

# SHERIFF'S SALE

## Distribution Sheet

New Penn Financial LLC vs. Christine & Dennis Butler  
 NO. 306-2018 JD DATE OF SALE: November 7, 2018  
 NO. 53-2018 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 7, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to A1 Jav and Lara Jav for the price or sum of \$ 17340.00 Dollars. A1 Jav and Lara Jav being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>17000.00</u>	
Poundage .....	<u>340.00</u>	
Transfer Taxes .....		
Total Needed to Purchase .....		\$ <u>17340.00</u>
Amount Paid Down .....		<u>2340.00</u>
Balance Needed to Purchase .....		<u>15,000.00</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>540.50</u>	
Poundage .....	<u>340.00</u>	\$ <u>880.56</u>
Newspaper .....		<u>1002.00</u>
Printing .....		
Solicitor .....		<u>100.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>541.34</u>
	State stamps	<u>541.34</u>
Tax Collector (		<u>677.02</u>
Columbia County Tax Assessment Office .....		<u>1204.96</u>
State Treasurer .....		<u>150.00</u>
Other: <u>Web Postng</u>		<u>100.00</u>
<u>Water Co.</u>		<u>155.00</u>
<u>Lien Cert. Luz. Co. 74100</u>		<u>280.00</u>
TOTAL EXPENSES:		\$ <u>5757.91</u>

Total Needed to Purchase	\$ <u>17340.00</u>	
Less Expenses	<u>5757.91</u>	
Net to First Lien Holder	<u>11582.09</u>	
Plus Deposit	<u>1350.00</u>	
Total to First Lien Holder	\$ <u>12932.09</u>	

Sheriff's Office, Bloomsburg, Pa.

November 9, 2018

So answers

Tasha A. [Signature] Sheriff

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 226302	Invoice Date: 12/13/2018 2:33:12 PM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: WALK-IN	By: DAG
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,146.13	201809512	CATAWISSA BORO
	Grantor - BUTLER, CHRISTINE D		12/13/18 2:33:17 PM	
	Grantee - JAVA, ALI			
	Consideration -	\$17,340.00		
	Tax Basis -	\$53,718.60		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$537.19		
	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	\$268.60		
	CATAWISSA BORO	\$268.59		
	<b>TOTAL CHARGES</b>	<b>\$1,146.13</b>		
	<b>PAYMENTS</b>			
	CHECK: 8404 - SHERIFF'S OFFICE	\$71.75		
	CHECK: 8406 - SHERIFF'S OFFICE	\$537.19		
	CHECK: 8407 - SHERIFF'S OFFICE	\$537.19		
	<b>TOTAL PAYMENTS</b>	<b>\$1,146.13</b>		
	<b>AMOUNT DUE</b>	<b>\$1,146.13</b>		
	<b>PAYMENT ON INVOICE</b>	<b>(\$1,146.13)</b>		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

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

NEW PENN FINANCIAL LLC      VS    CHRISTINE & DENNIS BUTLER

NO.    53-2018    ED

NO.    306-2018    JD

DATE/TIME OF SALE: Nov 7, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST)      \$ 17000.00

POUNDAGE - 2% OF BID      \$ 340.00

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

MISC. COSTS      \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE      \$ 17340.00

PURCHASER(S): ALI JAVA and Lora Jaber

ADDRESS: 149 E MAIN ST APT 203      570-990-9990

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

PURCHASER(S) SIGNATURE(S): Cy

TOTAL DUE:      \$ 17340.00

LESS DEPOSIT:      \$ 2340.00

DOWN PAYMENT:      \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS      \$ 15000.00

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
NEW PENN FINANCIAL LLC

vs.

**Defendant**  
CHRISTINE D BUTLER  
DENNIS BUTLER

**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, November 7, 2018

**Writ of Execution No. :** 2018CV306

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

**Location of the real estate:** 506 SHUMAN STREET, CATAWISSA, PA 17820

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,002.00
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	\$210.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Surcharge	\$150.00
Other	\$74.00
Continued or Cancelled Sale	\$10.00
Continued or Cancelled Sale	\$10.00

**Total Sheriff Costs** \$1,976.50

## Municipal Costs

Delinquent Taxes	\$1,204.96
Water	\$155.00
School District	\$677.02

**Total Municipal Costs** \$2,036.98

## Distribution Costs

Recording Fees \$71.75

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

# TX Result Report

P 1  
11/19/2018 12:32  
Serial No. A6VF011029028  
TC:00033850

Addressee	Start Time	Time	Prints	Result	Note
912155670072	11-19 12:31	00:00:55	002/002	OK	ORG

Result OK : Communication OK S-OK : Stop Communication Busy : Busy No Ans : No Answer TEL : RX from TEL Refuse : Receipt Refused  
Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full  
NG : Other Error IL-PJL : PJL Error MDN-ER : MDN Resp. Error DSN-ER : DSN Resp. Error LGN-ER : Login Error

Note TMR : Timer TX PC : PC-Fax POL : Polling Call : Manual TX  
FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

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: November 19, 2018  
RE: Butler CC:  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

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: November 19, 2018

RE: Butler

CC:

☐ Urgent    ☐ For Review    ☐ Please Comment    ☐ Please Reply    ☐ Please Recycle

**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**

November 13, 2018

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

**Re:** VRMTG ASSET TRUST vs. CHRISTINE D. BUTLER  
and DENNIS BUTLER  
**Docket No:** 2018-CV-306  
**Premises:** 506 SHUMAN STREET, CATAWISSA, PA 17820-1128  
**Winning Bid:** \$17,000.00

Dear Real Estate Division:

We represent Plaintiff in the above captioned matter. The real estate went to sheriff sale on November 7, 2018. The judgment was entered on May 16, 2018 in the amount of \$69,151.91. Damages were reassessed on October 11, 2018 in the amount of \$75,892.02. Please disburse funds in accordance with the reassessment 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

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

VRMTG ASSET TRUST  
Plaintiff

vs.

CHRISTINE D. BUTLER  
DENNIS BUTLER  
Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No.: 2018-CV-306  
: No.: 2018-ED-53

FILED  
PROTHONOTARY  
2018 OCT 12 P 1:50  
CLERK OF COURTS  
COUNTY OF COLUMBIA

**ORDER**

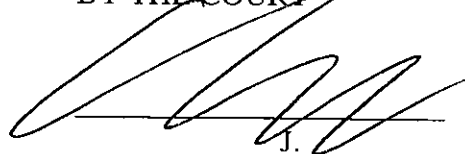
AND NOW, this 11 day of October, 2018 the Prothonotary is

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	\$49,150.77
Interest Through September 27, 2018	\$14,735.58
Legal fees	\$3,130.00
Cost of Suit and Title	\$1,054.99
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$45.00
Property Preservation	\$141.00
Appraisal/Brokers Price Opinion	\$120.00
Escrow Deficit	\$6,164.68
<b>TOTAL</b>	<b>\$75,892.02</b>

Plus interest at six percent per annum.

BY THE COURT



J.



**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: VRMTG ASSET TRUST v. CHRISTINE D. BUTLER et al.**  
**No.: 2018-CV-306**

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 11/07/2018 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By:  
Legal Assistant

CC: CHRISTINE D. BUTLER and DENNIS BUTLER

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**

**VRMTG ASSET TRUST**  
Plaintiff

v.

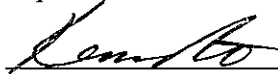
**CHRISTINE D. BUTLER**  
**DENNIS BUTLER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-306**  
:  
:

**CERTIFICATE OF FILING**

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

Date: 10/9/18

  
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**

**VRMTG ASSET TRUST**  
Plaintiff

v.


**CHRISTINE D. BUTLER**  
**DENNIS BUTLER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-306**  
:  
:

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 10/03/2018 at 09:00 AM in the above-captioned matter has been continued until 11/07/2018 at 09:00 AM.

Date: 10/9/18

  
\_\_\_\_\_  
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**

**VRMTG ASSET TRUST**  
Plaintiff

v.

**CHRISTINE D. BUTLER**  
**DENNIS BUTLER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-306**  
:  
:

**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:

CHRISTINE D. BUTLER  
202 WYOMING ST  
WILKES BARRE, PA 18705-0000

CHRISTINE D. BUTLER  
506 SHUMAN STREET  
CATAWISSA, PA 17820-1128

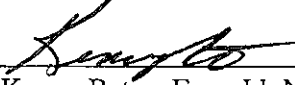
CHRISTINE D. BUTLER  
381 N 9TH AVE  
SCRANTON, PA 18504-2005

DENNIS BUTLER  
202 WYOMING STREET  
WILKES BARRE, PA 18705-2445

DENNIS BUTLER  
506 SHUMAN STREET  
CATAWISSA, PA 17820-1128

Date: 10/9/18

DENNIS BUTLER  
381 N 9TH AVE  
SCRANTON, PA 18504-2005

  
\_\_\_\_\_  
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**

**VRMTG ASSET TRUST**  
Plaintiff

v.


**CHRISTINE D. BUTLER**  
**DENNIS BUTLER**  
Defendant(s)

:  
: **CIVIL DIVISION**  
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: **No.: 2018-CV-306**  
:  
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Date: 10/9/18

  
Kenya Bates, Esq., Id. No.203664  
Attorney for Plaintiff

*PROTHONOTARY  
COLUMBIA COUNTY*

**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: HOME POINT FINANCIAL CORPORATION v. STEFANIA POLOKOWSKI et al.**  
**No.: 2018-CV-486**

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 11/07/2018 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By: Legal Assistant

CC: STEFANIA POLOKOWSKI and PATRICIA ANN MORRISON

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**

**HOME POINT FINANCIAL CORPORATION**  
Plaintiff

v.

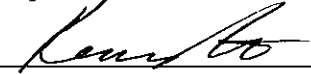
**STEFANIA POLOKOWSKI**  
**PATRICIA ANN MORRISON**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-486**  
:  
:

**CERTIFICATE OF FILING**

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

Date: 10/9/18

  
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**

**HOME POINT FINANCIAL CORPORATION**  
Plaintiff

v.

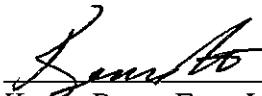
**STEFANIA POLOKOWSKI  
PATRICIA ANN MORRISON**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-486**  
:  
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Date: 10/9/18

  
\_\_\_\_\_  
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  
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Philadelphia, PA 19103  
kenya.bates@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**HOME POINT FINANCIAL CORPORATION**  
Plaintiff

v.

**STEFANIA POLOKOWSKI**  
**PATRICIA ANN MORRISON**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-486**  
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:

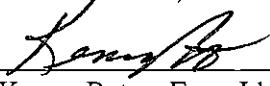
**CERTIFICATION OF SERVICE**

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:

STEFANIA POLOKOWSKI  
2 WEST 11TH STREET A/K/A, 2 W  
ELEVENTH ST  
BLOOMSBURG, PA 17815-3702

Date: 10/9/18

PATRICIA ANN MORRISON  
2 WEST 11TH STREET A/K/A, 2 W  
ELEVENTH ST  
BLOOMSBURG, PA 17815-3702

  
\_\_\_\_\_  
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**

**HOME POINT FINANCIAL CORPORATION**  
Plaintiff

v.

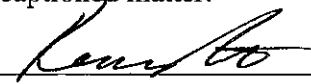
**STEFANIA POLOKOWSKI**  
**PATRICIA ANN MORRISON**  
Defendant(s)

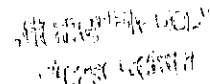
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: **CIVIL DIVISION**  
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Date: 10/9/18

  
Kenya Bates, Esq., Id. No.203664  
Attorney for Plaintiff



**Catawissa Water Authority**

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

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

November 1, 2018

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

RE: New Penn Financial LLC vs. Christine D Butler & Dennis Butler  
Docket # 2018-CV-306

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.

Christine D Butler - 506 Shuman St., Catawissa, PA - **\$155.00**

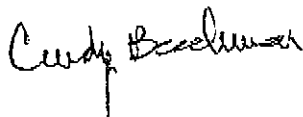
The above total is for the following:

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

We understand the property is scheduled for Sheriff's Sale on November 7, 2018.

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

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

Nov. amount

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

Office of the Prothonotary  
COLUMBIA County

RE: NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING v. CHRISTINE  
D. BUTLER and DENNIS BUTLER  
COLUMBIA County, CCP No. 2018-CV-306, PH # 998211

Dear Sir/Madam:

Enclosed please find the original and one copy each of a Praeipie to Mark Judgment to Use Plaintiff, a Praeipie to Substitute Party Plaintiff, Certificate of Compliance, an Entry of Appearance and a Certification of Service. Kindly file the originals of record. Once time-stamped, kindly return the time-stamped copies in the envelope enclosed.

Very truly yours,

Praeipie Department

CC: CHRISTINE D. BUTLER  
DENNIS BUTLER

enclosures

PH # 998211

**PHELAN HALLINAN DIAMOND & JONES, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

**Attorney for Plaintiff**

**NEW PENN FINANCIAL LLC D/B/A**  
**SHELLPOINT MORTGAGE SERVICING**  
**Plaintiff**

**v.**

**CHRISTINE D. BUTLER**  
**DENNIS BUTLER**  
**Defendants**

**: Court of Common Pleas**  
**:**  
**: Civil Division**  
**:**  
**: COLUMBIA County**  
**:**  
**: No. 2018-CV-306**  
**:**  
**:**

**PRAECIPE FOR VOLUNTARY SUBSTITUTION OF PARTY PLAINTIFF**  
**PURSUANT TO Pa.R.C.P. 2352**

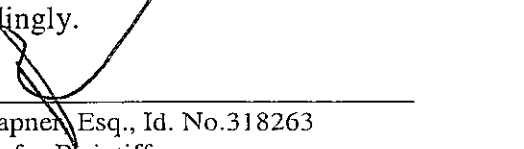
**TO THE PROTHONOTARY:**

Kindly substitute VRMTG ASSET TRUST as successor Plaintiff for the originally named Plaintiff. The material facts on which the right of succession and substitution are based are as follows:

VRMTG ASSET TRUST is the current holder of the mortgage by virtue of that certain Assignment of Mortgage, which Assignment was recorded on 09/21/2018 in Instrument Number 201807254 of the Recorder of Deeds Office in and for COLUMBIA County. The assignment is a matter of public record and is incorporated herein by reference in accordance with PA.R.C.P. 1019(g), which rule relieves Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.

Kindly amend the information on the docket accordingly.

Date: OCT 01 2018

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

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

Attorney for Plaintiff

NEW PENN FINANCIAL LLC D/B/A  
SHELLPOINT MORTGAGE SERVICING  
Plaintiff

v.

CHRISTINE D. BUTLER  
DENNIS BUTLER  
Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No. 2018-CV-306  
:  
:

**PRAECIPE TO MARK JUDGMENT TO USE PLAINTIFF**

TO THE PROTHONOTARY:

Please mark the judgment in the above-captioned matter to the use of VRMTG ASSET TRUST,  
located 9990 RICHMOND AVENUE SUITE 400S HOUSTON, TX 77042.

Date: OCT 01 2018

PHELAN HALLINAN DIAMOND & JONES, LLP

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



**PHELAN HALLINAN DIAMOND & JONES, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103  
peter.wapner@phelanhallinan.com  
215-563-7000

**Attorney for Plaintiff**

**NEW PENN FINANCIAL LLC D/B/A  
SHELLPOINT MORTGAGE SERVICING**  
Plaintiff

v.

**CHRISTINE D. BUTLER  
DENNIS BUTLER**  
Defendants

: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No. 2018-CV-306  
:  
:

**ENTRY OF APPEARANCE**

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of VRMTG ASSET TRUST.

Date: OCT 01 2018

PHELAN HALLINAN DIAMOND & JONES, LLP

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

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

**NEW PENN FINANCIAL LLC D/B/A  
SHELLPOINT MORTGAGE SERVICING**

**Plaintiff**

**v.**

**CHRISTINE D. BUTLER  
DENNIS BUTLER**

**Defendants**

**Attorney for Plaintiff**

**: Court of Common Pleas  
:  
: Civil Division  
:  
: COLUMBIA County  
:  
: No. 2018-CV-306  
:  
:**

**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Plaintiff's Praecipe to Mark Judgment to VRMTG ASSET TRUST, Substitution of Party Plaintiff, Certificate of Compliance and Entry of Appearance were served by regular mail on the person(s) on the date listed below:

CHRISTINE D. BUTLER  
202 WYOMING ST  
WILKES BARRE, PA 18705-0000

CHRISTINE D. BUTLER  
506 SHUMAN STREET  
CATAWISSA, PA 17820-1128

CHRISTINE D. BUTLER  
381 N 9TH AVE  
SCRANTON, PA 18504-2005  
DENNIS BUTLER  
506 SHUMAN STREET  
CATAWISSA, PA 17820-1128

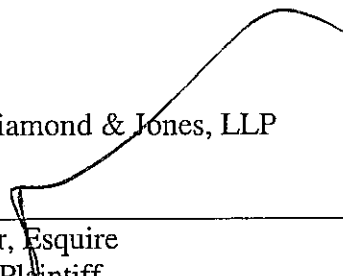
DENNIS BUTLER  
202 WYOMING STREET  
WILKES BARRE, PA 18705-2445  
DENNIS BUTLER  
381 N 9TH AVE  
SCRANTON, PA 18504-2005

Timonthy Chamberlain

PO Box 380,  
W. Main Street,  
Bloomsburg, PA 17815

Date: OCT 01 2018

Phelan Hallinan Diamond & Jones, LLP

By:   
Peter Wapner, Esquire  
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

NEW PENN FINANCIAL LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

TERM

v.

No.: 2018-CV-306

No.: 2018-ED-53

CHRISTINE D. BUTLER  
DENNIS BUTLER

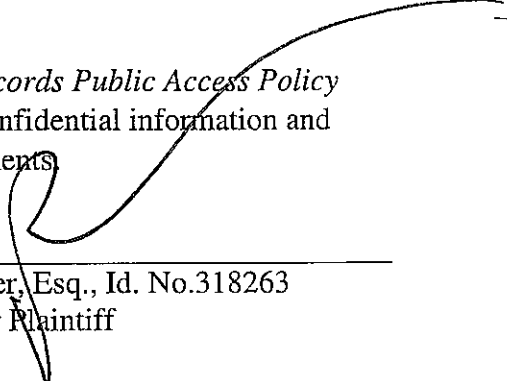
COLUMBIA COUNTY

Defendant

**CERTIFICATE OF COMPLIANCE**

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

OCT 01 2018  
Date

By:   
Peter Wapner, Esq., Id. No.318263  
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

October 2, 2018

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: VRMTG ASSET TRUST v.  
CHRISTINE D. BUTLER and DENNIS BUTLER  
506 SHUMAN STREET CATAWISSA, PA 17820-1128  
No.: 2018-CV-306

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 3, 2018 due to the following: Insurance Claim.

The Property is to be relisted for the November 7, 2018 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan Diamond & Jones, LLP

## Catawissa Water Authority

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

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

September 27, 2018

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

RE: Branch Banking & Trust Company v. Jeffrey M. Murphy  
Docket # 2018-CV-554

Wilmington Savings Fund Society v. Shelly L. Brown & Michael W. Brown  
Docket # 2018-CV-625

New Penn Financial LLC v. Christine D. Butler & Dennis Butler  
Docket # 2018-CV-306

Dear Sheriff Chamberlain:

As of today's date, the following are the water utility amounts owed to Catawissa Water Authority by the above referenced properties:

Jeffrey M Murphy - 300 North 2<sup>nd</sup> St., Catawissa, PA - \$124.77

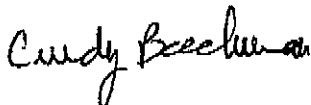
Shelly & Michael Brown - 328 Pine St., Catawissa, PA - \$77.70

Christine & Dennis Butler - 506 Shuman St., Catawissa, PA - \$155.00

We understand the properties are scheduled for Sheriff's Sale on October 3, 2018.

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

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NEW PENN FINANCIAL LLC D/B/A  
SHELLPOINT MORTGAGE SERVICING  
Plaintiff

vs.

CHRISTINE D. BUTLER  
DENNIS BUTLER  
Defendants

: Court of Common Pleas  
: Civil Division  
: COLUMBIA County  
: No.: 2018-CV-306  
: No.: 2018-ED-53

FILED  
PROTHONOTARY  
2018 AUG 31 P 1:26  
CLERK OF COURT  
COUNTY OF COLUMBIA

ORDER

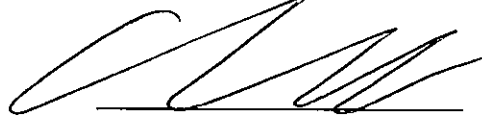
AND NOW, this 31 day of August, 2018 the Prothonotary is

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	\$49,150.77
Interest Through July 25, 2018	\$14,051.11
Legal fees	\$2,780.00
Cost of Suit and Title	\$1,035.95
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$15.00
Property Preservation	\$106.00
Appraisal/Brokers Price Opinion	\$120.00
Escrow Deficit	\$5,939.53
<b>TOTAL</b>	<b>\$74,548.36</b>

Plus interest at six percent per annum.

BY THE COURT

  
J.

**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: NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING v.**  
**CHRISTINE D. BUTLER et al.**  
**No.: 2018-CV-306**

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 10/03/2018 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By:  
Legal Assistant

CC: CHRISTINE D. BUTLER and DENNIS BUTLER



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

Attorney for Plaintiff

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

**NEW PENN FINANCIAL LLC D/B/A SHELLPOINT**  
**MORTGAGE SERVICING**  
Plaintiff

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-306**  
:

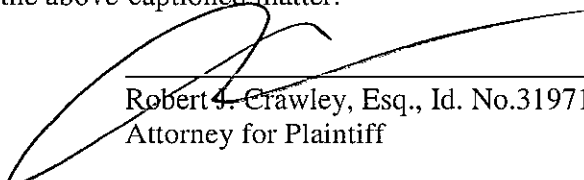
v.

**CHRISTINE D. BUTLER**  
**DENNIS BUTLER**  
Defendant(s)

**CERTIFICATE OF FILING**

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

Date: 7/27/2018

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

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

Attorney for Plaintiff

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

**NEW PENN FINANCIAL LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING**  
Plaintiff

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-306**  
:

v.

**CHRISTINE D. BUTLER  
DENNIS BUTLER**  
Defendant(s)

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 07/25/2018 at 09:00 AM in the above-captioned matter has been continued until 10/03/2018 at 09:00 AM.

Date: 7/27/2018

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

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

Attorney for Plaintiff

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

**NEW PENN FINANCIAL LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING**  
Plaintiff

:  
: **CIVIL DIVISION**  
:  
: **No.: 2018-CV-306**  
:  
:

v.

**CHRISTINE D. BUTLER  
DENNIS BUTLER**  
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:

CHRISTINE D. BUTLER  
202 WYOMING ST  
WILKES BARRE, PA 18705-0000

CHRISTINE D. BUTLER  
506 SHUMAN STREET  
CATAWISSA, PA 17820-1128

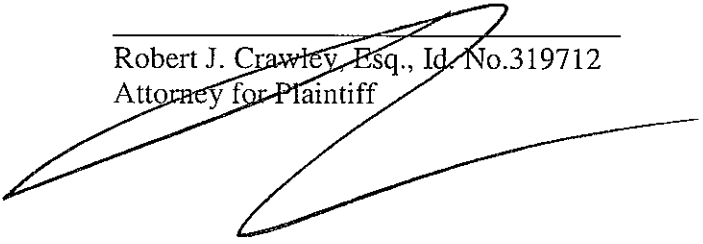
CHRISTINE D. BUTLER  
381 N 9TH AVE  
SCRANTON, PA 18504-2005

DENNIS BUTLER  
202 WYOMING STREET  
WILKES BARRE, PA 18705-2445

DENNIS BUTLER  
506 SHUMAN STREET  
CATAWISSA, PA 17820-1128

Date: 7/27/2015

DENNIS BUTLER  
381 N 9TH AVE  
SCRANTON, PA 18504-2005

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

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

NEW PENN FINANCIAL LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING  
Plaintiff

v.

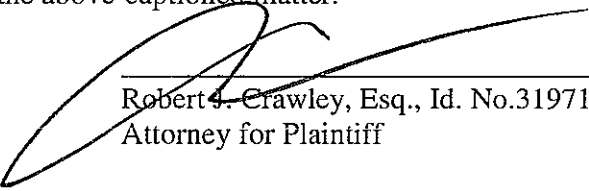
CHRISTINE D. BUTLER  
DENNIS BUTLER  
Defendant(s)

:  
: CIVIL DIVISION  
:  
: No.: 2018-CV-306  
:  
:

CERTIFICATE OF FILING

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

Date: 7/27/2018

  
Robert J. Crawley, Esq., Id. No.319712  
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

July 25, 2018

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
v.  
CHRISTINE D. BUTLER and DENNIS BUTLER  
506 SHUMAN STREET CATAWISSA, PA 17820-1128  
No.: 2018-CV-306

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 25, 2018 due to the following: Assignment.

The Property is to be relisted for the October 3, 2018 Sheriff Sale.

Thank you for your cooperation in this matter.

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

SOUTHERN COLUMBIA AREA SD			2018 SCHOOL REAL ESTATE DATE 07/01/2018 BILL# 000084 TAXCOLLECTOR COPY					
CATAWISSA BOROUGH MAKE CHECKS PAYABLE TO: CATAWISSA BOROUGH TAX COLLECTR PAULA CLARK 138 SOUTH ST CATAWISSA, PA 17820			DESCRIPTION	ASSESSMENT	RATE	2% DISC	PAGE AMOUNT	10% PENALTY
			REAL ESTATE	13845	48.9000	663.48	677.02	744.72
INSTALLMENT PLAN			Face	Penalty	ASSESSED VALUE			
FIRST INSTALLMENT	225.67	225.67				663.48	677.02	744.72
SECOND	225.67	248.24				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
THIRD INSTALLMENT	225.68	248.25	TAXABLE ASSESSMENT	13845		AUG 31	OCT 31	OCT 31
School Penalty @ 10%								
M A BUTLER CHRISTINE D & DENNIS I 202 WYOMING ST L WILKES BARRE PA 18705  T O			PROPERTY DESCRIPTION PARCEL 08 06 05100000 506 SHUMAN ST 20061-0945 0.14 ACRES				ACCT. 15362 This tax returned to Court House January 1, 2019	

*Paula Clark*  
*T/C*  
*7/24/18*

New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing : COURT OF COMMON PLEAS  
Plaintiff : CIVIL DIVISION  
vs. : NO.: 2018-CV-306  
Christine D. Butler : 2018-ED-53  
Dennis Butler : COLUMBIA County  
Defendant(s) :

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

TO: Christine D. Butler  
506 SHUMAN STREET  
CATAWISSA, PA 17820-1128  
  
202 WYOMING ST  
WILKES BARRE, PA 18705-0000

Dennis Butler  
506 SHUMAN STREET  
CATAWISSA, PA 17820-1128

202 WYOMING STREET  
WILKES BARRE, PA 18705-2445

PD \$258.55  
on 4/15/18  
Parcel # 08-06-051-00,000

**\*\*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 506 Shuman Street, Catawissa, PA 17820-1128 is scheduled to be sold at the Sheriff's Sale on July 25 2018 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 \$69,151.91 obtained by New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing (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.



# SHERIFF'S SALE COST SHEET

18- 306

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>54.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>470.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1002.00</u>
SOLICITOR'S SERVICES	\$100.00
TOTAL ***** \$ <u>1252.00</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>1127.86</u>
TOTAL ***** \$ <u>1127.86</u>		

MUNICIPAL FEES DUE:		
SEWER 20		\$ _____
WATER 20		\$ <u>155.00</u>
TOTAL ***** \$ <u>155.00</u>		

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. <u>Lyrene</u>		\$ <u>74.00</u>
TOTAL ***** \$ <u>74.00</u>		

TOTAL COSTS (OPENING BID)

\$ 3166.11  
155.00

3341.11

**Catawissa Water Authority**

Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54

Catawissa, PA 17820

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

July 18, 2018

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

RE: New Penn Financial LLC vs. Christine D Butler & Dennis Butler  
Docket # 2018-CV-306

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.

Christine D Butler - 506 Shuman St., Catawissa, PA - **\$155.00**

The above total is for the following:

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

We understand the property is scheduled for Sheriff's Sale on July 25, 2018.

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

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NEW PENN FINANCIAL LLC  
vs.  
BUTLER, CHRISTINE D (et al.)

Case Number  
2018CV306

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 53

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ALICE SUYDER

Relation: CLERK

Date: 7/12/18 Time: 1439

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:	7/11/18					
Time:	1509					
Mileage:						
Deputy:	4					

### Service Attempt Notes:

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

CATAWISSA WATER AUTH

2018CV306

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NEW PENN FINANCIAL LLC  
vs.  
BUTLER, CHRISTINE D (et al.)

Case Number  
2018CV306

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: CATAWISSA BOROUGH

Primary Address: 307 MAIN STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

CORNIE COLE

Relation:

Clerk

Date:

7/11/18

Time:

1538

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.

CATAWISSA BOROUGH

2018CV306

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:09-JUL-18

FEE:\$5.00

CERT. NO32793

BUTLER CHRISTINE D & DENNIS  
202 WYOMING ST  
WILKES BARRE PA 18705

DISTRICT: CATAWISSA BORO  
DEED 20061-0945  
LOCATION: 506 SHUMAN ST CATAWISSA  
PARCEL: 08 -06 -051-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2015	PRIM	1,093.83	4.03	25.00	1,122.86
TOTAL DUE :					\$1,122.86

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August ,2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2017

REQUESTED BY: Columbia County Sheriff

\*ANY PARCEL WITH DELINQUENT REAL ESTATE TAXES DUE FOR THE TAX YEAR 2016 OR PRIOR YEARS IS  
SCHEDULED FOR THE TAX SALE ON SEPTEMBER 10, 2018 AT 9:00 AM.

\*PARCELS SCHEDULED FOR TAX SALE MUST BE PAID PRIOR TO 9:00 AM ON MONDAY SEPTEMBER  
10, 2018 TO BE PULLED FROM THE TAX SALE.

\*PAYMENT FOR THE 2016 AND PRIOR YEARS TAXES MUST BE MADE WITH CERTIFIED FUNDS

**Phelan Hallinan & Schmieg, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Sue Moran  
Legal Assistant, Ext. 1253

Representing Lenders in  
Pennsylvania and New Jersey

June 26, 2018

Office of the **Sheriff**  
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran  
Enclosure

## AFFIDAVIT OF SERVICE (FHLMC)

COLUMBIA COUNTY

PLAINTIFF  
NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE  
SERVICING

PH # 998211

DEFENDANT  
CHRISTINE D. BUTLER  
DENNIS BUTLER

SERVICE TEAM/spl  
COURT NO.: 2018-CV-306

SERVE CHRISTINE D. BUTLER AT:  
202 WYOMING ST  
WILKES BARRE, PA 18705-0000

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: July 25, 2018

SERVED

Served and made known to CHRISTINE D. BUTLER, Defendant on the 1<sup>st</sup> day of JUNE, 2018, at 3:00 o'clock P.M., at 202 WYOMING ST, in the manner described below:

☒ Defendant personally served.

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

Relationship is \_\_\_\_\_.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 50 Height 5'-7" Weight 150 Race W Sex F Other BRN & GRAY

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: 06-01-2018

NAME: John NeubauerPRINTED NAME: JOHN NEUBAUERTITLE: PROCESS SERVERNOT 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 05-31-18 at 2:00 PM; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

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

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

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

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

## AFFIDAVIT OF SERVICE (FHLMC)

COLUMBIA COUNTY

PLAINTIFF  
NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE  
SERVICING

PH # 998211

DEFENDANT  
CHRISTINE D. BUTLER  
DENNIS BUTLER

SERVICE TEAM/ spl  
COURT NO.: 2018-CV-306

SERVE DENNIS BUTLER AT:  
202 WYOMING STREET  
WILKES BARRE, PA 18705-2445

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: July 25, 2018

SERVED

Served and made known to DENNIS BUTLER, Defendant on the 1<sup>ST</sup> day of JUNE, 2018, at 3:00 o'clock  
P. M., at 202 WYOMING ST., in the manner described below:

Defendant personally served.

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

Relationship is WIFE.

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 50 Height 5'7" Weight 150 Race W Sex F Other BRN & GRAY

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: 06-01-2018

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 05-31-18 at 12:40 PM at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

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

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: 5/30/18, 105

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

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_



# AFFIDAVIT OF SERVICE

## PLAINTIFF

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR  
NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE  
PASS THROUGH CERTIFICATES, SERIES 2005-AP1

COLUMBIA COUNTY

PH # 1011755

## DEFENDANT

PETRINA BARTEL

SERVICE TEAM/spl

COURT NO.: 2017-CV-1303

SERVE PETRINA BARTEL AT:

103 EAST AVENUE

MOUNT CARMEL, PA 17851-1411

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: July 25, 2018

Previous Successful Service

## SERVED

Served and made known to PETRINA BARTEL, Defendant on the 10<sup>th</sup> day of JUNE, 2018, at 5:15 o'clock P M., at 103 EAST AVE, MT CARMEL, PA, in the manner described below:

☐ Defendant personally served.

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

Relationship is MOTHER

☐ 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 60 Height 5'7" Weight 155 Race W Sex F Other \_\_\_\_\_

I, Ronald Moll, 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: 6/10/18

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

## NOT SERVED

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

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

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

☐ Cluster Mail Box ☐ Can't Gain Access

Comments: \_\_\_\_\_

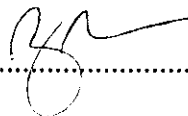
I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

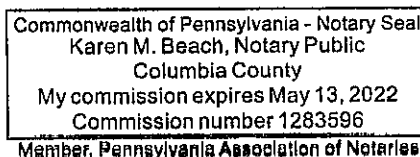
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

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 July 4, 11, 18, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 18<sup>th</sup> day of July 2018

  
(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 LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
vs.  
CHRISTINE D BUTLER (et al.)

Case Number  
2018-CV-306

## SHERIFF'S RETURN OF SERVICE


06/13/2018 01:26 PM - DEPUTY LESLIE MIDDAUGH, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, AN ATTEMPT TO SERVE THE NOTICE OF SHERIFF SALE UPON CHRISTINE D BUTLER, AT 202 WYOMING ST, WILKES-BARRE, PA 18702, WAS UNSUCCESSFUL. NOTICE OF SHERIFF SALE RETURNED AS NOT FOUND.

  
LESLIE MIDDAUGH, DEPUTY

06/13/2018 01:26 PM - DEPUTY LESLIE MIDDAUGH, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, AN ATTEMPT TO SERVE THE NOTICE OF SHERIFF SALE UPON DENNIS BUTLER, AT 202 WYOMING ST, WILKES-BARRE, PA 18702, WAS UNSUCCESSFUL. NOTICE OF SHERIFF SALE RETURNED AS NOT FOUND.

  
LESLIE MIDDAUGH, DEPUTY

SO ANSWERS,

  
BRIAN M. SZUMSKI, SHERIFF

June 19, 2018

## NOTARY

Affirmed and subscribed to before me this

19TH day of JUNE, 2018

# SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski  
Sheriff



C. David Pedri  
County Manager

Joan Hoggarth  
Director of Judicial Services & Records

NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
vs.  
CHRISTINE D BUTLER (et al.)

Case Number  
2018-CV-306

## DEPOSIT RECEIPT

Printed: 6/1/2018 10:49:28AM

Receipt No: 37362

Date: 06/01/2018

Type: Civil Action - OC

Paid By: COLUMBIA COUNTY SHERIFFS

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
8198	05/25/2018	Advance Fee	\$64.00

Mail To: COLUMBIA COUNTY SHERIFFS

Origin: Foreign County Columbia

Received by: JJ

Luzerne County Sheriff, 200 North River Street, Wilkes-Barre, Pennsylvania, 18711, (570) 825-1651, (570) 825-1849 (fax)

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NEW PENN FINANCIAL LLC  
vs.  
CHRISTINE D BUTLER (et al.)

Case Number  
2018CV306

## SHERIFF'S RETURN OF SERVICE

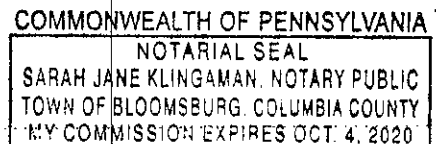
06/05/2018 02:11 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 506 SHUMAN STREET, CATAWISSA, PA 17820.

  
CHRIS PRESCOTT, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2018



NOTARY

Affirmed and subscribed to before me this

5TH day of JUNE, 2018

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

(c) CountySuite Sheriff, Teleosoft, Inc.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



NEW PENN FINANCIAL LLC  
vs.  
BUTLER, CHRISTINE D (et al.)

Case Number  
2018CV306

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 506 SHUMAN STREET  
CATAWISSA, PA 17820

**Phone:**

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

**Relation:**

**Date:** 6/5/18

**Time:** 1411

**Deputy:** 8

**Mileage:**

**Attorney / Originator:**

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

**Phone:** 215-563-7000

**Service Attempts:**

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

**Service Attempt Notes:**

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

(POSTING)

2018CV306

506 SHUMAN STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NEW PENN FINANCIAL LLC  
vs.  
BUTLER, CHRISTINE D (et al.)

Case Number  
2018CV306

## SERVICE COVER SHEET

**Service Details:**

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

**Zone:**

53

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:**

SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Paula Clark

**Primary Address:** 138 South Street  
Catawissa, PA 17820

**Phone:** 570-356-2189

**DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

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

**Adult In Charge:**

MAILBOX

**Relation:**

**Date:**

5/30/18

**Time:**

0956

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

CLARK, PAULA

2018CV306

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

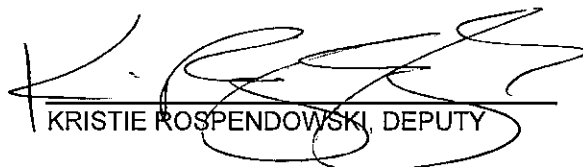


NEW PENN FINANCIAL LLC  
vs.  
CHRISTINE D BUTLER (et al.)

Case Number  
2018CV306

## SHERIFF'S RETURN OF SERVICE

05/29/2018 03:02 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: DENNIS BUTLER AT 506 SHUMAN STREET, CATAWISSA, PA 17820. THE DEFENDANT WAS FOUND TO HAVE MOVED. MOVED TO 202 WYOMING ST, WILKES-BARRE, PA 18705

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

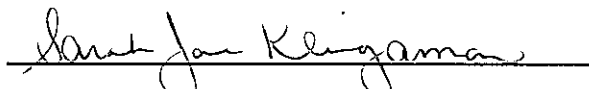
May 30, 2018

NOTARY

Affirmed and subscribed to before me this

30TH day of MAY, 2018

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



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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

NEW PENN FINANCIAL LLC  
vs.  
BUTLER, CHRISTINE D (et al.)

Case Number  
2018CV306

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 53

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 07/25/2018 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

\* 202 WYOMING ST. WILKES-BARRE PA 18705

### Serve To:

Name: DENNIS BUTLER

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Primary Address: 506 SHUMAN STREET  
CATAWISSA, PA 17820

Adult In Charge: SEND BACK

Phone: DOB:

Relation: MOVED

Alternate Address: 202 WYOMING STREET  
WILKES BARRE, PA 18705

Date: 5/29/18 Time: 1502

Phone:

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:	5/29/18	5/29/18				
Time:	1357	1412				
Mileage:						
Deputy:	4	4				

### Service Attempt Notes:

1. VAR BUT
2. POST OFFICE
- 3.
- 4.
- 5.
- 6.

BUTLER, DENNIS

2018CV306

506 SHUMAN STREET, CATAWISSA, PA 17820

NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing

v.

Christine D. Butler  
Dennis Butler

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-306

2018-ED-53

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: 506 Shuman Street, Catawissa, PA 17820-1128  
(See Legal Description attached)

Amount Due

Interest from 05/17/2018 at \$11.37 per diem

Costs to be added

\$69,151.91

\$

\$

Dated

5/16/18  
(SEAL)

PH # 998211

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

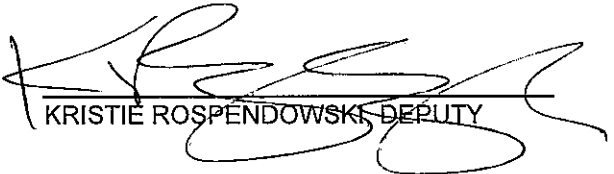


NEW PENN FINANCIAL LLC  
vs.  
CHRISTINE D BUTLER (et al.)

Case Number  
2018CV306

## SHERIFF'S RETURN OF SERVICE

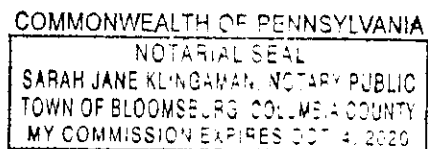
05/29/2018 02:33 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: OCCUPANT, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 506 SHUMAN STREET, CATAWISSA, PA 17820 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

  
KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

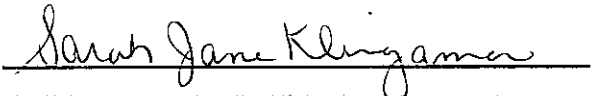
May 30, 2018



NOTARY

Affirmed and subscribed to before me this

30TH day of MAY, 2018



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

for County State Sheriff, Teleosoft, Inc.