

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 225663
Customer:
SHERIFF'S OFFICE

Invoice Date: 11/13/2018 3:23:57 PM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0101
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201808773	CATAWISSA BORO
	Grantor - MURPHY, JEFFREY M		11/13/18 3:24:00 PM	
	Grantee - BRANCH BANKING AND TRUST CO			
	Consideration - \$2,092.55			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8381 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

BRANCH BANKING & TRUST CO. VS JEFFREY MURPHY

NO. 77-2018 ED

NO. 554-2018 JD

DATE/TIME OF SALE: OCTOBER 3, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2051.52

POUNDAGE - 2% OF BID \$ 41.03

TRANSFER TAX - 2% OF FAIR MKT \$ 7

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2092.55

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2092.55

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 742.55

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BRANCH BANKING AND TRUST COMPANY vs.

Defendant

JEFFREY M. MURPHY

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, October 3, 2018

Writ of Execution No. : 2018CV554

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 300 NORTH 2ND 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	\$48.00
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	\$195.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs \$1,855.00

Municipal Costs

Water \$124.77

Total Municipal Costs \$124.77

Distribution Costs

Recording Fees \$71.75

Total Distribution Costs \$71.75

Grand Total: \$2,051.52

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



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-567-0072
deedinstructions@phelanhallinan.com

Post Sale Department, Ext.1209

October 4, 2018

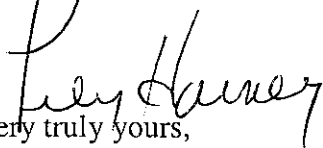
Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: JEFFREY M. MURPHY
300 NORTH 2ND STREET, CATAWISSA, PA 17820-1214
2018-CV-554

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," and prepare the Sheriff's Deed to **BRANCH BANKING AND TRUST COMPANY**, 111 MILLPORT CIRCLE, GREENVILLE, SC 29607.

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


Very truly yours,

For Phelan Hallinan Diamond & Jones, LLP

PH # 1019607

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

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

B. TRANSFER DATA

Date of Acceptance of Document 10/5/18	
Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number: (570) 389-5622
Grantee(s)/Lessee(s) BRANCH BANKING AND TRUST COMPANY	Telephone Number: (864) 242-8000
Mailing Address PO Box 380, W. Main Street	Mailing Address 111 MILLPORT CIRCLE
City Bloomsburg	State PA
ZIP Code 17815	City GREENVILLE
	State SC
	ZIP Code 29607

C. REAL ESTATE LOCATION

Street Address 300 NORTH 2ND STREET, CATAWISSA, PA 17820-1214	City, Township, Borough BOROUGH OF CATAWISSA
County COLUMBIA	School District SOUTHERN COLUMBIA AREA S.D.
	Tax Parcel Number 08-02-089-00000

D. VALUATION DATA

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

1. Actual Cash Consideration \$ 2,289.75 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 2,289.75
4. County Assessed Value \$ 17,764.00	5. Common Level Ratio Factor X 3.88	6. Computed Value = \$68,924.32

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

1a. Amount of Exemption Claimed = \$68,924.32	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession _____ (Name of Decedent) Estate File Number _____
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
- If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party LILY HAINEY	Date 10/5/18
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

SHERIFF'S SALE COST SHEET

18-554
murphy

VS. _____
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>448.00</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$ <u>124.77</u>	124.77
TOTAL *****		\$ <u>124.77</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>140.00</u>

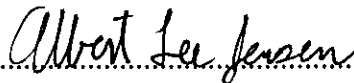
TOTAL COSTS (OPENING BID) \$ 2051.52

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

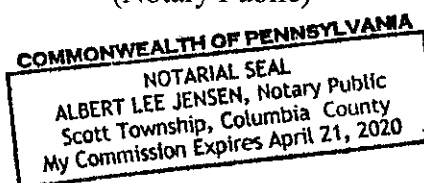
Paula Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice September 12, 19, 26, 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 26 day of September 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.

.....

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 2nd St., Catawissa, PA - **\$124.77**

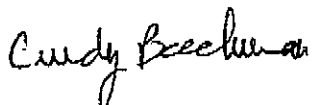
Shelly & Michael Brown - 328 Pine St., Catawissa, PA - **\$77.70**

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

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 07/10/18

Account:

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

Ad ID:	1142264
Description:	MURPHY SHERIFF SALE
1003180900	
Run Dates:	09/12/18 to 09/26/18
Class:	2
Agate Lines:	165
Blind Box:	

Total Ad Cost	\$1,002.00
Amount Paid	\$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/12/18	09/26/18	3	\$1,002.00

SHERIFF'S SALE BY VIRTUE OF A WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)
NO. 2018CV554

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

WEDNESDAY, OCTOBER 03, 2018 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto. ALL THAT CERTAIN lot or piece of ground situate in Robert's Addition to the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, lying and being at the intersection of Second Street with an alley twenty (20) feet wide BOUNDED on the North by lands now or formerly of William Eyer, on the East by an alley ten (10) feet wide; on the South by the aforesaid twenty (20) foot alley; and on the West by the aforesaid Second Street. Containing a frontage on said Second Street fifty (50) feet wide and extending in depth southwestwardly from said Second Street one hundred (100) feet and of the same width as in frontage to the aforesaid mentioned alley ten (10) feet in width. Upon which is erected a frame dwelling house. IDENTIFIED AS PARCEL NO. 08-02-089000000 TITLE TO SAID PREMISES IS VESTED IN Jeffrey M. Murphy, single man, by Deed from Diane P. Hendricks, widow, Dated 11/05/2015, Recorded 11/23/2015, Instrument No. 201509476. Tax Parcel: 08-02-089-00000 Premises Being: 300 NORTH 2ND STREET, CATAWISSA, PA 17820-1214.

PROPERTY ADDRESS: 300 NORTH 2ND STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-089-00000. Seized and taken into execution to be sold as the property of JEFFREY M. MURPHY in suit of BRANCH BANKING AND TRUST COMPANY. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000
TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BRANCH BANKING AND TRUST COMPANY
vs.
MURPHY, JEFFREY M.

Case Number
2018CV554

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 300 NORTH 2ND STREET
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8.27.18

Time: 1350

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2018CV554

300 NORTH 2ND STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BRANCH BANKING AND TRUST COMPANY
vs.
JEFFREY M. MURPHY

Case Number
2018CV554

SHERIFF'S RETURN OF SERVICE

07/17/2018 03:21 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 JUSTIN BRITTIAN, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JEFFREY M. MURPHY AT 300 NORTH 2ND STREET, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 18, 2018

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

NOTARY

Affirmed and subscribed to before me this

18TH day of JULY, 2018



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

(c) CountyState Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

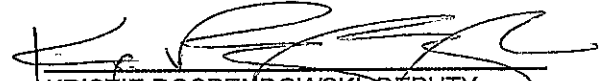


BRANCH BANKING AND TRUST COMPANY
vs.
JEFFREY M. MURPHY

Case Number
2018CV554

SHERIFF'S RETURN OF SERVICE

08/28/2018 01:50 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 300 NORTH 2ND STREET, CATAWISSA, PA 17820.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

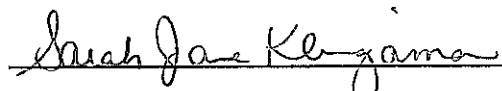
August 29, 2018

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

NOTARY

Affirmed and subscribed to before me this

29TH day of AUGUST, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.

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

August 22, 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

PLAINTIFF
BRANCH BANKING AND TRUST COMPANY

COLUMBIA COUNTY

PH # 1019607

DEFENDANT
JEFFREY M. MURPHY

SERVICE TEAM/ spj
COURT NO.: 2018-CV-554

SERVE JEFFREY M. MURPHY AT:
300 NORTH 2ND STREET
CATAWISSA, PA 17820-1214

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: October 3, 2018

Previous Successful Service

SERVED

Served and made known to JEFFREY M. MURPHY, Defendant on the 27th day of JULY, 2018, at 4:20 o'clock P. M., at 300 N. 2ND ST, CATAWISSA, PA, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 40^s Height 5'10" Weight 200 Race W Sex M 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: 7/27/18

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: _____

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

BRANCH BANKING AND TRUST COMPANY

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

JEFFREY M. MURPHY

No.: 2018-CV-554

Defendant

No.: 2018-ED-77

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.

AUG 22 2018

Date

By:

Peter Wapner, Esquire
Attorney for Plaintiff

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

CHRISTINE SCHOFFLER
Legal Assistant

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

Re: BRANCH BANKING AND TRUST COMPANY VS. JEFFREY M. MURPHY,
COLUMBIA County, No.: 2018-CV-554, No.: 2018-ED-77

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

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

Very truly yours,

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

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

BRANCH BANKING AND TRUST COMPANY	:	
Plaintiff,	:	
	:	CIVIL DIVISION
v.	:	
	:	
JEFFREY M. MURPHY	:	No.: 2018-CV-554
Defendant(s)	:	No.: 2018-ED-77
	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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

Date: AUG 22 2018

Peter Wapner, Esquire
Attorney for Plaintiff

Certificate of Mailing – Firm

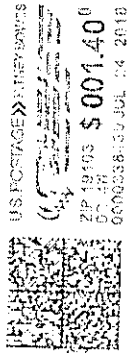
Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 101-9607 / RE: JEFFREY M. MURPHY (COLUMBIA) / RMS - 10/03/2018 SALE / 1021 / Writ Team	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.			
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Airbill
1.	TENANT/OCCUPANT 160 NORTH 2ND STREET		\$0.47			
2.	CATAWISSA PA 17820-1214 COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6th Floor, Strawberry Sq Dept 280601		\$0.47			
3.	Harrisburg PA 17128 DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. Box 8186		\$0.47			
4.	Willow Oak Building Harrisburg PA 17105 DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380		\$0.47			
5.	BLOOMSBURG PA 17815 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675		\$0.47			
6.	P.O. BOX 380 Harrisburg PA 17105 INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704		\$0.47			
	P.O. BOX 380 Pittsburgh PA 15222					

U.S. POSTAGE & METS BOXES
 \$002.40
 JAN 03 2018



\$0.02 PM

Certificate of Mailing – Firm

Name and Address of Sender Phelan Hollinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1019607 / RE: JEFFREY M. MURPHY (COLUMBIA) / RMS - 3003/2018 SALE / 1021 / Writ Team	TOTAL NO. of Pieces Listed by Sender 1	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.		
PH # 1019607 / RE: JEFFREY M. MURPHY (COLUMBIA) / RMS - 3003/2018 SALE / 1021 / Writ Team		Postmaster per (name of receiving employee)			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	U.S. POSTAGE & METS ZIP 19103 \$001.40 DC 48 000038-10 JUL 04 2018 
1.	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 Walnut Street, Suite 220 PO Box 11754 Hounsburg PA 17108-1754		\$0.47		

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

REAL ESTATE TAX CERTIFICATION

Date: 07/19/2018

Fee: \$5.00

Cert. NO: 32848

MURPHY JEFFREY M
300 NORTH SECOND STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 20150 -9476
Location: 300 N SECOND ST
Parcel Id:08 -02 -089-00,000

Assessment: 17,764
Balances as of 07/19/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BRANCH BANKING AND TRUST COMPANY
vs.
MURPHY, JEFFREY M.

Case Number
2018CV554

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

77

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 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 SNYDER

Relation:

CLERK

Date:

7/8/18

Time:

1439

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 WATER AUTH

2018CV554

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BRANCH BANKING AND TRUST COMPANY
vs.
MURPHY, JEFFREY M.

Case Number
2018CV554

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 77

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 300 NORTH 2ND STREET
CATAWISSA, PA 17820

Phone: 570-390-8839

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DOOR

Relation:

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:

7-10-18	7/11/18				
6:56					
435					

Service Attempt Notes:

1. L/C
2. L/C
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2018CV554

300 NORTH 2ND STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BRANCH BANKING AND TRUST COMPANY
vs.
MURPHY, JEFFREY M.

Case Number
2018CV554

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 77

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JEFFREY M. MURPHY

Primary Address: 300 NORTH 2ND STREET
CATAWISSA, PA 17820

Phone: 570-390-8839 DOB: 07/26/1982

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: JESSICA BRITAIN

Relation: GIRLFRIEND

Date: 7/17/18 Time: 1521

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:	7-10-18	7/11/18				
Time:	6:56	1536				
Mileage:						
Deputy:	415	4				

Service Attempt Notes:

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

MURPHY, JEFFREY M.

2018CV554

300 NORTH 2ND STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BRANCH BANKING AND TRUST COMPANY
vs.
MURPHY, JEFFREY M.

Case Number
2018CV554

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 77

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

ALICE WORKS @ THE WATER AUTHORITY

Serve To:

Name: CATAWISSA BOROUGH - Alice

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: CONNIE COLE

Relation: CLERK

Date: 7/11/18 Time: 1449

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

2018CV554

307 MAIN STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BRANCH BANKING AND TRUST COMPANY
vs.
MURPHY, JEFFREY M.

Case Number
2018CV554

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

77

Warrant:

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:

7/10/18

Time:

1918

Deputy:

4:5

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

2018CV554

138 SOUTH STREET, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BRANCH BANKING AND TRUST COMPANY
vs.
MURPHY, JEFFREY M.

Case Number
2018CV554

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

77

Warrant:

Notes:

SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

ELIZABETH WILMENIGHT

Relation:

CLERK

Date:

7/10/18

Time:

1535

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2018CV554

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BRANCH BANKING AND TRUST COMPANY
vs.
MURPHY, JEFFREY M.

Case Number
2018CV554

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 77

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/03/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MICHELE SALTOR

Relation: CLERK

Date: 7/10/18

Time: 1543

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2018CV554 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV554

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

WEDNESDAY, OCTOBER 03, 2018
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot or piece of ground situate in Robert's Addition to the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, lying and being at the intersection of Second Street with an alley twenty (20) feet wide BOUNDED on the North by lands now or formerly of William Eyer; on the East by an alley ten (10) feet wide; on the South by the aforesaid twenty (20) foot alley; and on the West by the aforesaid Second Street. Containing a frontage on said Second Street fifty (50) feet wide and extending in depth southwestwardly from said Second Street one hundred (100) feet and of the same width as in frontage to the aforesaid mentioned alley ten (10) feet in width. Upon which is erected a frame dwelling house.

IDENTIFIED AS PARCEL NO. 08-02-089000000

TITLE TO SAID PREMISES IS VESTED IN Jeffrey M. Murphy, single man, by Deed from Diane P. Hendricks, widow, Dated 11/05/2015, Recorded 11/23/2015, Instrument No. 201509476.

Tax Parcel: 08-02-089-00000

Premises Being: 300 NORTH 2ND STREET, CATAWISSA, PA 17820-1214

PROPERTY ADDRESS: 300 NORTH 2ND STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-02-089-00000

Seized and taken into execution to be sold as the property of JEFFREY M. MURPHY in suit of BRANCH BANKING AND TRUST COMPANY.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Branch Banking and Trust Company

v.

Jeffrey M. Murphy

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-554

2018 - ED - 77

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: 300 North 2nd Street, Catawissa, PA 17820-1214
(See Legal Description attached)

Amount Due

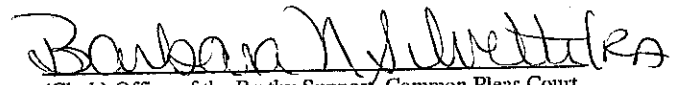
Interest from 07/10/2018 at \$6.58 per diem

Costs to be added

\$40,015.47

\$ _____

\$ _____


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

Dated

7/19/2018
(SEAL)

PH # 1019607

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

300 NORTH 2ND STREET
CATAWISSA PA, 17820

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION

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

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

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

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

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

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

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

Date: JUL 05 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

Branch Banking and Trust Company

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2018-CV-554

Jeffrey M. Murphy

:
Defendant(s) : COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jeffrey M. Murphy
300 NORTH 2ND STREET
CATAWISSA, PA 17820-1214

****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 300 North 2nd Street, Catawissa, PA 17820-1214 is scheduled to be sold at the Sheriff's Sale on Oct. 3 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 \$40,015.47 obtained by Branch Banking and Trust Company (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

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

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

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

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

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

Telephone (800) 692-7375

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2018-CV-554**

Branch Banking and Trust Company

v.

Jeffrey M. Murphy

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

300 North 2nd Street, Catawissa, PA 17820-1214

Parcel No. 08-02-089-00000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$40,015.47**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Robert's Addition to the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, lying and being at the intersection of Second Street with an alley twenty (20) feet wide

BOUNDED on the North by lands now or formerly of William Eyer; on the East by an alley ten (10) feet wide; on the South by the aforesaid twenty (20) foot alley; and on the West by the aforesaid Second Street. Containing a frontage on said Second Street fifty (50) feet wide and extending in depth southwestwardly from said Second Street one hundred (100) feet and of the same width as in frontage to the aforesaid mentioned alley ten (10) feet in width. Upon which is erected a frame dwelling house.

IDENTIFIED AS PARCEL NO. 08-02-089000000

TITLE TO SAID PREMISES IS VESTED IN Jeffrey M. Murphy, single man, by Deed from Diane P. Hendricks, widow, Dated 11/05/2015, Recorded 11/23/2015, Instrument No. 201509476.

Tax Parcel: 08-02-089-00000

Premises Being: 300 NORTH 2ND STREET, CATAWISSA, PA 17820-1214

08-02-089-00000

REAL ESTATE OUTLINE

ED # 2018ED 77

DATE RECEIVED 7-9-2018
DOCKET AND INDEX 2018 CV 554

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001727954</u>

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

SALE DATE Oct. 3rd TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD 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

Attorneys for Plaintiff

FILED
PROTESTARY

2018 JUL -9 A 11:48

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA

Branch Banking and Trust Company
Plaintiff

v.

Jeffrey M. Murphy
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2018-CV-554**
: **2018 - ED - 77**
: **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

Attorney for Plaintiff

FILED
PROthonotary

2018 JUL -9 A 11:48

CLERK OF COURTS
CITY OF COLUMBIA

Branch Banking and Trust Company

COLUMBIA County

vs.

COURT OF COMMON PLEAS

Jeffrey M. Murphy

CIVIL DIVISION

NO.: 2018-CV-554

2018 - E D - 77

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 Jeffrey M. Murphy is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Jeffrey M. Murphy is over 18 years of age and resides at 300 North 2nd Street, Catawissa, PA 17820-1214.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Robert's Addition to the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, lying and being at the intersection of Second Street with an alley twenty (20) feet wide

BOUNDED on the North by lands now or formerly of William Eyer; on the East by an alley ten (10) feet wide; on the South by the aforesaid twenty (20) foot alley; and on the West by the aforesaid Second Street. Containing a frontage on said Second Street fifty (50) feet wide and extending in depth southwestwardly from said Second Street one hundred (100) feet and of the same width as in frontage to the aforesaid mentioned alley ten (10) feet in width. Upon which is erected a frame dwelling house.

IDENTIFIED AS PARCEL NO. 08-02-089000000

TITLE TO SAID PREMISES IS VESTED IN Jeffrey M. Murphy, single man, by Deed from Diane P. Hendricks, widow, Dated 11/05/2015, Recorded 11/23/2015, Instrument No. 201509476.

Tax Parcel: 08-02-089-00000

Premises Being: 300 NORTH 2ND STREET, CATAWISSA, PA 17820-1214

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2018-CV-554**

Branch Banking and Trust Company

v.

Jeffrey M. Murphy

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

300 North 2nd Street, Catawissa, PA 17820-1214

Parcel No. 08-02-089-00000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$40,015.47**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff Branch Banking and Trust Company		No.: 2018-CV-554	
Defendant Jeffrey M. Murphy		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE <hr/> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>300 North 2nd Street</u> <u>Catawissa, PA 17820-1214</u>		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.			
NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

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

Document Receipt

Trans #	13636	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

COMMON OF PA BUREAU OF
6TH FLOOR STRAWBERRY SQ
DEPT 280601

HARRISBURG PA 17128

INDIVIDUAL TAXES

Tracking #:	71901140006000134139
Doc Ref #:	2018ED77
Postage	5.4200

Document Receipt

Trans #	13637	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE

FOR THE MIDDLE DISTRICT

228 WALNUT STREET SUITE 220

P.O. BOX 11754

HARRISBURG PA 17108

Tracking #: 71901140006000134146

Doc Ref #: 2018ED77

Postage 5.4200

Document Receipt

Trans #	13634	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000134115

Doc Ref #: 2018ED77

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	13635	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PUBLIC WELFARE

P.O. BOX 8486 WILLIOW OAK BUILDING

Tracking #: 71901140006000134122

Doc Ref #: 2018ED77

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13633	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000134108

Doc Ref #: 2018ED77

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13633	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000134108

Doc Ref #: 2018ED77

Postage 5.4200

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	13632	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000134092

Doc Ref #: 2018ED77

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13632	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000134092

Doc Ref #: 2018ED77

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13631	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000134085

Doc Ref #: 2018ED77

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13630	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000134078

Doc Ref #: 2018ED77

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13629	Carrier / service:	USPS Server	First-Class Mail®	7/10/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000134061

Doc Ref #: 2018ED77

Postage 5.4200

PITTSBURGH PA 15222

Branch Banking and Trust Company

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2018-CV-554
:
:

Jeffrey M. Murphy

Defendant(s) : COLUMBIA County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jeffrey M. Murphy
300 NORTH 2ND STREET
CATAWISSA, PA 17820-1214

****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 300 North 2nd Street, Catawissa, PA 17820-1214 is scheduled to be sold at the Sheriff's Sale on Oct. 3rd 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 \$40,015.47 obtained by Branch Banking and Trust Company (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

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

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

TD Bank, NA
3-180/360

001727954

DATE
7/6/2018

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

EEG [1019607] 300 NORTH 2ND STREET (2018-CV-554)

Frank S. Hallinan
AUTHORIZED SIGNATURE

⑈001727954⑈ ⑆036001808⑆ 361508666⑈