **BLOOMSBURG, PA 17815**

DOMESTIC RELATIONS OF

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

COLUMBIA COUNTY

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA

P.O. BOX 2675

DEPARTMENT OF HUMAN SERVICES

HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704

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: DEC 1 0 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

REAL ESTATE OUTLINE

ED # 2018ED [Let

DATE RECEIVED 12-12-1	8	
DOCKET AND INDEX	1340	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	X	
COPY OF DESCRIPTION	\overline{X}	
WHEREABOUTS OF LKA	<u> </u>	
NON-MILITARY AFFIDAVIT	<u> </u>	
NOTICES OF SHERIFF SALE	×	
WAIVER OF WATCHMAN	<u> </u>	
AFFIDAVIT OF LIENS LIST	X	
CHECK FOR \$1,350.00 OR	X	CK# 001746531
IF ANY OF ABOVE IS MISSIN	G DO NOT PRO	CEED
SALE DATE	Feb 13th	
POSTING DATE ADV. DATES FOR NEWSPAPER	1 ST WEEK	
	2 ND 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

Andrea F. Mayernick a/k/a Andrea Mayernick

Eric L. Mayernick a/k/a Eric Mayernick

Attorney for Plaintiff

Santander Bank, N.A.

COLUMBIA County

COURT OF COMMON PLEAS

VS.

CIVIL DIVISION

: C

:

NO.: 2018-CV-1346

2018-ED-161

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 Andrea F. Mayernick a/k/a Andrea Mayernick 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 Eric L. Mayernick a/k/a Eric Mayernick 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 Andrea F. Mayernick a/k/a Andrea Mayernick is over 18 years of age and resides at 346 Quaker Meeting House Road, Catawissa, PA 17820-8654 and 64 Mountain Road, Catawissa, PA 17820-7852.
- (d) that defendant Eric L. Mayernick a/k/a Eric Mayernick is over 18 years of age and resides at 346 Quaker Meeting House Road, Catawissa, PA 17820-8654 and 64 Mountain Road, Catawissa, PA 17820-7852.

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 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

Attorneys for Plaintiff

Santander Bank, N.A.

215-563-7000

v.

Plaintiff

: CIVIL DIVISION

. : NO.: 2018-CV-1346

Andrea F. Mayernick a/k/a Andrea Mayernick Eric L. Mayernick a/k/a Eric Mayernick

Defendant(s)

: 2018-ED.161

COURT OF COMMON PLEAS

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

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

٧.

Santander Bank, N.A.

Plaintiff

: COURT OF COMMON PLEAS

Attorneys for Plaintiff

:

: CIVIL DIVISION

:

: NO.: 2018-CV-1346

Andrea F. Mayernick a/k/a Andrea Mayernick Eric L. Mayernick a/k/a Eric Mayernick

Defendant(s)

ROLLIMBIA 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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Catawissa, County of Columbia, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a set iron pin in line of lands of Catawissa Water Company, said iron pin being on the eastern edge of a tributary of Catawissa Creek; then by land of the Catawissa Water Company South 68 degrees 27 minutes 49 seconds West 28.00 feet to a point; then by the same by a curve having a radius of 1670.28 feet, an arc distance of 150.35 feet, and a chord bearing and distance of South 67 degrees 04 minutes 39 seconds West 150.30 feet to an existing iron pin; then crossing Township Route No. 403 and passing through an existing iron pin near the southern edge of the right-of-way of Township Route No. 403 North 23 degrees 36 minutes 42 seconds West 153.97 feet to a point near the southern bank of Catawissa Creek; then by the southern bank of Catawissa Creek by lands of the Catawissa Water Company North 68 degrees 56 minutes 11 seconds East 44.98 feet to a point; then by the same North 63 degrees 03 minutes 35 seconds East 87.19 feet to a point; then re-crossing Township Route No. 403 South 23 degrees 36 minutes 42 seconds East 42.50 feet to a point on the southern edge of the right-ofway of Township Route No. 403; then by the southern edge of the aforementioned right-of-way North 65 degrees 23 minutes 55 seconds East 54.44 feet to a set iron pin in or near the aforementioned Tributary of Catawissa Creek; then by lands of Larry L. and Letha L. Levan along and near the Tributary of Catawissa Creek South 17 degrees 08 minutes 59 seconds East 67.09 feet to a set iron pin; then by same South 22 degrees 57 minutes 14 seconds East 51.63 feet to the place of beginning.

CONTAINING 0.604 acres of land. All of the above being shown as Lot No. 1 on plat of survey prepared for Larry L. and Letha L. Levan by L. Wayne Laidacker, PLS dated October 12, 1992 and approved by the Columbia County Planning Commission on October 22, 1993 as recorded in Columbia County Map Book 7 page 438.

Being subject to the right-of-way of Township Route No. 403.

TITLE TO SAID PREMISES IS VESTED IN Andrea F. Mayernick and Eric L. Mayernick, h/w, by Deed from Andrea F. Mayernick, fka, Andrea F. Brophy and Eric L. Mayernick, Dated 11/29/2012, Recorded 12/20/2012, Instrument No. 201212151.

Tax Parcel: 09 05 00100

Premises Being: 64 MOUNTAIN ROAD, CATAWISSA, PA 17820-7852

SHORT DESCRIPTION

2018-ED-161 By virtue of a Writ of Execution No. 2018-CV-1346

Santander Bank, N.A.

Andrea F. Mayernick a/k/a Andrea Mayernick Eric L. Mayernick a/k/a Eric Mayernick

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

64 Mountain Road, Catawissa, PA 17820-7852 Parcel No. 09 05 00100

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,620.55

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

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Plaintiff Santander Bank, N.A.			No.: 2018-CV-1346	_
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Defendant			Type or Writ of Comp	
Andrea F. Mayernick a/k/a Andrea Mayernick			EXECUTION/NO	OTICE OF SALE
Eric L. Mayernick a/k/a Eric Mayernick				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.,	TO SERVICE OR DES	CRIPTION OF	PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State 64 Mountain Road	and Zip Code)			
Catawissa, PA 17820-7852				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASS	IST IN EXPEDITIN	IG SERVICE		
PLEASE POST THE PREMISES WITH THE SHERIFF'S				
NOW,, 20, I, Sheriff of COLUMBIA County, to execute the within and make return thereof according to law.	inty, PA do hereby o	deputize the SI	neriff of	
County, to execute the within and make return thereof according to law.				
	Sheriff of	f COLUMBIA	County, Penna	. married
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Signature of Attorney or other Originator requesting service on behalf of XX	Plaintiff	Telephone	Number	Date
ADDRESS: One Penn Center at Suburban Station, 161 John F. Kennedy Boulevard, Suite 1400			(215)563-7000	
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	Sheriff of			

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Santander Bank, N.A.		1	E~	
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Defendant		Type or Writ of Comp		
Andrea F. Mayernick a/k/a Andrea Mayernick		EXECUTION/NO	OTICE OF SALE	
Eric L. Mayernick a/k/a Eric Mayernick	<u>-</u> -			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SER ANDREA F. MAYERNICK A/K/A ANDREA MAY	ZERNICK	PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip 64 Mountain Road	o Code)			
Catawissa, PA 17820-7852				
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, P	'A do hereby deputize the	Sheriff of		
County, to execute the within and make return thereof according to law.	/		_	
	Sheriff of COLUMBIA	A County Penns		
	Sildin of GOLOMBIA	1 County, 1 cima.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF	F WATCHMAN — Any de	eputy sheriff levying upo	on or attaching any	
property under within writ may leave same without a watchman, in custody of w				
attachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	perein for any loss, destruc	tion or removal of any s	uch property before	
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Telephone Number Date				
ADDRESS: One Penn Center at Suburban Station, 1617 Johny F. Kennedy Boulevard		3-7000		
Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE				
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Defendant			Type or Writ of Com	plaint
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Eric L. Mayernick a/k/a Eric Mayernick			LALCOTTONIN	Office of Ball
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SI ANDREA F. MAYERNICK A/K/A ANDREA MAYERNICK A/K/A/K/		RIPTION OF	PROPERTY TO BE LEV	IED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 2 364 Quaker Meeting House Road	Zip Code)			
Catawissa, PA 17820-8654			···	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE		
		J DDIT (ICL	•	
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,, 20, I, Sheriff of COLUMBIA County,	PA do herchy d	enutize the S	Sheriff of	
County, to execute the within and make return thereof according to law.	, 171 do notoby o	opanzo mo	Methi oi	
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	Sheriff of	COLUMBIA	County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMA	N — Any de	puty sheriff levying up	on or attaching any
property under within writ may leave same without a watchman, in custody of	f whomever is for	and in posses	ssion, after notifying pe	rson of levy or
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sheriff's sale thereof.				
Simony of Assessment and Colored to the Colored to	. ALGO	TP-1	. Nt	D-4-
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant Defendant				
ADDRESS: One Penn Center at Suburban Station, 1017 John F. Kennedy Bouleva	engani ard Suita 1400	(015)56	2 7000	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814				
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Plaintiff	Слрпа	No.: 2018-CV-1346			
Santander Bank, N.A.					
Defendant		ACIS - EO-ILOI Type or Writ of Complaint			
Andrea F. Mayernick a/k/a Andrea Mayernick		EXECUTION/NOTICE OF SALE			
Eric L. Mayernick a/k/a Eric Mayernick		EXECUTION/NOTICE OF SALE			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SER ERIC L. MAYERNICK A/K/A ERIC MAYERNICK		OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.			
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip					
64 Mountain Road					
Catawissa, PA 17820-7852					
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	EXPEDITING SERVI	CE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,, 20, I, Sheriff of COLUMBIA County, P.	A do hereby deputize t	he Sheriff of			
County, to execute the within and make return thereof according to law.	• •				
	Sheriff of COLUM	BIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF	ANATOUNAM AN	u danutu ahariff laurina unan ayyetu di ayyut			
property under within writ may leave same without a watchman, in custody of w	' WATCHMAN — An homever is found in po	ssession, after notifying person of levy or			
attachment without liability on the part of such deputy or sheriff to any plaintiff)	herein for any loss, dest	ruction or removal of any such property before			
sheriff's sale thereof.					
Signature of Attorney or other Originator requesting service on behalf of XX Plaintif	f Teleph	one Number Date			
Defend					
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulevard Philadelphia, PA 19103-1814	, Suite 1400 (215)	563-7000			
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Plaintiff	1	expiration		
Santander Bank, N.A.			No.: 2018-CV-1346	
Santander Dank, IV.A.			2018	-ED-161
Defendant			Type or Writ of Com	
Andrea F. Mayernick a/k/a Andrea Mayernick			EXECUTION/NO	
Eric L. Mayernick a/k/a Eric Mayernick				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S ERIC L. MAYERNICK A/K/A ERIC MAYERNIC ADDRESS (Street or RFD. Apartment No., City, Boro, Twp., State and	CK	RIPTION OF	PROPERTY TO BE LEV	IED. ATTACHED OR SALE.
364 Quaker Meeting House Road				
Catawissa, PA 17820-8654				
				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	3 SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.	11			
NOW,, 20, I, Sheriff of COLUMBIA County	/, PA do hereby de	eputize the S	heriff of	
County, to execute the within and make return thereof according to law.				
	Sheriff of C	OI HMRIA	County, Penna.	
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NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: M.B. WAIVER	OF WATCHMAN	N — Any de	puty sheriff levying up	on or attaching any
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sheriff's sale thereof.				
Ci Change Carrier		· 		
Signature of Attorney or other Originator requesting service on behalf of XX Plain		Telephone	Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F Rennedy Boulev Philadelphia, PA 19103-1814	fendant vard, Suite 1400	(215)563	3-7000	
SPACE BELOW FOR USE OF SHERIF	FONLY — I	DO NOT	WRITE BELO	W THIS LINE
PLAINTIFF			Court Number	
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS			Date
	Signature of Dep	o. Sheriff		
of20				
	Signature of Sher	riff		Date
	Sheriff of			

Columbia County Sheriff

35 West Main Street
PO Box 380

Bloomsburg PA 17815



71901140006000146040

MIDLAND FUNDING LLC 8875 AERO DRIVE SUITE 200 SAN DIEGO CA 92123

Document Receipt

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MIDLAND FUNDING LLC

8875 AERO DRIVE

SUITE 200

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SERVICE

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Ship to:

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE

Tracking #: **SUITE 1001**

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US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE

1150 FIRST AVENUE

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PA 19406

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INTERNAL REVENUE OF JUSTICE IRS

1000 LIBERTY AVENUE 71901140006000145982 Tracking #:

SUITE 220 Doc Ref#: 2018ED161 Postage 5.4200

PITTSBURGH PA 15222-4002

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PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS ADMINISTRATION

1150 FIRST AVENUE

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PA 19406

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

TD Bank, NA 3-180/360

001746531

****\$1,350.00

Detailori symenos ythurios

DATE 12/10/2018

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

JXJ [1027529] 64 MOUNTAIN ROAD (2018-CV-1346)

36 25086661° "CO1746531" :CO36001808: