

Date: 05/14/2002

Columbia County Court of Common Pleas

NO. 0003988

Time: 08:16 AM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Dept \$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee 10.00

Total: 10.00

Check: 13986

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: Deputy Clerk

Clerk: BSILVETT

# SHERIFF'S SALE COST SHEET

Calma Services vs. Sharon Babb  
 NO. 140-01 ED NO. 174-01 JD DATE/TIME OF SALE 4-24-02 at 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>285.00</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>6.00</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>9.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>533.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>552.62</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>777.62</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>28.50</u>
TOTAL ***** \$ <u>38.50</u>	

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT <u>2000, 2001</u>	\$ <u>1796.09</u>
TOTAL ***** \$ <u>1796.09</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>16.46</u>
WATER 20	\$
TOTAL ***** \$ <u>16.46</u>	

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 3362.17

LAW OFFICES OF MARK J. UDREN & ASSOCIATES  
ESCROW ACCOUNT  
CHERRY HILL, NJ 08034

PNC BANK, N.A.  
PHILADELPHIA, PA 020

71898

3-51  
310

71898

\*\*\* Two Thousand Six Hundred Ninety Two  
\*\*\*  
Sheriff of Columbia County

PAY  
TO THE  
ORDER OF

17/100

DATE

Apr 29, 2002

AMOUNT

\$2,692.17

RE: Settle with Sheriff

#0127900 Babb

*Mark J. Udren*

⑈071898⑈ ⑆031000053⑆ 8612171472⑈



**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

April 29, 2002

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

RE: Calmco Servicing, LP  
vs.  
Sharon K. Babb  
Property: 175 W. 9th Street  
A/K/A 175 West 9th Street  
Bloomsburg, PA 17815  
Columbia County C.C.P. No.: 2001-CV-1114  
Sheriff's Sale Date: April 24, 2002

Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the **DEED** be prepared in the name of **Federal National Mortgage Association**, 1900 Market Street Suite 800 Philadelphia, PA 19103.

Enclosed please find our check in the amount of \$2,692.17 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

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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2001-CV-1114

AMENDED 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: March 19, 2002

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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2001-CV-1114

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Calmco Servicing, LP, 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: 175 W. 9th Street, A/K/A 175 West 9th Street, Bloomsburg, PA 17815

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

Sharon K. Babb 5th & East Streets, Bloomsburg, PA 17815

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

Same As #1, Above

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

Old Guard Mutual Fire Insurance Co. 2929 Lititz Pike, Lancaster, PA 17604

Van Wagenen Company c/o Mitchell, Mitchell, Gray & Gallagher P.O. Box 156, Williamsport, PA 17703

Guaranty Bank, N.A. 10 S. Market St., Shamokin, PA 17872

Krasno, Krasno & Quinn 400 N. 2nd St., Pottsville, PA 17901

First National Bank of Berwick 111 W. Front St., Berwick, PA 18603

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

Name

Address

Plaintiff herein.

See Caption above.

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

Name

Address

Berwick Area Joint Sewer Auth.      344 N. Market St., Berwick, PA 18603

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

Columbia County Tax Claim      P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section      P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA,      Bureau of Compliance, Dept. 280946  
Department of Revenue      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      175 W. 9th Street A/K/A 175 West 9th  
Street, Bloomsburg, PA 17815

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: March 19, 2002



Mark J. Udren, Esquire  
Attorney for Plaintiff

<b>SENDER:</b> Complete items 1 and 4b. Complete items 3, 4a, & Print your name and address on the reverse of this form so that we can return this to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.		4a. Article No. 700016	4b. Service <input type="checkbox"/> Registered <input type="checkbox"/> Express <input type="checkbox"/> Return 7. Date of	8. Address and
3. Article Addressed to:  Old Guard Mutual Fire Ins. Co. 225 Walker Rd Chambersburg, PA 17201-9798		5. Received By: (Print Name)  Signature (Address or Agent) X <i>[Signature]</i>		
PS Form 3811, December 1994				

<b>SENDER:</b>		
<ul style="list-style-type: none"> <li>Complete items 1 and/or 2 for additional services.</li> <li>Complete items 3, 4a, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.</li> <li>Print your name and address on the reverse of this form so that we can return it to you.</li> <li>Attach this form to the front of the mailpiece, or on the back if space permits.</li> <li>Write "Return Receipt Requested" on the mailpiece below the article number.</li> <li>The Return Receipt will show to whom the article was delivered and to whom it should be returned.</li> </ul>		
OFFICE OF F.A.I.R.		4
DEPT. OF PUBLIC WELFARE		4
PO BOX 8016		4
HARRISBURG, PA 17105		4
5. Received By: (Print Name)		7
Signature: (Addresssee or Agent)		8
X		

<b>SENDER:</b> <input type="checkbox"/> Complete items 1 and/or 2 for additional services. <input type="checkbox"/> Complete items 3, 4a, 4b, 4c, 4d, 4e, 4f, 4g, 4h, 4i, 4j, 4k, 4l, 4m, 4n, 4o, 4p, 4q, 4r, 4s, 4t, 4u, 4v, 4w, 4x, 4y, 4z, 4aa, 4ab, 4ac, 4ad, 4ae, 4af, 4ag, 4ah, 4ai, 4aj, 4ak, 4al, 4am, 4an, 4ao, 4ap, 4aq, 4ar, 4as, 4at, 4au, 4av, 4aw, 4ax, 4ay, 4az, 4ba, 4bb, 4bc, 4bd, 4be, 4bf, 4bg, 4bh, 4bi, 4bj, 4bk, 4bl, 4bm, 4bn, 4bo, 4bp, 4bq, 4br, 4bs, 4bt, 4bu, 4bv, 4bw, 4bx, 4by, 4bz, 4ca, 4cb, 4cc, 4cd, 4ce, 4cf, 4cg, 4ch, 4ci, 4cj, 4ck, 4cl, 4cm, 4cn, 4co, 4cp, 4cq, 4cr, 4cs, 4ct, 4cu, 4cv, 4cw, 4cx, 4cy, 4cz, 4da, 4db, 4dc, 4dd, 4de, 4df, 4dg, 4dh, 4di, 4dj, 4dk, 4dl, 4dm, 4dn, 4do, 4dp, 4dq, 4dr, 4ds, 4dt, 4du, 4dv, 4dw, 4dx, 4dy, 4dz, 4ea, 4eb, 4ec, 4ed, 4ee, 4ef, 4eg, 4eh, 4ei, 4ej, 4ek, 4el, 4em, 4en, 4eo, 4ep, 4eq, 4er, 4es, 4et, 4eu, 4ev, 4ew, 4ex, 4ey, 4ez, 4fa, 4fb, 4fc, 4fd, 4fe, 4ff, 4fg, 4fh, 4fi, 4fj, 4fk, 4fl, 4fm, 4fn, 4fo, 4fp, 4fq, 4fr, 4fs, 4ft, 4fu, 4fv, 4fw, 4fx, 4fy, 4fz, 4ga, 4gb, 4gc, 4gd, 4ge, 4gf, 4gg, 4gh, 4gi, 4gj, 4gk, 4gl, 4gm, 4gn, 4go, 4gp, 4gq, 4gr, 4gs, 4gt, 4gu, 4gv, 4gw, 4gx, 4gy, 4gz, 4ha, 4hb, 4hc, 4hd, 4he, 4hf, 4hg, 4hi, 4hj, 4hk, 4hl, 4hm, 4hn, 4ho, 4hp, 4hq, 4hr, 4hs, 4ht, 4hu, 4hv, 4hw, 4hx, 4hy, 4hz, 4ia, 4ib, 4ic, 4id, 4ie, 4if, 4ig, 4ih, 4ii, 4ij, 4ik, 4il, 4im, 4in, 4io, 4ip, 4iq, 4ir, 4is, 4it, 4iu, 4iv, 4iw, 4ix, 4iy, 4iz, 4ja, 4jb, 4jc, 4jd, 4je, 4jf, 4jg, 4jh, 4ji, 4jj, 4jk, 4jl, 4jm, 4jn, 4jo, 4jp, 4jq, 4jr, 4js, 4jt, 4ju, 4jv, 4jw, 4jx, 4jy, 4jz, 4ka, 4kb, 4kc, 4kd, 4ke, 4kf, 4kg, 4kh, 4ki, 4kj, 4kk, 4kl, 4km, 4kn, 4ko, 4kp, 4kq, 4kr, 4ks, 4kt, 4ku, 4kv, 4kw, 4kx, 4ky, 4kz, 4la, 4lb, 4lc, 4ld, 4le, 4lf, 4lg, 4lh, 4li, 4lj, 4lk, 4ll, 4lm, 4ln, 4lo, 4lp, 4lq, 4lr, 4ls, 4lt, 4lu, 4lv, 4lw, 4lx, 4ly, 4lz, 4ma, 4mb, 4mc, 4md, 4me, 4mf, 4mg, 4mh, 4mi, 4mj, 4mk, 4ml, 4mm, 4mn, 4mo, 4mp, 4mq, 4mr, 4ms, 4mt, 4mu, 4mv, 4mw, 4mx, 4my, 4mz, 4na, 4nb, 4nc, 4nd, 4ne, 4nf, 4ng, 4nh, 4ni, 4nj, 4nk, 4nl, 4nm, 4nn, 4no, 4np, 4nq, 4nr, 4ns, 4nt, 4nu, 4nv, 4nw, 4nx, 4ny, 4nz, 4oa, 4ob, 4oc, 4od, 4oe, 4of, 4og, 4oh, 4oi, 4oj, 4ok, 4ol, 4om, 4on, 4oo, 4op, 4oq, 4or, 4os, 4ot, 4ou, 4ov, 4ow, 4ox, 4oy, 4oz, 4pa, 4pb, 4pc, 4pd, 4pe, 4pf, 4pg, 4ph, 4pi, 4pj, 4pk, 4pl, 4pm, 4pn, 4po, 4pp, 4pq, 4pr, 4ps, 4pt, 4pu, 4pv, 4pw, 4px, 4py, 4pz, 4qa, 4qb, 4qc, 4qd, 4qe, 4qf, 4qg, 4qh, 4qi, 4qj, 4qk, 4ql, 4qm, 4qn, 4qo, 4qp, 4qq, 4qr, 4qs, 4qt, 4qu, 4qv, 4qw, 4qx, 4qy, 4qz, 4ra, 4rb, 4rc, 4rd, 4re, 4rf, 4rg, 4rh, 4ri, 4rj, 4rk, 4rl, 4rm, 4rn, 4ro, 4rp, 4rq, 4rr, 4rs, 4rt, 4ru, 4rv, 4rw, 4rx, 4ry, 4rz, 4sa, 4sb, 4sc, 4sd, 4se, 4sf, 4sg, 4sh, 4si, 4sj, 4sk, 4sl, 4sm, 4sn, 4so, 4sp, 4sq, 4sr, 4ss, 4st, 4su, 4sv, 4sw, 4sx, 4sy, 4sz, 4ta, 4tb, 4tc, 4td, 4te, 4tf, 4tg, 4th, 4ti, 4tj, 4tk, 4tl, 4tm, 4tn, 4to, 4tp, 4tq, 4tr, 4ts, 4tt, 4tu, 4tv, 4tw, 4tx, 4ty, 4tz, 4ua, 4ub, 4uc, 4ud, 4ue, 4uf, 4ug, 4uh, 4ui, 4uj, 4uk, 4ul, 4um, 4un, 4uo, 4up, 4uq, 4ur, 4us, 4ut, 4uu, 4uv, 4uw, 4ux, 4uy, 4uz, 4va, 4vb, 4vc, 4vd, 4ve, 4vf, 4vg, 4vh, 4vi, 4vj, 4vk, 4vl, 4vm, 4vn, 4vo, 4vp, 4vq, 4vr, 4vs, 4vt, 4vu, 4vv, 4vw, 4vx, 4vy, 4vz, 4wa, 4wb, 4wc, 4wd, 4we, 4wf, 4wg, 4wh, 4wi, 4wj, 4wk, 4wl, 4wm, 4wn, 4wo, 4wp, 4wq, 4wr, 4ws, 4wt, 4wu, 4wv, 4ww, 4wx, 4wy, 4wz, 4xa, 4xb, 4xc, 4xd, 4xe, 4xf, 4xg, 4xh, 4xi, 4xj, 4xk, 4xl, 4xm, 4xn, 4xo, 4xp, 4xq, 4xr, 4xs, 4xt, 4xu, 4xv, 4xw, 4xx, 4xy, 4xz, 4ya, 4yb, 4yc, 4yd, 4ye, 4yf, 4yg, 4yh, 4yi, 4yj, 4yk, 4yl, 4ym, 4yn, 4yo, 4yp, 4yq, 4yr, 4ys, 4yt, 4yu, 4yv, 4yw, 4yx, 4yy, 4yz, 4za, 4zb, 4zc, 4zd, 4ze, 4zf, 4zg, 4zh, 4zi, 4zj, 4zk, 4zl, 4zm, 4zn, 4zo, 4zp, 4zq, 4zr, 4zs, 4zt, 4zu, 4zv, 4zw, 4zx, 4zy, 4zz, 4aa, 4ab, 4ac, 4ad, 4ae, 4af, 4ag, 4ah, 4ai, 4aj, 4ak, 4al, 4am, 4an, 4ao, 4ap, 4aq, 4ar, 4as, 4at, 4au, 4av, 4aw, 4ax, 4ay, 4az, 4ba, 4bb, 4bc, 4bd, 4be, 4bf, 4bg, 4bh, 4bi, 4bj, 4bk, 4bl, 4bm, 4bn, 4bo, 4bp, 4bq, 4br, 4bs, 4bt, 4bu, 4bv, 4bw, 4bx, 4by, 4bz, 4ca, 4cb, 4cc, 4cd, 4ce, 4cf, 4cg, 4ch, 4ci, 4cj, 4ck, 4cl, 4cm, 4cn, 4co, 4cp, 4cq, 4cr, 4cs, 4ct, 4cu, 4cv, 4cw, 4cx, 4cy, 4cz, 4da, 4db, 4dc, 4dd, 4de, 4df, 4dg, 4dh, 4di, 4dj, 4dk, 4dl, 4dm, 4dn, 4do, 4dp, 4dq, 4dr, 4ds, 4dt, 4du, 4dv, 4dw, 4dx, 4dy, 4dz, 4ea, 4eb, 4ec, 4ed, 4ee, 4ef, 4eg, 4eh, 4ei, 4ej, 4ek, 4el, 4em, 4en, 4eo, 4ep, 4eq, 4er, 4es, 4et, 4eu, 4ev, 4ew, 4ex, 4ey, 4ez, 4fa, 4fb, 4fc, 4fd, 4fe, 4ff, 4fg, 4fh, 4fi, 4fj, 4fk, 4fl, 4fm, 4fn, 4fo, 4fp, 4fq, 4fr, 4fs, 4ft, 4fu, 4fv, 4fw, 4fx, 4fy, 4fz, 4ga, 4gb, 4gc, 4gd, 4ge, 4gf, 4gg, 4gh, 4gi, 4gj, 4gk, 4gl, 4gm, 4gn, 4go, 4gp, 4gq, 4gr, 4gs, 4gt, 4gu, 4gv, 4gw, 4gx, 4gy, 4gz, 4ha, 4hb, 4hc, 4hd, 4he, 4hf, 4hg, 4hi, 4hj, 4hk, 4hl, 4hm, 4hn, 4ho, 4hp, 4hq, 4hr, 4hs, 4ht, 4hu, 4hv, 4hw, 4hx, 4hy, 4hz, 4ia, 4ib, 4ic, 4id, 4ie, 4if, 4ig, 4ih, 4ii, 4ij, 4ik, 4il, 4im, 4in, 4io, 4ip, 4iq, 4ir, 4is, 4it, 4iu, 4iv, 4iw, 4ix, 4iy, 4iz, 4ja, 4jb, 4jc, 4jd, 4je, 4jf, 4jg, 4jh, 4ji, 4jj, 4jk, 4jl, 4jm, 4jn, 4jo, 4jp, 4jq, 4jr, 4js, 4jt, 4ju, 4jv, 4jw, 4jx, 4jy, 4jz, 4ka, 4kb, 4kc, 4kd, 4ke, 4kf, 4kg, 4kh, 4ki, 4kj, 4kk, 4kl, 4km, 4kn, 4ko, 4kp, 4kq, 4kr, 4ks, 4kt, 4ku, 4kv, 4kw, 4kx, 4ky, 4kz, 4la, 4lb, 4lc	
---	--

and/or 2 Additional services.  
3, 4a, and 4b.  
and address on the reverse of this form so that it  
to the front of the mailpiece, or on the back if space  
"Receipt Requested" on the mailpiece below the article  
ipt will show to whom the article was delivered a

3. Article Addressed to:  
Carnegie & Quinn  
Hamilton St.  
Pittsburgh, PA 15102-4214

5. Received By: (Print Name)  
James Quinn

6. Signature (Applicable for Agent)  
James Quinn

7. Complete items 1 and/or 2 below. Additional services.  
8. Complete items 3, 4a, and 4b.  
9. Print your name and address on the reverse of this form  
card to you.  
10. Attach this form to the front of the mailpiece, or on the  
permit.  
11. Write "Return Receipt Requested" on the mailpiece below  
12. The Return Receipt will show to whom the article was  
delivered.

**SENDER:**

- Complete items 1 and/or 2 additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this card to you.
- Attach this form to the front of the mailpiece, or, or permit.
- Write "Return Receipt Requested" on the mailpiece.
- The Return Receipt will show to whom the article delivered.

**B. Article Addressed to:**

Van Wagenen Company  
 1200 Broadcasting Rd, S  
 Reading, PA 19610

**5. Received By: (Print Name)**

**6. Signature: (Addressable or Agent)**

*[Signature]*

**SENDER:**

- Complete items 1 and 2: 1 a/c additional services.
- Complete items 3, 4a, 4b, 4c, 4d.
- Print your name and address on the reverse of this form so that we can return card to you.
- Attach this form to the front of the mailpiece, or on the back if space allows (not permit).
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

<p>3. Article Addressed to:</p> <p>Krasno, Krasno &amp; Quinn          400 N. 2nd St.          Pottsville, PA 17901-1709</p>	<p>4a. Article #</p> <p>7000</p>	<p>4b. Serv</p> <p><input type="checkbox"/> Regis</p> <p><input type="checkbox"/> Expt</p> <p><input type="checkbox"/> Return</p>
<p>5. Received By: (Print Name)</p> <p><i>[Signature]</i></p>	<p>7. Date</p> <p><i>[Date]</i></p>	<p>8. Address and fee</p>
<p>6. Signature: (Addressee or Agent)</p> <p><i>[Signature]</i></p>		

PS Form 3811- December 1994



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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2001-CV-1114

v.  
Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815  
Defendant(s)

DATE: March 5, 2002

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

OWNER(S): SHARON K. BABB

PROPERTY: 175 W. 9th Street, A/K/A 175 West 9th Street  
Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on APRIL 24, 2002, at 9:00 a.m., IN THE COLUMBIA COUNTY COURTHOUSE, W. MAIN STREET, 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.

**EXHIBIT A**

Name and Address of Sender  
**JODIE**

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

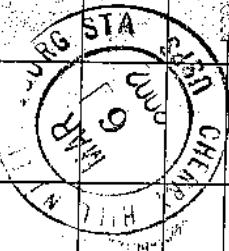
☐ Registered  
☐ Insured  
☐ COD  
☐ Certified  
☐ Return Receipt for Merchandise  
☐ Invt Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Reg-Del. Fee	Remarks
1	0127900	OLD GUARD MUTUAL FIRE INSURANCE CO. 225 WALKER RD, CHAMBERSBURG, PA 17201-9798											
2	COLUMBIA COUNTY	VAN MAGENEN COMPANY 1200 BROADCASTING RD, STE. 100, READING, PA 19610											
3	BABB	VAN MAGENEN COMPANY 1100 BERKSHIRE BLVD, READING, PA 19610											
4		GUARANTY BANK NA 485 SCOTT ST., WILKES-BARRE, PA 18702											
5		KRASNO, KRASNO, & QUINN BLOOMSBURG, PA 17815											
6		KRASNO, KRASNO, & QUINN 400 N. 2ND ST., POTTSVILLE, PA 17901-1709											
7		KRASNO, KRASNO & QUINN 1620 W. HAMILTON ST., ALLENTOWN, PA 18102-4214											
8		FIRST NATIONAL BANK OF BERWICK 50 BRIAR CREEK PLAZA, BERWICK, PA 18603-4100											
9		FIRST NATIONAL BANK OF BERWICK 111 W. FRONT ST., BERWICK, PA 18603-4737											
10		COLUMBIA COUNTY TAX CLAIM BUREAU, P.O. BOX 380, BLOOMSBURG, PA 17815											
11		COLUMBIA COUNTY DOMESTIC RELATIONS SECTION 700 SAWMILL RD #B, BLOOMSBURG, PA 17815-7726											
12		COMMONWEALTH OF PA, DEPT OF REVENUE, BUREAU OF COMPLIANCE, DEPT. 280946, HARRISBURG, PA 17128-0946											
13		TENANTS/OCCUPANTS 175 W. 9TH STREET, A/K/A 175 WEST 9TH STREET, BLOOMSBURG, PA 17815											
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 8900, 8913, and 8921 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**

Name and Address Of Sender  
**JODIE**

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

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified  
☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without Postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	RST Del. Fee
1	BAB	COLUMBIA COUNTY DOMESTIC RELATIONS SECTION P.O. BOX 380, BLOOMSBURG, PA 17815										
2	0127900											
3	COLUMBIA COUNTY											
4												
5												
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 R990, S913, and S921 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.							



Name and Address of Sender  
**JODIE**

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

☐ Registered  
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Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Defect Fee
1	0127900	OLD GUARD MUTUAL FIRE INSURANCE CO. 2929 LITITZ PIKE, LANCASTER, PA 17604										
2	BABB	VAN WAGENEN COMPANY, C/O MITCHELL, MITCHELL, GRAY, GALLAGHER P.O. BOX 156, WILLIAMSPORT, PA 17703										
3	COLUMBIA COUNTY	GUARANTY BANK N.A. 10 SOUTH MARKET STREET, SHAMOKIN, PA 17872										
4		BERWICK AREA JOINT SEWER AUTHORITY 344 N. MARKET STREET, BERWICK, PA 18603										
5												
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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 R900, S913, and S921 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.							

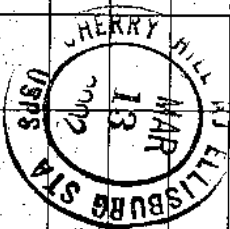


EXHIBIT A



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with 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>Federal National Mortgage Association</b>		
City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>	Street Address <b>1900 Market Street Suite 800</b>		
			City <b>Philadelphia</b>	State <b>PA</b>	Zip Code <b>19103</b>

## C PROPERTY LOCATION

Street Address <b>175 West 9<sup>th</sup> Street</b>		City, Township, Borough <b>Bloomsburg</b>	
County <b>Columbia</b>	School District <b>Bloomsburg</b>	Tax Parcel Number <b>05W-02-120</b>	

## D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>=</b>
4. Country Assessed Value <b>\$20,011.00</b>	5. Common Level Ratio Factor	6. Fair Market Value <b>=</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 **739**, Page Number **744**.
- ☐ 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 a government agency therefor tax exempt.**

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

Date

*Ed Morrison*

4/29/02

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



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with 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>Federal National Mortgage Association</b>		
City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>	Street Address <b>1900 Market Street Suite 800</b>		
			City <b>Philadelphia</b>	State <b>PA</b>	Zip Code <b>19103</b>

## C PROPERTY LOCATION

Street Address <b>175 West 9<sup>th</sup> Street</b>		City, Township, Borough <b>Bloomsburg</b>	
County <b>Columbia</b>	School District <b>Bloomsburg</b>	Tax Parcel Number <b>05W-02-120</b>	

## D VALUATION DATA

1. Actual Cash Consideration <b>\$39,000.00</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$39,000.00</b>
4. County Assessed Value <b>\$20,011.00</b>	5. Common Level Ratio Factor <b>x 2.01</b>	6. Fair Market Value <b>= \$40,222.11</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 **739**, Page Number **744**.
- ☐ 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 a government agency therefor tax exempt.**

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

Date

*Ed Morrison*

*4/29/02*

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

Calmco Servicing VS Sharon Babbs

NO. 140-01 ED NO. 1114-01 JD

DATE/TIME OF SALE: 4-24-02 0900

BID PRICE (INCLUDES COST) \$ 37,000

POUNDAGE - 2% OF BID \$ 780.-

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

MISC. COSTS \$ 3362.17

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4142.17

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Buck Esq.

TOTAL DUE: \$ 4142.17

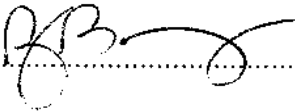
LESS DEPOSIT: \$ 1500.-

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


TOTAL DUE IN 8 DAYS \$ 2642.17

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 its establishment: that hereto attached is a copy of the notice or advertisement in the April 3, 10, 17, 2002 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.

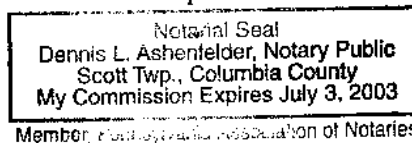
  
.....

Sworn and subscribed to before me this 17<sup>th</sup> day of April, 2002

  
.....

(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.

.....



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.

CALMCO SERVICING LP

VS.

SHARON BABB

WRIT OF EXECUTION #140 OF 2001 ED

POSTING OF PROPERTY

MARCH 22, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY SHARON BABB AT 175 W 9<sup>TH</sup> ST. BLOOMSBURG COLUMBIA  
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF  
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.


SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF MARCH 2002

  
NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
COMMISSION EXPIRES NOVEMBER 07, 2005

March 20, 2002



Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House – P. O. Box 380  
Bloomsburg, PA 17815

Calmco Servicing, LP  
vs  
Sharon K. Babb


Docket # - 140ED2001

JD# - 1114JD2001

Dear Mr. Roadarmel:

We acknowledge receipt of your notice of the upcoming Sheriff's Sale. We do not have any claims against this property. This policy was cancelled 9/26/89 and there are not any pending claims at this time. Thank you.

Sincerely,

  
Lynn M. Glick, AIC  
(717) 581-6777

**Chairman**  
**Robert Linn**  
**Vice Chairman**  
**George Hemingway**  
**Treasurer**  
**Samuel Evans**  
**Secretary-Asst Treasurer**  
**Gerald E. Depo**  
**Solicitor**  
**Charles B. Pursel, Esq.**

## **MUNICIPAL AUTHORITY**

**TOWN HALL**  
**301 EAST MAIN STREET**  
**BLOOMSBURG, PA 17815**  
**(570)-784-5422**  
**FAX (570)-784-1518**  
**E-MAIL [gerrydepo@townhall.bafn.org](mailto:gerrydepo@townhall.bafn.org)**

### **Board of Directors**

**Robert Linn**  
**George Hemingway**  
**Samuel Evans**  
**Michael Upton**  
**Thomas Evans**

March 11, 2002

Harry A. Roadarmel Jr.  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Babb, Sharon K.  
175 W. 9<sup>th</sup> Street

Dear Sheriff Roadarmel:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 16.46.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Amber Kenney  
Office Administrator

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

CALMCO SERVICING, LP

Docket # 140ED2001

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SHARON K. BABB

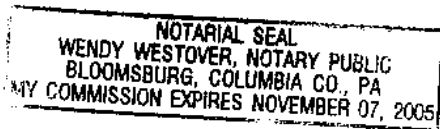
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MARCH 07, 2002, AT 1:30 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON SHARON K. BABB AT 5<sup>TH</sup> & EAST  
STREETS, BLOOMSBURG BY HANDING TO SHARON BABB, , A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, MARCH 11, 2002

Wendy Westover  
NOTARY PUBLIC



Harry A. Roadarmel Jr.

X  
SHERIFF HARRY A. ROADARMEL JR.

T. Chamberlain  
X  
T. CHAMBERLAIN  
CHIEF DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 16 SERVICES  
DOCKET # 140ED2001

PLAINTIFF CALMCO SERVICING, LP

DEFENDANT SHARON K. BABB

PERSON/CORP TO SERVED
SHARON K. BABB
727 MARKET ST.
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Sharon

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

DATE 9-7-08 TIME 1330 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) \_\_\_\_\_

500 East St.

### ATTEMPTS

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

DEPUTY KC DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 140ED2001

PLAINTIFF CALMCO SERVICING, LP

DEFENDANT SHARON K. BABB

PERSON/CORP TO SERVED
FIRST NATIONAL BANK OF BERWICK
111 W. FRONT ST.
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON TIMOTHY K. KISHBACH

RELATIONSHIP VICE PRESIDENT IDENTIFICATION \_\_\_\_\_

DATE 3-5-02 TIME 1416 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

T. Chamberlain

DATE 3-5-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 140ED2001

PLAINTIFF CALMCO SERVICING, LP

DEFENDANT SHARON K. BABB

PERSON/CORP TO SERVED
FIRST NATIONAL BANK OF BERWICK
50 BRIAR CREEK PLAZA
BERWICK

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Charlotte Bishop

RELATIONSHIP Branch Sales Manager IDENTIFICATION \_\_\_\_\_

DATE 3-5-02 TIME 1:30 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

T. Chamberlain

DATE

3-5-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 12 - OF - 16 SERVICES  
DOCKET # 140ED2001

PLAINTIFF CALMCO SERVICING, LP

DEFENDANT SHARON K. BABB

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
175 WEST 9TH ST.
BLOOMSBURG

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

SERVED UPON John McHenry

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

DATE 3-7-2 TIME 1550 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. G. G. G.

DATE 3-7-2



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 13 - OF - 16 SERVICES  
DOCKET # 140ED2001

PLAINTIFF CALMCO SERVICING, LP

DEFENDANT SHARON K. BABB

PERSON/CORP TO SERVED
BLOOMSBURG SEWER AUTHORITY
301 EAST 2ND ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Amber Kenney

RELATIONSHIP Office Administrator IDENTIFICATION \_\_\_\_\_

DATE 3-7-2 TIME 1440 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. A. [Signature]

DATE 3-7-2

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 14 - OF - 16 SERVICES  
DOCKET # 140ED2001

PLAINTIFF CALMCO SERVICING, LP

DEFENDANT SHARON K. BABB

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR (BLOOMSBURG)
301 E 2ND ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON MARY E WARD

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 5-3-07 TIME 1300 MILEAGE 11 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 T. Chamberlain DATE 5-3-07

**Tax Notice** 2002 County & Municipality

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

Mary F Ward  
TOWN HALL

301 E Second St

BLOOMSBURG PA 17815

HOURS: WEEKDAYS: 9AM-NOON & 1PM-4:30PM

CLOSED WEDNESDAYS AT NOON

OPEN LUNCH HOUR DURING DISCOUNT.

PHONE: 570-784-1581

BILL NO.

6782

DATE

03/01/2002

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,011	4.846	95.03	96.97	106.67
SINKING		.845	16.57	16.91	18.60
FIRE/LIBRARY		.596	11.69	11.93	13.12
DEBT SERVICE		.895	17.55	17.91	19.70
STREET LIGHT		.968	18.98	19.37	21.31
TOWN RE		5.159	101.18	103.24	113.56

the discount & penalty  
have been calculated  
for your convenience

PAY THIS AMOUNT

April 30  
If paid on or before

June 30  
If paid on or before

June 30  
If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

BABE SHARON K  
727 MARKET STREET  
BLOOMSBURG PA 17815

CNTY TWP

2 % 2 %

10 % 10 %

PARCEL: 05W-02 -120-00.000

175 W 9TH ST

.1057 Acres

Land

Buildings

Total Assessment

3,500

16,511

20,011

This tax returned to  
courthouse on:  
January 1, 2003

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 15 - OF - 16 SERVICES  
DOCKET # 140ED2001

PLAINTIFF CALMCO SERVICING, LP

DEFENDANT SHARON K. BABB

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

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

SERVED UPON Leslie Lehn Domestic Relations

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

DATE 3-5-02 TIME 1330 MILEAGE 4 - 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

A. Chamberlain

DATE 3-5-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 18 - OF - 16 SERVICES  
DOCKET # 140ED2001

PLAINTIFF CALMCO SERVICING, LP

DEFENDANT SHARON K. BABB

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*Sharon K. Bab*

RELATIONSHIP

*Clerk*

IDENTIFICATION

DATE *3-5-2*

TIME *1300*

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. White*

DATE *3-5-2*

## 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

140-01

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

12-12-01

DOCKET AND INDEX

12-14-01

SET FILE FOLDER UP

12-14-01

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

✓ no addresses received 2-25-02

CHECK FOR \$1200.00

C# 59568 for \$1500.00.

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

Alice  
DICK  
2-22-02  
3129 - Not  
Again Reported

SET SALE DATE AND ADV. DATES AND POSTING DATES

April 20 2002 at 0900

POST ALL DATES ON CALANDER

Post 3-22 Adv. 4-3, 10, 17-02

\* 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

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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2001-CV-1114

2001-ED-140

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Sharon K. Babb  
175 W. 9th Street a/k/a  
175 West 9th Street  
Bloomsburg, PA 17815

Your house (real estate) at 175 W. 9th Street A/K/A 175 West 9th Street Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on April 24, 2002, at 9:00 AM in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$48,657.12, 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  
800-932-0311  
717-238-6715  
E-Mail: [info@pabar.org](mailto:info@pabar.org)  
Internet: [www.pabar.org](http://www.pabar.org)

ASSOCIATION DE LICENCIADOS DE FILADELFIA  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-932-0311  
717-238-6715  
E-Mail: [info@pabar.org](mailto:info@pabar.org)  
Internet: [www.pabar.org](http://www.pabar.org)



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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

Plaintiff

v.

Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815

NO. 2001-CV-1114

2001-ED-140

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Calmco Servicing, LP, 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: 175 W. 9th Street, A/K/A 175 West 9th Street, Bloomsburg, PA 17815

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

Name

Address

Sharon K. Babb

727 Market Street, Bloomsburg, PA 17815  
and/or

175 W. 9th Street a/k/a 175 West 9th  
Street, Bloomsburg, PA 17815

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

Name

Address

Same As #1, Above

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

Name

Address

Old Guard Mutual Fire  
Insurance Co.

Address to Follow

Van Wagenen Company

Address to Follow

Guaranty Bank, N.A.

Address to Follow

Krasno, Krasno & Quinn

Address to Follow

First National Bank of  
Berwick

Address to Follow

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

Name

Address

Plaintiff herein.

See Caption above.

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

Columbia County Tax Claim

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. 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

175 W. 9th Street A/K/A 175 West 9th  
Street, Bloomsburg, PA 17815

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.

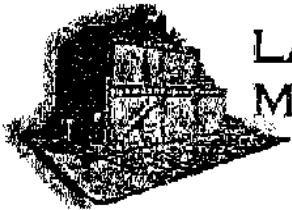
DATED: November 29, 2001

MARK J. UDREN & ASSOCIATES



Mark J. Udren, ESQ.

Attorney for Plaintiff



# LAW OFFICES OF MARK J. UDREN & ASSOCIATES

1040 N. KINGS HIGHWAY SUITE 500 CHERRY HILL, NJ 08034  
(856) 482-6900 VOICE (856) 482-1199 FAX

PENNSYLVANIA OFFICE  
24 HENRY HENSON AVE  
SUITE 240  
SETH HANCOCK, PA 19030  
(610) 508-4000 VOICE  
(610) 508-1141 FAX

PLEASE SEND ALL RESPONSES TO THE NEW JERSEY OFFICE

FREDERICK MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

## Facsimile Transmittal

To: Sheriff's Office (Harry) Fax: 570-389-5625  
From: Vodie Date: 2-25-02  
Re: Lien holders Pages: 2 including cover  
CC:

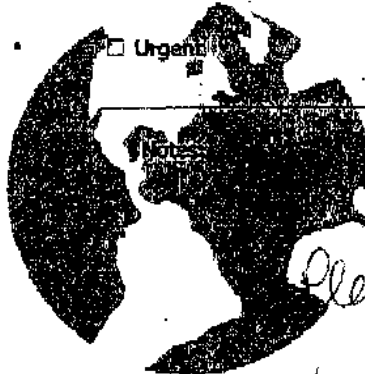
☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle



Note:

Morning Harry -

Please find addresses for the lien holders.

Sorry for any inconvenience

If you have any questions, please let me know

Thanks

Vodie X235

She wants a Sale date  
Hark

CONFIDENTIAL

OLD GUARD MUTUAL FIRE  
INSURANCE CO.

225 WALKER RD., CHAMBERSBURG, PA 17201-9798

VAN WAGENEN COMPANY

1200 BROADCASTING RD., STE 100, READING, PA  
19610

& 1100 BERKSHIRE BLVD., READING, PA 19610

GUARANTY BANK N.A.

485 SCOTT ST., WILKES-BARRE, PA 18702

KRASNO, KRASNO, & QUINN

BLOOMSBURG, PA 17815

& 400 N. 2ND ST., POTTSVILLE, PA 17901-1709

& 1620 W. HAMILTON ST., ALLENTOWN, PA 18102-  
4214

FIRST NATIONAL BANK  
OF BERWICK

50 BRIAR CREEK PLAZA, BERWICK, PA 18603-4100

& 111 W. FRONT ST., BERWICK, PA 18603-4737

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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2001-CV-1114

2001-ED-140

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:

175 W. 9th Street  
A/K/A 175 West 9th Street  
Bloomsburg, PA 17815  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$48,657.12

Interest From 11/30/01

to Date of Sale

Per diem @\$13.68

(Costs to be added)

\$

Prothonotary

By Lami B. Kline  
Clerk

Date December 12, 2001

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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

Plaintiff

v.

Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815

NO. 2001-CV-1114

*2001-ED-140*

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:

175 W. 9th Street  
A/K/A 175 West 9th Street  
Bloomsburg, PA 17815  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$48,657.12

Interest From 11/30/01  
to Date of Sale \_\_\_\_\_  
Per diem @\$13.68

(Costs to be added)

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

Prothonotary

BY

*Lami B. Kline*

Clerk

Date

*December 12, 2001*

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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2001-CV-1114

*2001-ED-140*

AFFIDAVIT PURSUANT TO RULE 3129.1

Calmco Servicing, LP, 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: 175 W. 9th Street, A/K/A 175 West 9th Street, Bloomsburg, PA 17815

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

Name Address

Sharon K. Babb 727 Market Street, Bloomsburg, PA 17815  
and/or  
175 W. 9th Street a/k/a 175 West 9th  
Street, Bloomsburg, PA 17815

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

Name Address

Same As #1, Above

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

Name Address

Old Guard Mutual Fire Insurance Co. Address to Follow

Van Wagenen Company Address to Follow

Guaranty Bank, N.A. Address to Follow

Krasno, Krasno & Qui. . Address to Follow

First National Bank of Address to Follow  
Berwick

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

Name Address

Plaintiff herein. See Caption above.

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

Columbia County Tax Claim P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, Dept. 280946  
Department of Revenue 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:

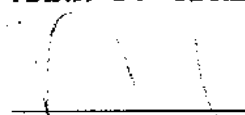
Name Address

Tenants/Occupants 175 W. 9th Street A/K/A 175 West 9th  
Street, Bloomsburg, PA 17815

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 29, 2001

  
\_\_\_\_\_  
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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

Plaintiff

v.

Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815

NO. 2001-CV-1114

2001-ED-140

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Calmco Servicing, LP, 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: 175 W. 9th Street, A/K/A 175 West 9th Street, Bloomsburg, PA 17815

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

Name

Address

Sharon K. Babb

727 Market Street, Bloomsburg, PA 17815  
and/or

175 W. 9th Street a/k/a 175 West 9th  
Street, Bloomsburg, PA 17815

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

Name

Address

Same As #1, Above

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

Name

Address

Old Guard Mutual Fire  
Insurance Co.

Address to Follow

Van Wagenen Company

Address to Follow

Guaranty Bank, N.A.

Address to Follow

Krasno, Krasno & Quinn

Address to Follow

First National Bank of  
Berwick

Address to Follow

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

Name

Address

Plaintiff herein.

See Caption above.

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

Columbia County Tax Claim

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. 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

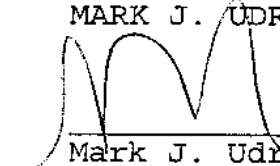
Tenants/Occupants

175 W. 9th Street A/K/A 175 West 9th  
Street, Bloomsburg, PA 17815

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 29, 2001

  
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

Calmco Servicing, LP  
c/o Fidelity National  
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1270 Northland Drive  
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Mendota Heights, MN 55120

Plaintiff

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CIVIL DIVISION  
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MORTGAGE FORECLOSURE

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See Caption above.

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Address

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Domestic Relations Section

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Commonwealth of PA,  
Department of Revenue

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

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Name

Address

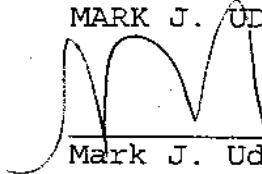
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175 W. 9th Street A/K/A 175 West 9th  
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DATED: November 29, 2001

MARK J. UDREN & ASSOCIATES



Mark J. Udren, ESQ.

Attorney for Plaintiff

MARK J. UDREN & ASSO. ATEs  
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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2001-CV-1114

2001-ED-140

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

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c/o Fidelity National  
Foreclosure Solutions  
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CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2001-CV-1114

2001-ED-140

### 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

Calmco Servicing, LP  
c/o Fidelity National  
Foreclosure Solutions  
1270 Northland Drive  
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Mendota Heights, MN 55120

Plaintiff

v.

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Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2001-CV-1114

2001-ED-140

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- ( ) 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

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

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

November 29, 2001

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

Re: Calmco Servicing, LP  
vs.  
Sharon K. Babb  
Columbia County C.C.P. No. 2001-CV-1114

Dear Sir:

Please serve the Defendant: Sharon K. Babb at 727 Market Street,  
Bloomsburg, PA 17815.



LAW OFFICES OF MARK J. UDREN & ASSOCIATES  
ESCROW ACCOUNT  
CHERRY HILL, NJ 08034

PNC BANK, N.A.  
PHILADELPHIA, PA 020

59568

3-51  
310

59568

00/100

PAY  
TO THE  
ORDER OF

\*\*\* One Thousand Five Hundred \*\*\*  
Sheriff of Columbia County

DATE

Dec 05, 2001

AMOUNT

\$1,500.00

RE: Sheriff S ale Deposit #0127900 Babb

*Mark J. Udren*

⑈059568⑈ ⑆031000053⑆ 8612171172⑈

Security Features Include:



Details on back