

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
ANTOINETTE KESTER (et al.)

Case Number
2018CV1363

PROPERTY ADDRESS
290 WEST 11TH STREET, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
08/22/2019	Advance Fee	Advance Fee	001772919	\$0.00	\$1,350.00
08/22/2019	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/22/2019	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/22/2019	Crying Sale			\$10.00	\$0.00
08/22/2019	Docketing			\$15.00	\$0.00
08/22/2019	Levy			\$15.00	\$0.00
08/22/2019	Mailing Costs			\$54.00	\$0.00
08/22/2019	Posting Handbill			\$15.00	\$0.00
08/22/2019	Press Enterprise Inc.			\$1,213.70	\$0.00
08/22/2019	Sheriff Automation Fund			\$50.00	\$0.00
08/22/2019	Web Posting			\$100.00	\$0.00
11/18/2019	Service			\$315.00	\$0.00
11/18/2019	Service Mileage			\$6.00	\$0.00
11/18/2019	Tax Claim Search			\$5.00	\$0.00
11/18/2019	Surcharge			\$220.00	\$0.00
11/18/2019	Copies			\$11.50	\$0.00
11/18/2019	Notary Fee			\$15.00	\$0.00
				\$2,077.70	\$1,350.00

TOTAL BALANCE:	\$(727.70)
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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: November 18, 2019

RE: Kester/ Vought Exec. CC:

Urgent For Review Please Comment Please Reply Please Recycle

I received your stay, attached is a cost sheet showing a balance due of \$727.70.

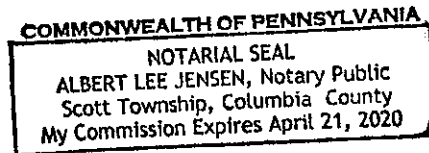
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow 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 October 30, November 6 & 13, 2019 and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
James Micklow

Sworn and subscribed to before me this14.....day of November 2019..

.....
Albert Lee Jensen
(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.

.....

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

November 11, 2019

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
SAXON ASSET SECURITIES TRUST 2007-1 MORTGAGE LOAN ASSET
BACKED CERTIFICATES, SERIES 2007-1 v.
ANTOINETTE KESTER, JOEL VOUGHT and THE UNITED STATES OF
AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE
SERVICE C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
290 WEST 11TH STREET BLOOMSBURG, PA 17815-3602
No.: 2018-CV-1363

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for November 20, 2019 due to the following:

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

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER 2018CV1363 (11/20/19)	SECOND EXECUTION NUMBER
DATE OF SALE 11/20/2019	
AMOUNT \$11,015.35	

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG PA 17815

REVENUE ID 1260061695	CORPORATION TAX \$0.00
EMPLOYER EIN -	\$0.00
SALES TAX LICENSE NUMBER 26-3311965	\$7,914.42
SOCIAL SECURITY NUMBER XXX-XX-2159	\$3,100.93
INHERITANCE TAX FILE NUMBER -	\$0.00
OTHER TAX NUMBER -	\$0.00

DEFENDANT

ANTOINETTE KESTER AKA ANTOINETTE T KESTER AND JOEL VOUGHT AKA JOEL S VOUGHT

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- Sales and Use Tax, 72 P.S. § 7242
- Employer Withholding Tax, 72 P.S. § 7345
- Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	4/26/2010	10CV-0726	\$978.63
Personal Income Tax	7/2/2018	2018-CV-788	\$364.11
Personal Income Tax	8/14/2018	2018-CV-994	\$1,758.19
Sales Tax	12/11/2018	2018-CV-1536	\$4,153.77
Sales Tax	2/5/2019	2019-CV-156	\$2,316.15
Sales Tax	3/28/2019	2019-CV-413	\$1,444.50
TOTAL:			\$11,015.35

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of Revenue <u>29</u> day of <u>October</u> 2019	DIRECTOR, BUREAU OF COMPLIANCE Sean Washington <i>Sean Washington</i>
	SECRETARY OF REVENUE C. Daniel Hassell <i>C. Daniel Hassell</i>

Municipal Authority of the Town of Bloomsburg

1000 Market Street, Suite 9
Bloomsburg, PA 17815
Phone: 570.784.5422
Fax: 570.204.3647

October 17, 2019

Tim Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Antoinette Kester & Joel S. Vought
290 W. Eleventh Street
Bloomsburg, PA 17815

DOCKET NO. 2018-CV-1363

Dear Sheriff Chamberlain:

The Bloomsburg Municipal Authority has been informed that the referenced property is scheduled for a Sheriff sale on November 20, 2019. The Authority would like to inform your office that it holds a claim against this property for unpaid sewer in the amount of **\$4,833.98**.

If you require any further information, please contact me at 570-784-5422, 2 or aseamans@bloomsburgma.org.

Sincerely,



Amy Seamans
Billing and Collections Director

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

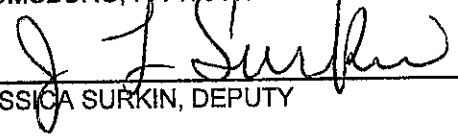


DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
ANTOINETTE KESTER (et al.)

Case Number
2018CV1363

SHERIFF'S RETURN OF SERVICE

10/14/2019 04:56 PM - DEPUTY JESSICA SURKIN, 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 290 WEST 11TH STREET, BLOOMSBURG, PA 17815.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


October 15, 2019

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

15TH day of OCTOBER, 2019


Sarah Jane Klingaman

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 290 WEST 11TH STREET
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation: *Posted*

Date: *10/14/19*

Time: *16:56*

Deputy: *8*

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2018CV1363

290 WEST 11TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

AFFIDAVIT OF SERVICE

PLAINTIFF
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE
FOR SAXON ASSET SECURITIES TRUST 2007-1 MORTGAGE
LOAN ASSET BACKED CERTIFICATES, SERIES 2007-1

COLUMBIA COUNTY
PH # 1028573

DEFENDANT
ANTOINETTE KESTER A/K/A ANTOINETTE T. KESTER
JOEL VOUGHT A/K/A JOEL S. VOUGHT
THE UNITED STATES OF AMERICA, DEPARTMENT OF THE
TREASURY - INTERNAL REVENUE SERVICE C/O THE UNITED
STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

SERVICE TEAM/sdl
COURT NO.: 2018-CV-1363

SERVE JOEL VOUGHT A/K/A JOEL S. VOUGHT AT:
290 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: November 20, 2019

Previous Successful Service

SERVED

Served and made known to JOEL VOUGHT A/K/A JOEL S. VOUGHT, Defendant on the 21ST day of SEPTEMBER 2019, at 10:05 o'clock A. M., at 290 W 11th ST, BLOOMSBURG, 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 50 Height 5'9" Weight 160 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: 9/21/19

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: _____

AFFIDAVIT OF SERVICE

PLAINTIFF
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE
FOR SAXON ASSET SECURITIES TRUST 2007-1 MORTGAGE
LOAN ASSET BACKED CERTIFICATES, SERIES 2007-1

COLUMBIA COUNTY

PH # 1028573

DEFENDANT
ANTOINETTE KESTER A/K/A ANTOINETTE T. KESTER
JOEL VOUGHT A/K/A JOEL S. VOUGHT
THE UNITED STATES OF AMERICA, DEPARTMENT OF THE
TREASURY - INTERNAL REVENUE SERVICE C/O THE UNITED
STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

SERVICE TEAM/ spl
COURT NO.: 2018-CV-1363

SERVE ANTOINETTE KESTER A/K/A ANTOINETTE T. KESTER
AT:
295 WEST 11TH STREET
BLOOMSBURG, PA 17815

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: November 20, 2019

Previous Successful Service

SERVED

Served and made known to ANTOINETTE KESTER A/K/A ANTOINETTE T. KESTER. Defendant on the 13th day of SEPTEMBER 2019, at 1:15 o'clock P. M., at 295 W. 11th St, Bloomsburg, 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 50^s Height 5'3" Weight 120 Race W Sex F Other _____

I, Ronald Moll, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 9/13/19

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: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

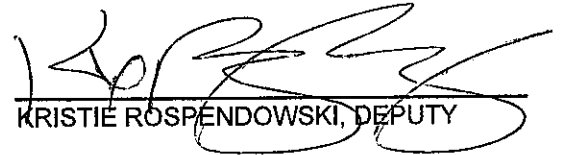


DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
ANTOINETTE KESTER (et al.)

Case Number
2018CV1363

SHERIFF'S RETURN OF SERVICE

09/11/2019 02:05 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 THE DEFENDANT, TO WIT: ANTOINETTE KESTER AT 1001 NORTH MULBERRY STREET, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

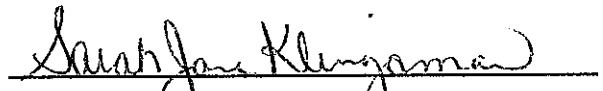

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 12, 2019

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
12TH day of SEPTEMBER, 2019



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

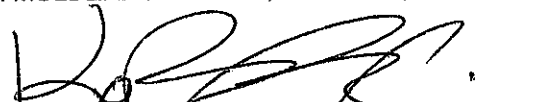


DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
ANTOINETTE KESTER (et al.)

Case Number
2018CV1363

SHERIFF'S RETURN OF SERVICE

09/11/2019 02:05 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 THE DEFENDANT, TO WIT: JOEL S VOUGHT AT 1001 NORTH MULBERRY STREET, BERWICK, PA 18603.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

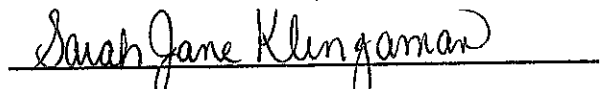
September 13, 2019

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

13TH day of SEPTEMBER, 2019



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

(c) CountySuite Sheriff, Telensoft, Inc.

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

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR SAXON ASSET SECURITIES
TRUST 2007-1 MORTGAGE LOAN ASSET
BACKED CERTIFICATES, SERIES 2007-1

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

v.

No.: 2018-CV-1363

No.: 2019-ED-104

ANTOINETTE KESTER A/K/A ANTOINETTE T.
KESTER
JOEL VOUGHT A/K/A JOEL S. VOUGHT

COLUMBIA COUNTY

Defendant

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.

OCT 03 2019

Date

By: _____

Peter Wapner, Esquire
Attorney for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104
Manner: < Not Specified > **Warrant:**
Expires: **Warrant:** 570-411-6211
Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
 SERVED @ 521 MERCER ST. CATAUSSA PA 17820

Serve To:

Name: ANTOINETTE KESTER
Primary Address: 295 WEST 11TH STREET BLOOMSBURG, PA 17815 *Staying here*
Phone: **DOB:**
Alternate Address: 290 WEST 11TH STREET BLOOMSBURG, PA 17815 *Burned down*
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: ANTOINETTE KESTER
Relation: DEF
Date: 9/12/17 **Time:** 1325
Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	8/27/19	9/10/19	9/12/19			
Time:	1340	1049	0825			
Mileage:						
Deputy:	4	4	4			

Service Attempt Notes:

1. No one home
2. L/C
3. WORKS @ RICHIE'S FROM 8AM-5PM
- 4.
- 5.
- 6.

KESTER, ANTOINETTE 2018CV1363 295 WEST 11TH STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:
Name: JOEL S VOUGHT **Final Service:**
Primary Address: 295 WEST 11TH STREET BLOOMSBURG, PA 17815 **Served:** Personally · Adult In Charge · Posted · Other
Phone: **Adult In Charge:** JOEL VOUGHT
DOB: **Relation:** DEF
Alternate Address: 290 WEST 11TH STREET BLOOMSBURG, PA 17815 **Date:** 9/11/19 **Time:** 1405
Phone: **Deputy:** 4 **Mileage:**

Attorney / Originator:
Name: PHELAN HALLINAN DIAMOND & JONES LLP **Phone:** 215-563-7000

Service Attempts:

Date:	8/27/19	9/10/19				
Time:	1340	1049				
Mileage:						
Deputy:	4	4				

Service Attempt Notes:

1. No one home
2. L/C
- 3.
- 4.
- 5.
- 6.

VOUGHT, JOEL S
2018CV1363
295 WEST 11TH STREET, BLOOMSBURG, PA 17815
NO EXPIRATION

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR SAXON ASSET
SECURITIES TRUST 2007-1 MORTGAGE
LOAN ASSET BACKED CERTIFICATES,
SERIES 2007-1

Plaintiff

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No.: 2018-CV-1363
: No.: 2019-ED-104

vs.

ANTOINETTE KESTER A/K/A ANTOINETTE
T. KESTER
JOEL VOUGHT A/K/A JOEL S. VOUGHT
THE UNITED STATES OF AMERICA,
DEPARTMENT OF THE TREASURY -
INTERNAL REVENUE SERVICE C/O THE
UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA

Defendants

FILED
PROTHONOTARY
2019 SEP 10 P 3:15
CLERK OF COURTS
COUNTY OF COLUMBIA

ORDER

AND NOW, this 10th day of September, 2019 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:

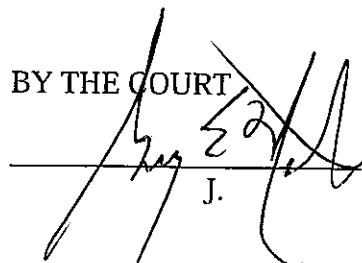
Principal Balance	\$111,798.48
Interest Through August 29, 2019	\$5,004.72
Late Charges	\$92.08
Legal fees	\$3,495.00
Cost of Suit and Title	\$328.47
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$101.50
Property Preservation	\$100.00
Escrow Deficit	\$13,351.53
Suspense/Misc. Credits	(\$767.01)
	<hr/>

TOTAL

\$134,854.77

Plus interest at six percent per annum.

BY THE COURT


J.

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



71901140006000166529

C/O DOMINICK PANNUNZIO
UFCW FEDERAL CREIDT UNION
240 MAIN STREET

DUPONT PA 18641

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 104

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: RENEE WANDELL

Primary Address: 1125 LIGHTSTREET ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: RENEE WANDELL

Relation: DEF

Date: 8/27/19 Time: 1312

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

WANDELL, RENEE

2018CV1363

1125 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	104
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 11/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	C CLEVELAND HUMMEL
Primary Address:	3 EAST FIFTH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:	AMERICA FEKETE			
Relation:	SECRETARY			
Date:	8/27/19	Time:	1000	
Deputy:	4	Mileage:		

Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

HUMMEL, C CLEVELAND

2018CV1363

3 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	104
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	HUMMEL & LEWIS LLP
Primary Address:	3 EAST FIFTH STREET BLOOMSBURG, PA 17815
Phone:	570-784-7666 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	ANGELICA ECKHART		
Relation:	SECRETARY		
Date:	8/27/19	Time:	1028
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. _____

HUMMEL & LEWIS LLP

2018CV1363

3 EAST FIFTH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: TOWN OF BLOOMSBURG
Primary Address: 301 EAST MAIN STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: JESSICA GRAHAM
Relation: CLERK
Date: 01/27/19 **Time:** 0843
Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
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-
-

TOWN OF BLOOMSBURG

2018CV1363

301 EAST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office
Primary Address: PO Box 380
 Bloomsburg, PA 17815
Phone: 570-389-5649 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Sherry Evans
Relation: Clerk
Date: 8/27/19 **Time:** 0811
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 2018CV1363 PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
 PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cou
Primary Address: 11 WEST MAIN STREET
 2ND FLOOR
 Bloomsburg, PA 17815
Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: ALYSSA WOOD
Relation: CLERK
Date: 8/27/19 **Time:** 0800
Deputy: 4 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2018CV1363 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 104
Manner: < Not Specified >	Expires: _____
Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	
Warrant: _____	

Serve To:

Name: Mary F. Ward	DOB: _____
Primary Address: 301 E Second Street, Town Hall Bloomsburg, PA 17816	
Phone: 570-784-1581	
Alternate Address: _____	
Phone: _____	

Final Service:

Served: Personally · Adult In Charge · Posted · Other	
Adult In Charge: _____	
Relation: _____	
Date: 8/27/19	Time: 0843
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. _____

WARD, MARY F.

2018CV1363

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
KESTER, ANTOINETTE (et al.)

Case Number
2018CV1363

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 104
Manner: < Not Specified > **Expires:** **Warrant:**
Notes: SALE DATE & TIME: 11/20/2019 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BENTON AREA SCHOOL DISTRICT
Primary Address: 600 GREEN ACRES ROAD
BENTON, PA 17814
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally - ~~Adult In Charge~~ - ~~Posted~~ - Other
Adult In Charge: Jill Houseworth
Relation: Clerk
Date: 8/27/19 **Time:** 1:00
Deputy: 8 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
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-
-
-

BENTON AREA SCHOOL D

2018CV1363

600 GREEN ACRES ROAD, BENTON, PA 17814

NO EXPIRATION

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR SAXON ASSET SECURITIES TRUST
2007-1 MORTGAGE LOAN ASSET BACKED
CERTIFICATES, SERIES 2007-1
PLAINTIFF

: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
: CASE NO. 2018-CV-1363
:
: 2019-ED-104
:
: COLUMBIA COUNTY

v.

ANTOINETTE KESTER
A/K/A ANTOINETTE T. KESTER
JOEL VOUGHT A/K/A JOEL S. VOUGHT
DEFENDANT(S)

FILE COPY

AFFIDAVIT PURSUANT TO RULE 3129.1

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST
2007-1 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-1, 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 290 WEST 11TH STREET, BLOOMSBURG, PA 17815-3602.

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

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

ANTOINETTE KESTER
A/K/A ANTOINETTE T. KESTER

290 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

295 WEST 11TH STREET
BLOOMSBURG, PA 17815

JOEL VOUGHT
A/K/A JOEL S. VOUGHT

290 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

*290 - Burn Down
Living @ 295*

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

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

ANTOINETTE KESTER
A/K/A ANTOINETTE T. KESTER

290 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

295 WEST 11TH STREET
BLOOMSBURG, PA 17815

JOEL VOUGHT
A/K/A JOEL S. VOUGHT

290 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

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)

BENTON AREA SCHOOL DISTRICT

600 GREEN ACRES ROAD
BENTON, PA 17814

CLEVELAND HUMMEL, ESQUIRE 3 E FIFTH STREET
BLOOMSBURG, PA 17815-1703 /

COLUMBIA COUNTY COURTHOUSE 35 WEST MAIN STREET
BLOOMSBURG, PA 17815 /

COMMONWEALTH OF PA DEPT. OF LABOR & INDUSTRY TO THE USE OF THE UNEMPLOYMENT COMPENSATION FUND 1316 STATE STREET
ERIE, PA 16501 ✓

HELLER'S GAS 200 ZIEGLER ROAD
LEWISBURG, PA 17837 /

HUMMEL & LEWIS, LLP 3 EAST FIFTH STREET
BLOOMSBURG, PA 17815 /

RENEE WANDELL 1125 LIGHTSTREET ROAD
BLOOMSBURG, PA 17815 /

TOWN OF BLOOMSBURG 301 E. FIFTH STREET
BLOOMSBURG, PA 17815 /

UFCW FEDERAL CREDIT UNION 46 S.MAIN STREET
PITTSTON, PA 18640 X

UFCW FEDERAL CREDIT UNION 377 WYOMING AVENUE
WYOMING, PA 18644 X

UFCW FEDERAL CREDIT UNION 1460 SANS SOUCI
HANOVER TOWNSHIP, PA 18702 X

UFCW FEDERAL CREDIT UNION C/O DOMINICK P. PANNUNZIO, ESQUIRE 240 MAIN STREET
DUPONT, PA 18641 /

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

5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222 X

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 X

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.

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

Name

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

TENANT/OCCUPANT

290 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

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

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: AUG 14 2019

By: _____

Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No. 318263
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-1
MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES
2007-1
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
NO.: 2018-CV-1363

v.

ANTOINETTE KESTER A/K/A ANTOINETTE T. KESTER, ET
TÖ: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

COLUMBIA COUNTY

NOTICE OF SHERIFF'S SALE TO ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): ANTOINETTE KESTER A/K/A ANTOINETTE T. KESTER
JOEL VOUGHT A/K/A JOEL S. VOUGHT

Property: 290 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

Improvements: **Residential dwelling**

Judgment amount: **\$118,175.08**

The above-captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on 11/20/2019 in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 at 9:00 AM.

Our records indicate that you may hold a mortgage, judgment, or other interest with respect to the property which may be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.