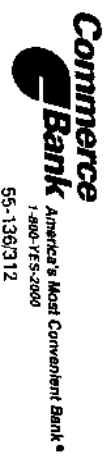


ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

23772

**LAW OFFICES OF MARK J. UDREN & ASSOCIATES**

ESCROW ACCOUNT  
1040 NORTH KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034



23772

\*\*\* Two Hundred Thirty Two \*\*\*

43/100

PAY  
TO THE  
ORDER OF

Sheriff of Columbia County

DATE  
Feb 28, 2003

AMOUNT  
\$232.43

RE: Settle with Sheriff #0124420 Hinda

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.  
023772 0312013E01 74 3535 31

SECURE  
UNSECURE

LAW OFFICES  
**MARK J. UDREN & ASSOCIATES**  
1040 NORTH KINGS HIGHWAY  
SUITE 500  
CHERRY HILL, NEW JERSEY 08034  
856 . 482 . 6900  
FAX: 856 . 482 . 1199

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
CHRISTOPHER J. FOX\*\*\*  
CORINA CANIZ\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PENNSYLVANIA OFFICE  
24 NORTH MERION AVENUE  
SUITE 240  
BRYN MAWR, PA 19010  
215-568-9500  
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

February 28, 2003

Office of the Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Ocwen Federal Bank, FSB  
vs.  
James. E. Hrinda  
Angela L. Hrinda  
Property: RD #3 a/k/a R-3 Box 179-1  
Shickshinny, PA 18655  
Columbia County C.C.P. No.: 2001-CV-302  
Sheriff's Sale Date: February 26, 2003

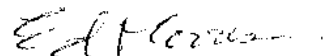
Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be prepared in the name of Ocwen Federal Bank FSB, 12650 Ingenuity Drive Orlando, FL. 32826.

Enclosed please find our check in the amount of \$232.43 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Ed Morrison  
Legal Assistant

Enclosure



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17126-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorded of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name <b>Mark J. Udren &amp; Associates</b>		Telephone Number: <b>Area Code (856) 482-6900</b>	
Street Address <b>1040 N. Kings Highway, Suite 500</b>	City <b>Cherry Hill</b>	State <b>NJ</b>	Zip Code <b>08034</b>

## B TRANSFER DATA

Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>		Date of Acceptance of Document	
Street Address <b>P.O. Box 380</b>		Grantee(s)/Lessee(s) <b>Ocwen Federal Bank FSB</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>	Street Address <b>12650 Ingenuity Drive</b>
			City <b>Orlando</b>
			State <b>FL</b>
			Zip Code <b>32826</b>

## C PROPERTY LOCATION

Street Address <b>RD #3 A/K/A R-3 Box 179-1</b>		City, Township, Borough <b>Shickshinny</b>
County <b>Columbia</b>	School District <b>Shickshinny</b>	Tax Parcel Number <b>15-16-008-01</b>

## D VALUATION DATA

1. Actual Cash Consideration <b>\$1,698.46</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$1,698.46</b>
4. Country Assessed Value <b>\$33,898.00</b>	5. Common Level Ratio Factor <b>x 2.80</b>	6. Fair Market Value <b>= \$94,914.40</b>

## E EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Interest Conveyed <b>100%</b>
--	--

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or interstate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **444**, Page Number **353**.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from sheriff to mortgagee as a result of an action in mortgage foreclosure**

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

Signature of Correspondent or Responsible Party <i>Ed Udren</i>	Date <i>2/18/03</i>
--	------------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

Owen Federal Bank VS James & Angela Hirsch

NO. 119-01 ED NO. 302-01 JD

DATE/TIME OF SALE: 2-26-03/0900

BID PRICE (INCLUDES COST) \$ 1698,46

POUNDAGE - 2% OF BID \$ 33,97

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1732,43

PURCHASER(S): [Signature]

ADDRESS: \_\_\_\_\_

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

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 1732,43

LESS DEPOSIT: \$ 1500,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 232,43

# SHERIFF'S SALE COST SHEET

Owen Federal Bank vs. James & Angela Heindry  
 NO. 119-01 ED NO. 302-01 JD DATE/TIME OF SALE 2-26-03/0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>403.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>623.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>848.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>265.46</u>
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>10.00</u>
TOTAL ***** \$ <u>275.46</u>		

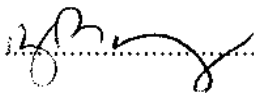
MUNICIPAL FEES DUE:		
SEWER 20		\$
WATER 20		\$
TOTAL ***** \$ <u>0.00</u>		

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC.		\$
TOTAL ***** \$		

TOTAL COSTS (OPENING BID) \$ 1698.46

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, 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 the day of February 5, 12, 19, 2003 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

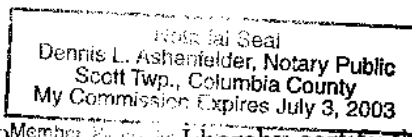
.....  


Sworn and subscribed to before me this 21<sup>st</sup> day of February 2003

.....  


(Notary Public)

My commission expires



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.

.....



MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Ocwen Federal Bank, FSB  
P.O. Box 24737  
West Palm Beach, FL 33416-4737  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

James. E. Hrinda  
Angela L. Hrinda  
823 Winding Road  
Shickshinny, PA 18655  
Defendant(s)

NO. 2001-CV-302

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

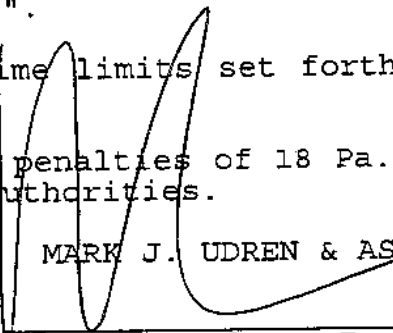
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: February 10, 2003

MARK J. UDREN & ASSOCIATES  
BY:   
Mark J. Udren, Esquire  
Attorney for Plaintiff



MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Ocwen Federal Bank, FSB  
P.O. Box 24737  
West Palm Beach, FL 33416-4737  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

NO. 2001-CV-302

James. E. Hrinda  
Angela L. Hrinda  
823 Winding Road  
Shickshinny, PA 18655  
Defendant(s)

DATE: January 15, 2003

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

OWNER(S): JAMES E. HRINDA & ANGELA L. HRINDA

PROPERTY: RD #3 a/k/a R-3 Box 179-1, Shickshinny, PA 18655

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on FEBRUARY 26, 2003, at 9:00A.M., IN THE COLUMBIA COUNTY COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will 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."

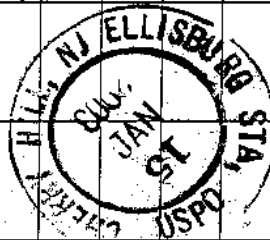
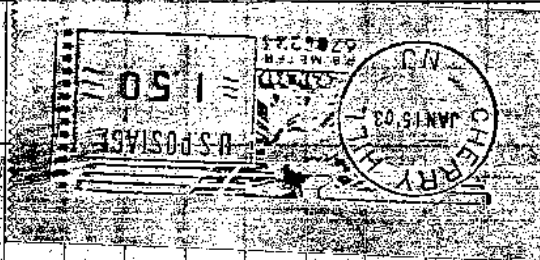
Amended Sale date

EXHIBIT A

Name and Address of Sender  
**JODIE**

**LAW OFFICES**  
**MARK J. UDREN & ASSOCIATES**  
**1040 N. KINGS HIGHWAY, SUITE 500**  
**CHERRY HILL, NJ 08034**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regls.)	Insured Value	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				Remarks
								RR	SD	S.H.	Rel. Del. Fee	
1	0124420	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380, BLOOMSBURG, PA 17815										
2	HRINDA	DOMESTIC RELATIONS SECTION P.O. BOX 380, BLOOMSBURG, PA 17815										
3		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE, DEPT. 280906, HARRISBURG, PA 17128-0946										
4	COLUMBIA COUNTY	TENANTS/OCCUPANTS RD#3 A/K/A R-3 BOX 179-1, SHICKSHINNY, PA 18655										
5		CITIFINANCIAL INC. 13 NARROWS SHOPPING CENTER, KINGSTON, PA 18704										
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
Total number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual 9900, 5913, and 5921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.					



**EXHIBIT A**

HARRY A. ROADARMEL, JR.



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

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

OCWEN FEDERAL BANK

VS.

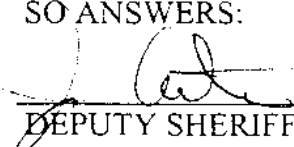
JAMES E. HRINDA AND ANGELA L.  
HRINDA

WRIT OF EXECUTION #119 OF 2001 ED

POSTING OF PROPERTY

JANUARY 27, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAMES E. AND ANGELA L. HRINDA AT RR#3 BOX 179-1 SHICKSHINNY  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JAMES ARTER.

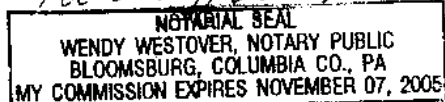
SO ANSWERS:

  
DEPUTY SHERIFF

\_\_\_\_\_  
SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 27TH DAY OF JANUARY 2003



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

OCWEN FEDERAL BANK, FSB

Docket # 2119ED2001

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMES E. HRINDA  
ANGELA L. HRINDA

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, DECEMBER 13, 2002, AT 11:38 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JAMES HRINDA AT 823  
WINDING ROAD, SHICKSHINNY BY HANDING TO JAMES HRINDA, , A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

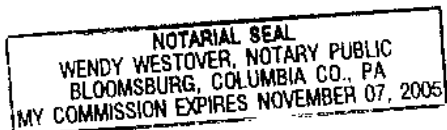
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, DECEMBER 18, 2002

Wendy Westover  
NOTARY PUBLIC

Harry A. Roadarmel Jr.

X  
SHERIFF HARRY A. ROADARMEL JR.



X G. Millard  
G. MILLARD  
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

OCWEN FEDERAL BANK, FSB

Docket # 2119ED2001

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMES E. HRINDA  
ANGELA L. HRINDA

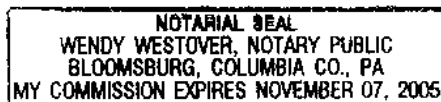
AFFIDAVIT OF SERVICE

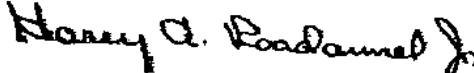
NOW, THIS FRIDAY, DECEMBER 13, 2002, AT 11:38 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ANGELA HRINDA AT 823  
WINDING ROAD, SHICKSHINNY BY HANDING TO JAMES HRINDA, HUSBAND, A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

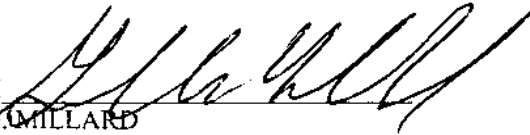
SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, DECEMBER 18, 2002

  
\_\_\_\_\_  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
X  
G. MILLARD  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/25/2002

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 2119ED2001

PLAINTIFF OCWEN FEDERAL BANK, FSB

DEFENDANT JAMES E. HRINDA  
ANGELA L. HRINDA

PERSON/CORP TO SERVED
ANGELA HRINDA
823 WINDING ROAD
SHICKSHINNY

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON James Angela

RELATIONSHIP Husband IDENTIFICATION \_\_\_\_\_

DATE 12/13/02 TIME 1138 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>12/12/02</u>	<u>1300</u>	<u>Millard</u>	<u>NA LC</u>

DEPUTY Millard DATE 12/13/02

12-51-2-3

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/25/2002

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 2119ED2001

PLAINTIFF OCWEN FEDERAL BANK, FSB

DEFENDANT JAMES E. HRINDA  
ANGELA L. HRINDA

*James E. Hrinda*  
**PERSON/CORP TO SERVED**  
JAMES HRINDA  
823 WINDING ROAD  
SHICKSHINNY

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *James E. Hrinda*

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE *12/13/02* TIME *1138* MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

## ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<i>12/12/02</i>	<i>1300</i>	<i>Millard</i>	<i>NA-UC</i>

DEPUTY *Millard* DATE *12/13/02*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/25/2002

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 2119ED2001

PLAINTIFF OCWEN FEDERAL BANK, FSB

DEFENDANT JAMES E. HRINDA  
ANGELA L. HRINDA

PERSON/CORP TO SERVED
SHIRLEY GOOD -FISHINGCREEK TWP
214 WINDING ROAD
ORANGEVILLE

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Shirley

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-11-2 TIME 1700 MILEAGE 5 OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. G. Gitter DATE 12-11-2



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/25/2002

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 2119ED2001

PLAINTIFF OCWEN FEDERAL BANK, FSB

DEFENDANT JAMES E. HRINDA  
ANGELA L. HRINDA

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Chris E. Hurn

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-12-2 TIME 13:45 MILEAGE 3 OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Guter DATE 12-12-2

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/25/2002

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 2119ED2001

PLAINTIFF OCWEN FEDERAL BANK, FSB

DEFENDANT JAMES E. HRINDA  
ANGELA L. HRINDA

<b>PERSON/CORP TO SERVED</b>
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*James E. Hrinda - Cust Srs*

RELATIONSHIP

IDENTIFICATION

DATE 12-12-2 TIME 1520 MILEAGE 3 OTHER

Race Sex Height Weight Eyes Hair Age Military

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB POE CCSO  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

*J. C. [Signature]*

DATE 12-12-2

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

2/19 ED 2001

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 11-25-02  
DOCKET AND INDEX 12-10-02  
SET FILE FOLDER UP 12-10-02  
CHECK FOR PROPER INFO  
WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LAST KNOWN ADDRESS ✓  
NON-MILITARY AFFIDAVIT \_\_\_\_\_  
NOTICES OF SHERIFF'S SALE 8  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LEINS LIST ✓  
CHECK FOR \$~~1200.00~~ CK 15446 for \$1,500.00

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE  
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES Sale Feb. 26, 2003 at 0900  
POST ALL DATES ON CALANDER Posting Jan. 24, 03 Adm. Feb. 5, 12, 19-03  
\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT  
\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES  
\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_  
\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)  
\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS \_\_\_\_\_  
TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES) \_\_\_\_\_

## SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_  
PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_  
\* COPY OF WRIT FOR EACH DEFENDANT  
\* NOTICE OF SHERIFF SALE  
\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS \_\_\_\_\_  
\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT \_\_\_\_\_  
\* DOCKET ALL DATES

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 26, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 119 OF 2001 ED AND CIVIL WRIT NO. 302 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point in the center of the Penna. L.R. 19068 on the line of lands of Charles Wolfe; THENCE along the lands of Charles Wolfe, through an iron pin on the northerly side of the road North 13 degrees 34 minutes 36 seconds East a distance of 246.50 feet to an iron pin; THENCE North 61 degrees 48 minutes 10 seconds West, a distance of 533.73 feet to an iron pin. THENCE South 13 degrees 34 minutes 36 seconds West, through an iron pin, a distance of 260.33 feet to the center of Penna. L.R. 19068; THENCE through the center of Penna. L.R. 19068, the following courses to the point of beginning; South 63 degrees 32 minutes 40 seconds East 325.00 feet; South 61 degrees 28 minutes 30 seconds East, 170.96 feet; and South 69 degrees 07 minutes 49 seconds East, 34.74 feet. Containing three and four one-thousandths (3.004) acres of land, more or less.

Title to said premises vested in James E. Hrinda and Angela L. Hrinda, his wife, by deed from Floyd M. Creveling, Jr., Administrator of the Estate of Mark J. Creveling and Floyd M. Creveling, Jr., Individually and Margaret K. Creveling, his wife, and Gina M. Vuocola, dated 1/12/90 and recorded 1/16/90 in deed book 444, page 350.

Known as RD #3, a/k/a R-3, Box 179-1, Shickshinny, PA 18655

Tax ID No. 15-16-008-01

## 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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney  
Mark J. Udren, Esq.  
1040 N. Kings Hwy, Suite 500  
Cherry Hill, NJ 08034

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 26, 2003 AT 9:00 AM

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Plaintiff's Attorney  
Mark J. Udren, Esq.  
1040 N. Kings Hwy, Suite 500  
Cherry Hill, NJ 08034

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Ocwen Federal Bank, FSB  
P.O. Box 24737  
West Palm Beach, FL 33416-4737

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Plaintiff

MORTGAGE FORECLOSURE

v.

James. E. Hrinda  
Angela L. Hrinda  
823 Winding Road  
Shickshinny, PA 18655

NO. 2001-CV-302

2001-ED-119

Defendant(s)

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

To satisfy the judgment, interest and costs in the above matter, you  
are directed to levy upon and sell the following described property:

RD #3 a/k/a R-3 Box 179-1  
Shickshinny, PA 18655  
SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$94,517.72

Interest From October 12, 2001

to Date of Sale \_\_\_\_\_

Per diem @\$16.73

(Costs to be added)

\$ \_\_\_\_\_

Prothonotary

By

Tami B. Kline / EAB  
Clerk

Date

11/25/2002

THE WITHIN WRIT IS HEREBY

REISSUED THIS 25<sup>th</sup> DAY OF Nov

A. D. 2002

TAMI B. KLINE, PROTHONOTARY

[Signature]

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Ocwen Federal Bank, FSB  
P.O. Box 24737  
West Palm Beach, FL 33416-4737

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Plaintiff

MORTGAGE FORECLOSURE

v.

James. E. Hrinda  
Angela L. Hrinda  
823 Winding Road  
Shickshinny, PA 18655

NO. 2001-CV-302


2001-ED-119

Defendant(s)

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
  - ☐ B. In Trespass (Accident)
  - ☒ C. In Mortgage Foreclosure
  - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
  - ☒ B. Tenants by Entireties
  - ☐ C. Joint Tenants with right of survivorship
  - ☐ D. A partnership
  - ☐ E. Tenants in Common
  - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
  - ☐ B. Not resident in the Commonwealth of Pennsylvania
  - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.  
Resident:

  
Mark J. Udren, ESQUIRE  
Address & I.D. # as above

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Ocwen Federal Bank, FSB	:	COURT OF COMMON PLEAS
P.O. Box 24737	:	CIVIL DIVISION
West Palm Beach, FL 33416-4737	:	Columbia County
Plaintiff	:	MORTGAGE FORECLOSURE
v.	:	
James. E. Hrinda	:	
Angela L. Hrinda	:	NO. 2001-CV-302
823 Winding Road	:	<i>2001-ED-119</i>
Shickshinny, PA 18655	:	
Defendant(s)	:	

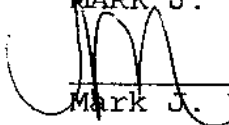
C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he 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 it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( x ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

This certification is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF



MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Ocwen Federal Bank, FSB  
P.O. Box 24737  
West Palm Beach, FL 33416-4737

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Plaintiff

MORTGAGE FORECLOSURE

v.

James. E. Hrinda  
Angela L. Hrinda  
823 Winding Road  
Shickshinny, PA 18655

NO. 2001-CV-302

2001-ED-119

Defendant(s)


### C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he 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 it is:

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- ( ) Non-owner occupied
- ( ) Vacant
- ( x ) Act 91 procedures have been fulfilled.
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MARK J. UDREN & ASSOCIATES

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Ocwen Federal Bank, FSB	:	COURT OF COMMON PLEAS
P.O. Box 24737	:	CIVIL DIVISION
West Palm Beach, FL 33416-4737	:	Columbia County
Plaintiff	:	MORTGAGE FORECLOSURE
v.	:	
James. E. Hrinda	:	
Angela L. Hrinda	:	NO. 2001-CV-302
823 Winding Road	:	
Shickshinny, PA 18655	:	<i>2001-ED-119</i>
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Ocwen Federal Bank, FSB, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: RD #3 a/k/a R-3 Box 179-1, Shickshinny, PA 18655

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

Name	Address
James. E. Hrinda	823 Winding Road Shickshinny, PA 18655
Angela L. Hrinda	823 Winding Road Shickshinny, PA 18655

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

Name	Address
------	---------

same as above

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

Name	Address
------	---------

none

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

Name

Address

Plaintiff herein.

See Caption above.

Citifinancial, Inc.

13 Narrows Shopping Center  
Kingston, PA 18704

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

Name

Address

none

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

Name

Address

Domestic Relations Section

Columbia County Courthouse  
PO Box 380, Bloomsburg, PA 17815

Columbia County Tax Claim  
Bureau

Columbia County Courthouse  
PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

Bureau of Compliance, Dept. 280946  
Harrisburg, PA 17128-0946

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

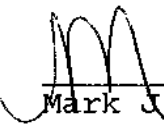
Tenants/Occupants

RD #3 a/k/a R-3 Box 179-1  
Shickshinny, PA 18655

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: November 20, 2002

  
\_\_\_\_\_  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

Ocwen Federal Bank, FSB

P.O. Box 24737

West Palm Beach, FL 33416-4737

Plaintiff

v.

James. E. Hrinda

Angela L. Hrinda

823 Winding Road

Shickshinny, PA 18655

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2001-CV-302

*2001-ED-119*

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

TO: James. E. Hrinda  
823 Winding Road  
Shickshinny, PA 18655

Your house (real estate) at RD #3 a/k/a R-3 Box 179-1 Shickshinny, PA 18655 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Sheriff's Office, Columbia County Courthouse, to enforce the court judgment of \$94,517.72, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**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 cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 482-6900.
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.
3. 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 856-482-6900.
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 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 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 with the Sheriff within ten (10) days after Schedule of Distribution is filed.
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.**

**LAWYER REFERRAL SERVICE**

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

**ASSOCIATION DE LICENCIADOS DE FILADELFIA**

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Ocwen Federal Bank, FSB	:	COURT OF COMMON PLEAS
P.O. Box 24737	:	CIVIL DIVISION
West Palm Beach, FL 33416-4737	:	Columbia County
Plaintiff	:	MORTGAGE FORECLOSURE
v.	:	
James. E. Hrinda	:	
Angela L. Hrinda	:	NO. 2001-CV-302
823 Winding Road	:	2001-ED-119
Shickshinny, PA 18655	:	
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Ocwen Federal Bank, FSB, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: RD #3 a/k/a R-3 Box 179-1, Shickshinny, PA 18655

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

James. E. Hrinda 823 Winding Road  
Shickshinny, PA 18655

Angela L. Hrinda 823 Winding Road  
Shickshinny, PA 18655

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

same as above

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

Name Address

none

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

Name

Address

Plaintiff herein.

See Caption above.

Citifinancial, Inc.

13 Narrows Shopping Center  
Kingston, PA 18704

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

Name

Address

none

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

Name

Address

Domestic Relations Section

Columbia County Courthouse  
PO Box 380, Bloomsburg, PA 17815

Columbia County Tax Claim  
Bureau

Columbia County Courthouse  
PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

Bureau of Compliance, Dept. 280946  
Harrisburg, PA 17128-0946

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

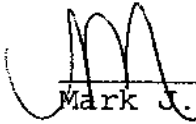
Tenants/Occupants

RD #3 a/k/a R-3 Box 179-1  
Shickshinny, PA 18655

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: November 20, 2002

  
\_\_\_\_\_  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Ocwen Federal Bank, FSB	:	COURT OF COMMON PLEAS
P.O. Box 24737	:	CIVIL DIVISION
West Palm Beach, FL 33416-4737	:	Columbia County
Plaintiff	:	MORTGAGE FORECLOSURE
v.	:	
James. E. Hrinda	:	
Angela L. Hrinda	:	NO. 2001-CV-302
823 Winding Road	:	<i>2001-ED.119</i>
Shickshinny, PA 18655	:	
Defendant(s)	:	

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Name	Address
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same as above

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Name	Address
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Name

Address

Plaintiff herein.

See Caption above.

Citifinancial, Inc.

13 Narrows Shopping Center  
Kingston, PA 18704

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Bureau

Columbia County Courthouse  
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Commonwealth of PA,  
Department of Revenue

Bureau of Compliance, Dept. 280946  
Harrisburg, PA 17128-0946

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


Tenants/Occupants

RD #3 a/k/a R-3 Box 179-1  
Shickshinny, PA 18655

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DATED: November 20, 2002

  
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Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

Ocwen Federal Bank, FSB

P.O. Box 24737

West Palm Beach, FL 33416-4737

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

Plaintiff

MORTGAGE FORECLOSURE

v.

James. E. Hrinda

Angela L. Hrinda

823 Winding Road

Shickshinny, PA 18655

NO. 2001-CV-302

*2001-ED-119*

Defendant(s)

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Shickshinny, PA 18655

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Shickshinny, PA 18655

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Plaintiff herein.

See Caption above.

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13 Narrows Shopping Center  
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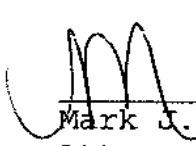
Tenants/Occupants

RD #3 a/k/a R-3 Box 179-1  
Shickshinny, PA 18655

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MARK J. UDREN & ASSOCIATES

DATED: November 20, 2002

  
\_\_\_\_\_  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

PLAINTIFF  
Ocwen Federal Bank, FSB

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PA.


NO. 302-2001 J.D.

NO. 119-2001 E.D.

DEFENDANT  
James E. Hrinda  
Angela L. Hrinda

CIVIL ACTION--LAW  
MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Attorney  do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's Sale thereof.

Attorney for Plaintiff

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

BEGINNING at a point in the center of the Penna. L.R. 19068 on the line of lands of Charles Wolfe;

THENCE along the lands of Charles Wolfe, through an iron pin on the northerly side of the road North 13 degrees 34 minutes 36 seconds East a distance of 246.50 feet to an iron pin;

THENCE North 61 degrees 48 minutes 10 seconds West, a distance of 533.73 feet to an iron pin.

THENCE South 13 degrees 34 minutes 36 seconds West, through an iron pin, a distance of 260.33 feet to the center of Penna. L.R. 19068;

THENCE through the center of Penna. L.R. 19068, the following courses to the point of beginning; South 63 degrees 32 minutes 40 seconds East 325.00 feet; South 61 degrees 28 minutes 30 seconds East, 170.96 feet; and South 69 degrees 07 minutes 49 seconds East, 34.74 feet.

Containing three and four one-thousandths (3.004) acres of land, more or less.

Title to said premises vested in James E. Hrinda and Angela L. Hrinda, his wife, by deed from Floyd M. Creveling, Jr., Administrator of the Estate of Mark J. Creveling and Floyd M. Creveling, Jr., Individually and Margaret K. Creveling, his wife, and Gina M. Vuocola, dated 1/12/90 and recorded 1/16/90 in deed book 444, page 350.

Known as RD #3, a/k/a R-3, Box 179-1, Shickshinny, PA 18655

Tax ID No. 15-16-008-01

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

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*LAW OFFICES*  
**MARK J. UDREN & ASSOCIATES**  
1040 NORTH KINGS HIGHWAY  
SUITE 500  
CHERRY HILL, NEW JERSEY 08034  
856 . 482 . 6900  
FAX: 856 . 482 . 1199

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
CHRISTOPHER J. FOX\*\*\*  
CORINA CANIZ\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PENNSYLVANIA OFFICE  
24 NORTH MERION AVENUE  
SUITE 240  
BRYN MAWR, PA 19010  
215-568-9500  
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

November 20, 2002

Office of the Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Ocwen Federal Bank, FSB  
vs.  
James. E. Hrinda  
Angela L. Hrinda  
Columbia County C.C.P. No. 2001-CV-302

Dear Sir:


Kindly serve the Defendant's, James. E. Hrinda and Angela L. Hrinda, with the Notice of Sheriff's Sale and any other required documents at 823 Winding Road, Shickshinny, PA 18655. All necessary documents to establish the above are enclosed.

After service is complete, kindly return to me a copy of the completed service form in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

  
Mark J. Udren, Esquire  
MARK J. UDREN & ASSOCIATES  
/cms  
enclosures

LAW OFFICES  
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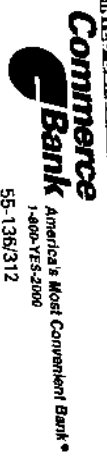
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/cms  
enclosures

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER. SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES.

**LAW OFFICES OF MARK J. UDREN & ASSOCIATES**  
ESCROW ACCOUNT  
1040 NORTH KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034



15446

**PAY** \*\*\* One Thousand Five Hundred \*\*\*  
**TO THE** Sheriff of Columbia County  
**ORDER OF**

00/100  
**DATE** Nov 20, 2002  
**AMOUNT** \$1,500.00

RE: Sheriff's ale Deposit 0124420 Hinda

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.  
015446 0312013601 74 3636 311

SF16001-1SC

REORDER FROM YOUR LOCAL SAFEGUARD DISTRIBUTOR. IF UNKNOWN, CALL 800-523-2422

GA189490010000 1028900212

