

TX Result Report

P 1
06/05/2020 15:21
Serial No. A6VF011029028
TC:00084164

Addressee	Start Time	Time	Prints	Result	Note
912155670072	06-05 15:20	00:00:45	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: Patrick Wirt FROM: Sheriff Timothy Chamberlain
FAX: PAGES: 2
PHONE: DATE: June 5, 2020
RE: Watts Execution CC:

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

I received your stay, attached is a cost sheet showing a
balance due of \$1,192.40

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

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TO: Patrick Wirt

FROM: Sheriff Timothy Chamberlain

FAX:

PAGES: 2

PHONE:

DATE: June 5, 2020

RE: Watts Execution

CC:

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

I received your stay, attached is a cost sheet showing a
balance due of \$1,192.40

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK N.A.
vs.
CARL W WATTS

Case Number
2019CV1619

PROPERTY ADDRESS
3770 STATE ROAD RT. 42, MILLVILLE, PA 17846

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
02/19/2020	Advance Fee	Advance Fee	001788021	\$0.00	\$1,350.00
02/19/2020	Advertising Sale (Newspaper)			\$15.00	\$0.00
02/19/2020	Advertising Sale Bills & Copies			\$17.50	\$0.00
02/19/2020	Crying Sale			\$10.00	\$0.00
02/19/2020	Docketing			\$15.00	\$0.00
02/19/2020	Levy			\$15.00	\$0.00
02/19/2020	Mailing Costs			\$54.00	\$0.00
02/19/2020	Posting Handbill			\$15.00	\$0.00
02/19/2020	Press Enterprise Inc.			\$1,832.90	\$0.00
02/19/2020	Sheriff Automation Fund			\$50.00	\$0.00
02/19/2020	Web Posting			\$100.00	\$0.00
03/26/2020	Continued or Cancelled Sale	Postponed to: 5/27/2020		\$10.00	\$0.00
05/21/2020	Continued or Cancelled Sale	Postponed to: 7/29/2020		\$10.00	\$0.00
06/05/2020	Service			\$210.00	\$0.00
06/05/2020	Service Mileage			\$16.00	\$0.00
06/05/2020	Copies			\$7.00	\$0.00
06/05/2020	Notary Fee			\$10.00	\$0.00
06/05/2020	Surcharge			\$150.00	\$0.00
06/05/2020	Tax Claim Search			\$5.00	\$0.00
				\$2,542.40	\$1,350.00
TOTAL BALANCE:				\$(1,192.40)	

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

June 5, 2020

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: SANTANDER BANK, N.A. v.
CARL W. WATTS
3770 STATE ROUTE 42 MILLVILLE, PA 17846-9025
No.: 2019-CV-1619

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for July 29, 2020 due to the following: The defendant(s) brought the underlying mortgage loan current and the Plaintiff is discontinuing the foreclosure action.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
Patrick Wirt for
Phelan Hallinan Diamond & Jones, LLP

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

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

Re: SANTANDER BANK, N.A. v. CARL W. WATTS et al.
No.: 2019-CV-1619

Dear Sir/Madam:

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

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

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

****Property is listed for the 07/29/2020 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: CARL W. WATTS

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

SANTANDER BANK, N.A.
Plaintiff

v.

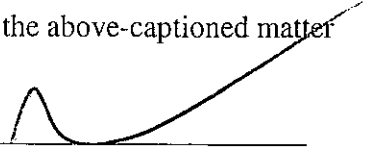
CARL W. WATTS
Defendant(s)

:
: CIVIL DIVISION
:
: No.: 2019-CV-1619
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 05/27/2020 at 09:00 AM in the above-captioned matter has been continued until 07/29/2020 at 09:00 AM.

Date: MAY 28 2020


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

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

Attorney for Plaintiff

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

SANTANDER BANK, N.A.
Plaintiff

v.

CARL W. WATTS
Defendant(s)

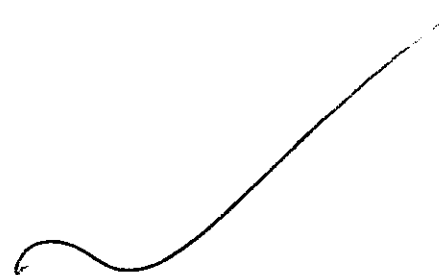
:
: **CIVIL DIVISION**
:
: **No.: 2019-CV-1619**
:
:

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:

CARL W. WATTS
3770 STATE ROUTE 42
MILLVILLE, PA 17846-9025

Date: MAY 28 2020



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

SANTANDER BANK, N.A.

Plaintiff

v.

CARL W. WATTS

Defendant

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

No.: 2019-CV-1619

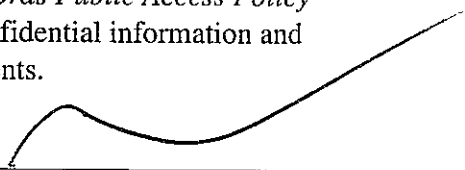
No.: 2020-ED-12

COLUMBIA COUNTY

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.

MAY 28 2020
Date

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

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

Attorney for Plaintiff

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

SANTANDER BANK, N.A.
Plaintiff

v.

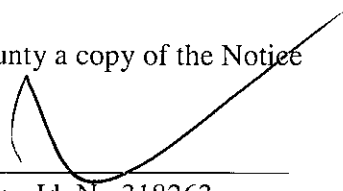
CARL W. WATTS
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2019-CV-1619**
:
:

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: MAY 28 2020



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

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A.
Plaintiff

v.

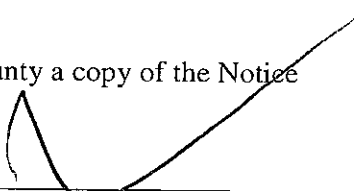
CARL W. WATTS
Defendant(s)

:
: CIVIL DIVISION
:
: No.: 2019-CV-1619
:
:

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: MAY 28 2020



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

FILED
NOTARIAL
2020 MAY 29 P 1:31
CLERK OF COURT
COUNTY OF

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**

SANTANDER BANK, N.A.
Plaintiff

v.

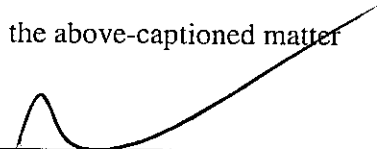
CARL W. WATTS
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2019-CV-1619**
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 05/27/2020 at 09:00 AM in the above-captioned matter has been continued until 07/29/2020 at 09:00 AM.

Date: **MAY 28 2020**


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

May 21, 2020

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: SANTANDER BANK, N.A. v.
CARL W. WATTS
3770 STATE ROUTE 42 MILLVILLE, PA 17846-9025
No.: 2019-CV-1619

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for May 27, 2020 due to the following: COVID-19 - Servicer Stay.

The Property is to be relisted for the July 29, 2020 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
Patrick Wirt for
Phelan Hallinan Diamond & Jones, LLP

COPY

BUSINESS OF THE COURTS

Sheriff Sale Postponement
May 27, 2020 to
July 29, 2020

IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTGOMERY
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020

#1-MV-

SPECIAL ORDER OF COURT
ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
4. The Sheriff of Columbia County shall publish this Order on his official website.
5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

2020 MAY 20 P 4:48
CLERK OF COURT
COLUMBIA COUNTY
PA
RECEIVED

BY THE COURT


Thomas A. James, Jr. P.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: SANTANDER BANK, N.A. v. CARL W. WATTS et al.
No.: 2019-CV-1619

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 05/27/2020 Sheriff Sale.****

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP
By: Legal Assistant

CC: CARL W. WATTS

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**

SANTANDER BANK, N.A.
Plaintiff

v.

CARL W. WATTS
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2019-CV-1619**
:
:

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: **MAR 31 2020**

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

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A.
Plaintiff

v.

CARL W. WATTS
Defendant(s)

:
: CIVIL DIVISION
:
: No.: 2019-CV-1619
:
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 04/29/2020 at 09:00 AM in the above-captioned matter has been continued until 05/27/2020 at 09:00 AM.

Date: **MAR 31 2020**

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

Attorney for Plaintiff

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

Attorney for Plaintiff

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

SANTANDER BANK, N.A.
Plaintiff

v.

CARL W. WATTS
Defendant(s)

:
: **CIVIL DIVISION**
:
: **No.: 2019-CV-1619**
:
:

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: **MAR 31 2020**

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

*Attorney File Copy
Please Return*

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

Date: 04/16/2020

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00

Cert. NO: 37415

WATTS CARL W
3770 STATE ROUTE 42
MILLVILLE PA 17846

District: PINE TWP
Deed: 0378 -0465
Location: 3770 STATE ROUTE 42
Parcel Id:29 -04 -009-01,000

Assessment: 17,849
Balances as of 04/16/2020

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

BY: **COLUMBIA COUNTY SHERIFF**

Per: _____

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

March 26, 2020

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: SANTANDER BANK, N.A. v.
CARL W. WATTS
3770 STATE ROUTE 42 MILLVILLE, PA 17846-9025
No.: 2019-CV-1619

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for April 29, 2020 due to the following: COVID-19 - Servicer Stay.

The Property is to be relisted for the May 27, 2020 Sheriff Sale.

Thank you for your cooperation in this matter.

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

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563 7000
Fax: (215) 563 8656

**Phelan Hal inar
Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office	From: Patrick Ralston
Fax: 570-389-5625	Date: March 26, 2020
Phone: 570-389-5622	Pages: 1
Re: Postpone Sale Date	CC:

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale 30 days to a date in May 2020. Currently the sale is set for 4/29/20 at 9:00am. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: **SANTANDER BANK, N.A v. WATTS, CARL W.**
 COLUMBIA County, 2019-CV-1619

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

Patrick Ralston

Fax - 215-563-8656

May 27, 2020

TX Result Report

P 1

03/26/2020 14:48

Serial No. A6VF011029028

TC:00080818

Addressee	Start Time	Time	Prints	Result	Note
912155638656	03-26 14:47	00:00:36	001/001	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

Fax Server

3/26/2020 1:44:39 PM PAGE 1/001 Fax Server

1817 John F Kennedy Blvd
 Suite 1400
 Philadelphia, PA 19103
 Phone: (215) 563 7000
 Fax: (215) 563 8856

**Phelan Malinar
 Diamond & Jones, LLP**

Fax

To: Columbia County Sheriff Office From: Patrick Reardon
 Fax: 570-589-5625 Date: March 26, 2020
 Phone: 570-589-5622 Pages: 1
 Re: Postpone Sale Date CC:

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

Comments

Hello,

We would like to postpone our scheduled sheriff sale 30 days to a date in May 2020. Currently the sale is set for 4/29/20 at 9:00am. Please provide a new sale date and time as soon as possible via fax to 215-563-8856.

R/E: SANTANDER BANK, N.A v. WATTS, CARL W.
 COLUMBIA County, 2019-CV-1819

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter

Thank you,

Patrick Reardon

Fax - 215-563-8856

May 27, 2020

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

SANTANDER BANK, N.A.
Plaintiff

vs.

CARL W. WATTS
Defendant

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2019-CV-1619
: No.: 2020-ED-12

CLERK OF COURT
COUNTY OF COLUMBIA

2020 MAR 19 P 2:53

PROTHONOTARY

ORDER

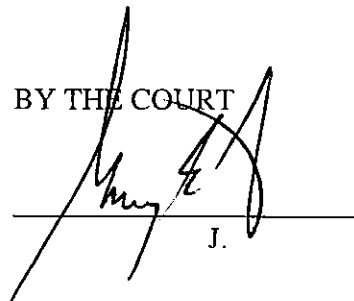
AND NOW, this 19th day of March, 2020 the Prothonotary is

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	\$80,749.29
Interest Through March 4, 2020	\$4,362.34
Late Charges	\$227.57
Legal fees	\$3,455.00
Cost of Suit and Title	\$660.62
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$112.00
Escrow Advance	\$495.20
Suspense/Misc. Credits	(\$144.30)
TOTAL	\$91,267.72

Plus interest at six percent per annum.

BY THE COURT


J.

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

SANTANDER BANK, N.A.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

CARL W. WATTS

No.: 2019-CV-1619

Defendant

No.: 2020-ED-12

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.

MAR 18 2020

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: SANTANDER BANK, N.A. VS. CARL W. WATTS,
COLUMBIA County, No.: 2019-CV-1619, No.: 2020-ED-12

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 04/29/2020 Sheriff Sale.****

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

Very truly yours,

Christine Schoffler, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 1054162

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

SANTANDER BANK, N.A.
Plaintiff,

v.

CARL W. WATTS
Defendant(s)

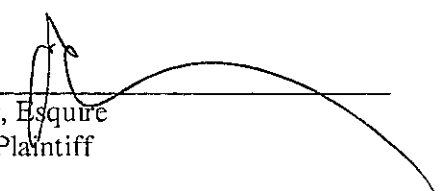
:
:
: CIVIL DIVISION
:
:
: No.: 2019-CV-1619
: No.: 2020-ED-12
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

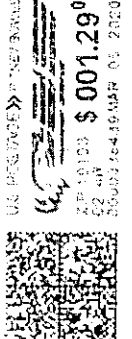
COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

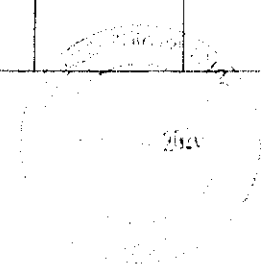
As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of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

Date: MAR 18 2020

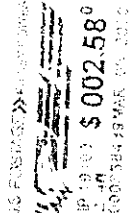

Peter Wapner, Esquire
Attorney for Plaintiff

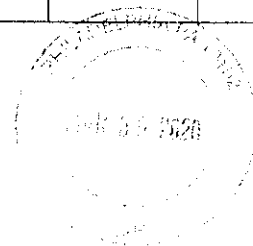
Certificate of Mailing – Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1054162 / RE: CARL W. WATTS (COLUMBIA) / RMS - 04/29/2020 SALE / 1021 / Writ Team	TOTAL NO. of Pieces Listed by Sender <p align="center">3</p>	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right;">  <p style="writing-mode: vertical-rl; transform: rotate(180deg);"> U.S. POSTAGE & METS ZIP 19103 \$001.29 02 JUN 2020 12:45 PM </p> </div>		
Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	el Airlift	
1.	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 Harrisburg PA 17105	\$0.50			
2.	INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 Pittsburgh PA 15222	\$0.50			
3.	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	\$0.50			



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 # 1054162 / RE: CARL W. WATTS (COLUMBIA) / RMS - 04/29/2026 SALE / 1021 / With Team	TOTAL NO. of Pieces Listed by Sender <div align="center" style="border: 1px solid black; padding: 5px;">6</div>	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right;">  <p style="font-size: small;">USPS® \$002.58⁰⁰ ZIP 19103 06000324433456 PA 2016</p> </div>		
Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee		
1.	TENANT/OCCUPANT 3770 STATE ROUTE 42 MILLVILLE PA 17846-9025	\$0.50			
2.	NORTH COAST ENERGY, INC. ONE GOGO PLAZA, SUITE 325 AKRON OH 44311-1057	\$0.50			
3.	PENNSYLVANIA HOUSING FINANCE AGENCY 211 North Front Street HARRISBURG PA 17105-5530	\$0.50			
4.	PHFA-HEMAP 211 NORTH FRONT STREET P.O. BOX 15530 HARRISBURG PA 17105-5530	\$0.50			
5.	PHFA-HEMAP C/O MAIL COMMISSIONS ON ECONOMIC OPPORTUNITY ATTN: DAVE RITTER 165 AMBER LANE, P.O. BOX 1127 WILKES BARRE PA 18703-9834	\$0.50			
6.	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815	\$0.50			



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




SANTANDER BANK N.A.
vs.
CARL W WATTS

Case Number
2019CV1619

SHERIFF'S RETURN OF SERVICE

02/24/2020 09:50 AM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CARL W WATTS AT 3770 STATE ROUTE 42, MILLVILLE, PA 17846.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


February 24, 2020

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

24TH day of FEBRUARY, 2020



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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SANTANDER BANK N.A.
vs.
CARL W WATTS

Case Number
2019CV1619

SHERIFF'S RETURN OF SERVICE

03/18/2020 02:46 PM - DEPUTY MICHAEL BEYER, 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 3770 STATE ROAD RT. 42, MILLVILLE, PA 17846.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 2020

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 MARCH, 2020

Sarah Jane Klingaman

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

SANTANDER BANK N.A.
vs.
WATTS, CARL W

Case Number
2019CV1619

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 04/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 3770 STATE ROAD RT. 42
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

3/18/20

Time:

14:46

Deputy:

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.

(POSTING)

2019CV1619

3770 STATE ROAD RT. 42, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SANTANDER BANK N.A.
vs.
WATTS, CARL W

Case Number
2019CV1619

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	12
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CARL W WATTS
Primary Address:	3770 STATE ROUTE 42 MILLVILLE, PA 17846
Phone:	570-458-6250
DOB:	
Alternate Address:	110 PINE CENTER CHURCH ROAD MILLVILLE, PA
Phone:	

Final Service:

Served:	<input checked="" type="checkbox"/> Personally · <input type="checkbox"/> Adult In Charge · <input type="checkbox"/> Posted · <input type="checkbox"/> Other
Adult In Charge:	
Relation:	
Date:	2/29/20
Time:	9:50a
Deputy:	8
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	02-20-2020	02-20-2020				
Time:	11:23am	10:15am				
Mileage:						
Deputy:	19	19				

Service Attempt Notes:

1. L/C No Answer
2. No Answer - Left Note on Call board
- 3.
- 4.
- 5.
- 6.

WATTS, CARL W

2019CV1619

3770 STATE ROUTE 42, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK N.A.
vs.
WATTS, CARL W

Case Number
2019CV1619

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	3770 STATE ROAD RT. 42 MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Carl Watts
Relation:	Occupant
Date:	2/2/20
Time:	9:50a
Deputy:	ga
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

OCCUPANT

2019CV1619

3770 STATE ROAD RT. 42, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK N.A.
vs.
WATTS, CARL W

Case Number
2019CV1619

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 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:	SHERIFF FRANK
Relation:	CLERK
Date:	2/20/2020 Time: 1454
Deputy:	4 Mileage:

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2019CV1619

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SANTANDER BANK N.A.
vs.
WATTS, CARL W

Case Number
2019CV1619

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 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:	MICHELLE FETNER
Relation:	CLERK
Date:	2/20/2020
Time:	1459
Deputy:	4
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	1	2	2	4	5

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2019CV1619 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK N.A.
vs.
WATTS, CARL W

Case Number
2019CV1619

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	12
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Debra Piatt
Primary Address:	211 Beech Glenn Road Benton, PA 17814
Phone:	570-458-6072 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally (circled) Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	
Date:	04-26-20
Time:	1:04
Deputy:	14
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. _____

PIATT, DEBRA

2019CV1619

211 BEECH GLENN ROAD, BENTON, PA 17814

NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Santander Bank, N.A.

v.

Carl W. Watts

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2019-CV-1619

2020-ED-12

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: 3770 State Route 42, Millville, PA 17846-9025

(See Legal Description attached)

Amount Due

\$83,905.35

Interest from 02/13/2020 at \$13.79 per diem

\$ _____

Costs to be added

\$ _____

Bertha N. DiGiovanni /SS
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024

Dated 2/14/2020
(SEAL)

PH # 1054162

PH # 1054162

SANTANDER BANK, N.A.
PLAINTIFF

V.

CARL W. WATTS
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2019-CV-1619
: 2020-ED-12
: COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

SANTANDER BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 3770 STATE ROUTE 42, MILLVILLE, PA 17846-9025.

1. Name and address of Owner(s) or reputed Owner(s):
Name: Address (if address cannot be reasonably ascertained, please so indicate)

CARL W. WATTS 3770 STATE ROUTE 42
MILLVILLE, PA 17846-9025
2. Name and address of Defendant(s) in the judgment:
Name: Address (if address cannot be reasonably ascertained, please so indicate)

CARL W. WATTS 3770 STATE ROUTE 42
MILLVILLE, PA 17846-9025
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name: Address (if address cannot be reasonably ascertained, please indicate)

NONE.
4. Name and address of last recorded holder of every mortgage of record:
Name: Address (if address cannot be reasonably ascertained, please indicate)

PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET X
HARRISBURG, PA 17105-5530

PHFA-HEMAP 211 NORTH FRONT STREET X
P.O. BOX 15530
HARRISBURG, PA 17105-5530

PHFA-HEMAP C/O MAIL COMMISSIONS ATTN: DAVE RITTER
ON ECONOMIC OPPORTUNITY 165 AMBER LANE, P.O. BOX 1127 X
WILKES BARRE, PA 18703-9834
5. Name and address of every other person who has any record lien on the property:
Name: Address (if address cannot be reasonably ascertained, please indicate)

NONE.

PH # 1054162

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

Name

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

NORTH COAST ENERGY, INC.

**ONE GOJO PLAZA, SUITE 325
AKRON, OH 44311-1057**

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

**3770 STATE ROUTE 42
MILLVILLE, PA 17846-9025**

**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: SEP 10 2009

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

29,04 00901

Pine Twp

REAL ESTATE OUTLINE

ED # 2020 ED 12

DATE RECEIVED 2-14-2020
DOCKET AND INDEX 2019 CV 1619

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>001788021</u>

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

SALE DATE April 29 TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>April 8th</u>
2 ND WEEK	<u>April 15</u>
3 RD WEEK	<u>April 22</u>

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SANTANDER BANK N.A.
vs.
WATTS, CARL W

Case Number
2019CV1619

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 04/29/2020 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	3770 STATE ROAD RT. 42 MILLVILLE, PA 17846
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		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)

2019CV1619

3770 STATE ROAD RT. 42, MILLVILLE, PA 17846

NO EXPIRATION

LEGAL DESCRIPTION

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

BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;

THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42. North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

1. North 24 degrees, 45 minutes, 50 seconds East, 228.32 feet to a point;
2. North 12 degrees, 22 minutes, 06 seconds East, 231.00 feet to a point;
3. North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,
4. North 11 degrees, 04 minutes, 10 seconds West, 133.23 feet to a point in the bed of new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gordner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

1. South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and,
2. North 88 degrees, 35 minutes, 58 seconds West, 383.31 feet to the first mentioned point and PLACE OF BEGINNING.

CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

TITLE TO SAID PREMISES IS VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, Divorced, Dated 11/14/1986, Recorded 11/14/1986, in Book 378, Page 465.

Tax Parcel: 29 04 00901

Premises Being: 3770 STATE ROUTE 42, MILLVILLE, PA 17846-9025

Santander Bank, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2019-CV-1619

Carl W. Watts

Defendant(s) : COLUMBIA County

2020-ED-12

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Carl W. Watts
3770 STATE ROUTE 42
MILLVILLE, PA 17846-9025

****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 3770 State Route 42, Millville, PA 17846-9025 is scheduled to be sold at the Sheriff's Sale on April 29 2020 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 \$83,905.35 obtained by Santander Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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 paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. 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 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

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

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

Proof of Ad 02/19/20

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Telephone: **(570) 389-5622**

Ad ID: 1191671
Description: **CARL WATTS SALE**
Run Dates: **04/08/20 to 04/22/20**
Class: **2**
Agate Lines: **282**
Blind Box:

Total Ad Cost \$1,832.90
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	04/08/20	04/22/20	3	\$1,832.90

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1619

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, APRIL 29, 2020
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 part, piece and parcel of land, situated in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-

BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;

THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

1. North 24 degrees, 45 minutes, 50 seconds East, 278.32 feet to a point;
2. North 12 degrees, 22 minutes, 06 seconds East, 231.00 feet to a point;
3. North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,
4. North 11 degrees, 04 minutes, 10 seconds West, 153.23 feet to a point in the bed of new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gardner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gardner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

1. South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and,
2. North 88 degrees, 35 minutes, 58 seconds West, 263.31 feet to the first mentioned point and PL/ALL OF BEGINNING.

CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

TITLE TO SAID PREMISES VESTED IN Carl W. Watts, single, by Deed from Ralph J. Watts, Deceased, Dated 11/14/1986, Recorded 11/14/1986, in Book 378, Page 465. Tax Parcel: 29 04 00901

Premises Being: 3770 STATE ROUTE 42, MILLVILLE, PA 17846-0025

PROPERTY ADDRESS: 3770 STATE ROAD RT. 42, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29 04 00901

Seized and taken into execution to be sold as the property of CARL W WATTS in suit of SANTANDER BANK N.A.

COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2019CV1619

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cash (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 representative of the plaintiff.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
PHILIP HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV1619

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, APRIL 29, 2020
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 part, piece and parcel of land, situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-

BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;

THENCE along the centerline of old Pennsylvania Route #42 and through the bed of new Pennsylvania Route #42, North 17 degrees, 11 minutes, 09 seconds East, 316.85 feet;

THENCE continuing along the centerline of old Pennsylvania Route #42 and land now or late of Bernard Temple and wife, the following 4 courses and distances:

1. North 24 degrees, 45 minutes, 50 seconds East, 228.32 feet to a point;
2. North 12 degrees, 22 minutes, 06 seconds East, 23 1.00 feet to a point;
3. North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,
4. North 11 degrees, 04 minutes, 10 seconds West, 133.23 feet to a point in the bed of new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gordner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

1. South 12 degrees, 22 minutes, 11 seconds West, 1,390.00 feet to an iron pin; and,
2. North 88 degrees, 35 minutes, 58 seconds West, 383.31 feet to the first mentioned point and PLACE OF BEGINNING.

CONTAINING 10.984 acres of land, pursuant to a survey of J.M. Fenstermacher, R.S., dated July 23, 1986.

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Tax Parcel: 29 04 00901

Premises Being: 3770 STATE ROUTE 42, MILLVILLE, PA 17846-9025

PROPERTY ADDRESS: 3770 STATE ROAD RT. 42, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29 04 00901

Seized and taken into execution to be sold as the property of CARL W WATTS in suit of SANTANDER BANK N.A..

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder 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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 2-19-2020

Re: Sheriff's Sale Advertising Dates

Santander Bank, N.A. vs. Carl W. Watts

No. 12 of 2020 E.D. and No. 1619 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week April 8th

2nd Week April 15th

3rd Week April 22nd

SALE DATE:

April 29, 2020 @ 9:00 AM

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain
Sheriff of 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

Email: writteamPA@phelanhallinan.com

Judgment/Writ Team
Ext. 31480

February 10, 2020

Attention: Real Estate
COLUMBIA County Sheriff's Office

Re: 3770 State Route 42, Millville, PA 17846-9025; ; 2019-CV-1619

Dear Sir/Madam:

Kindly list this property for the next available Sheriff's Sale. All of the necessary documents to list this property for sale are enclosed, together with our check to your order for the fees and costs to list for sale.

Thank you for your assistance. If there are any questions concerning the above matter please contact our office immediately.

Very truly yours,

Judgment/Writ Team for
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.

Expiration date

Plaintiff

Santander Bank, N.A.

No.: 2019-CV-1619

2020-ED-12

Defendant

Carl W. Watts

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.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

3770 State Route 42

Millville, PA 17846-9025

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 XX Plaintiff

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

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

PH # 1054162

LEGAL DESCRIPTION

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

BEGINNING at a P.K. nail in the centerline of old Pennsylvania Route #42, and in the bed of new Pennsylvania Route #42, a corner of land now or late of Ralph J. Watts;

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3. North 06 degrees, 58 minutes, 51 seconds East, 213.02 feet to a point; and,
4. North 11 degrees, 04 minutes, 10 seconds West, 133.23 feet to a point in the bed of new Pennsylvania Route #42;

THENCE continuing along the centerline of old Pennsylvania Route #42 and through the bed of the new Pennsylvania Route #42, North 09 degrees, 35 minutes, 23 seconds East, 308.00 feet to a P.K. nail in line of land now or late of Bert and Emily Gordner;

THENCE leaving the centerline of old Pennsylvania Route #42 and along the land now or late of Bert and Emily Gordner, South 85 degrees, 07 minutes, 54 seconds East, 392.00 feet to a stone pile, a corner of land now or late of Ralph J. Watts;

THENCE along the land now or late of Ralph J. Watts, the following 2 courses and distances:

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Tax Parcel: 29 04 00901

Premises Being: 3770 STATE ROUTE 42, MILLVILLE, PA 17846-9025

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

Santander Bank, N.A.
Plaintiff

v.

Carl W. Watts
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2019-CV-1619
:
: 2020-ED-12
: 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
- ☒ 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

Santander Bank, N.A.

vs.

Carl W. Watts

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2019-CV-1619
: 2020-ED-12

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 Carl W. Watts is not in the Military or Naval Service of the United States.

(b) that defendant Carl W. Watts is over 18 years of age and resides at 3770 State Route 42, Millville, PA 17846-9025.

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2019-CV-1619** 2020-ED-12

Santander Bank, N.A.

v.

Carl W. Watts

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

3770 State Route 42, Millville, PA 17846-9025

Parcel No. 29 04 00901

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$83,905.35**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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Tax Parcel: 29 04 00901

Premises Being: 3770 STATE ROUTE 42, MILLVILLE, PA 17846-9025

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



71901140006000171714

NORTH COAST ENERGY INC
ONE GOJO PLAZA SUITE 325

AKRON OH 44311

Santander Bank, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2019-CV-1619

Carl W. Watts

Defendant(s) : COLUMBIA County

2020-ED-12

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Carl W. Watts
3770 STATE ROUTE 42
MILLVILLE, PA 17846-9025

****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 3770 State Route 42, Millville, PA 17846-9025 is scheduled to be sold at the Sheriff's Sale on April 29 2020 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 \$83,905.35 obtained by Santander Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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.

Document Receipt

Trans #	17630	Carrier / service:	USPS Server	First-Class Mail®	2/19/2020 12:00:00 AM
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Ship to:

PENNSYLVANIA HOUSING FINANCE
AGENCY

211 NORTH FRONT STREET

HARRISBURG PA 17105

Tracking #: 71901140006000171721

Doc Ref #: 2020ED12

Postage 5.6000

Document Receipt

Trans #	17629	Carrier / service:	USPS Server	First-Class Mail®	2/19/2020 12:00:00 AM
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Ship to:

NORTH COAST ENERGY INC

ONE GOJO PLAZA SUITE 325

Tracking #: 71901140006000171714

Doc Ref #: 2020ED12

Postage 5.6000

AKRON OH 44311

Document Receipt

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INTERNAL REVENUE
SERVICE

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Tracking #: 71901140006000171691

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COMMON OF PENNSYLVANIA

110 NORTH 8TH STREET

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SUITE # 204

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COMMONWEALTH OF PA

DEPARTMENT 281230

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

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DEPT OF WELFARE

PO BOX 2675

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PHFA-HEMAP

DAVID RITTER

165 AMBER LANE POBOX 1127

Tracking #: 71901140006000171738

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WILKES BARRE PA 18703

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

TD Bank, NA
3-180/360

001788021

DATE
2/10/2020

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

PZW [1054162] 3770 STATE ROUTE 42 (2019-CV-1619)

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001788021⑈ ⑆036001808⑆ 361508666⑈