

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, 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 October 6, 13, 20, 2004 exactly as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly IV

Sworn and subscribed to before me this 21st day of October, 2004.

[Signature]

(Notary Public)

My commission expires July 3, 2007
Commonwealth of Pennsylvania
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
Member, Pennsylvania Association of Notaries

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.

HARVEY, PENNINGTON, CABOT, GRIFFITH & RENNEISEN, P.C.

ATTORNEYS AT LAW
CHERRY TREE CORPORATE CENTER
535 ROUTE 38 EAST
SUITE 360
CHERRY HILL, NJ 08002
856-317-9122
FAX: 856-317-2215
www.harvpenn.com

Stephen McNally
Direct Dial: (856) 910 6011

October 15, 2004

133
Sheriff's Office
Columbia County
Courthouse
PO Box 380
Bloomsburg, PA 178015

Re: Christiana vs. Steinruck
10/27/04 sale date
2001 CV 1237

Dear Sir:

Enclosed please find:

Original and two copies of Affidavit of Service of Notice of Sale
Pursuant to PA.R.CIV.P.3129.29 (C) (2)

Would you please:

File and return a filed copy

Very truly yours,

Barbara J. Hoenig for
Stephen McNally

Encs.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Attorneys for Plaintiff

Christiana Bank & Trust Company as Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

**AFFIDAVIT OF SERVICE OF
NOTICE OF SALE PURSUANT TO PA.R.CIV.P. 3129.2(c)(2)**

The undersigned hereby certifies that on the 27 day of August, 2004, a true and correct copy of the attached Notice Pursuant to Pa.R.Civ.P. Rule 3129.2 of Sheriff's Sale of Real Estate was served by Certified Mail, Return Receipt Requested, copies of which certified slips and receipts are attached, upon the defendants, addressed as follows:

Names & Addresses:

Donald J. Steinruck and

Pamela Steinruck

RR 3, Box 264B n/k/a 55 O Roy Road

Benton, PA 17814

Further, on the 27 day of August, 2004, the following interested parties were served with such Notice, by regular United States First Class Mail, postage prepaid, with Certificates of Mailing, true and correct copies of which are attached, addressed as follows:

Names & Addresses:

Christiana Bank & Trust Company as Owner Trustee for Security National Funding Trust

51 Veronica Avenue
Somerset, NJ 08873

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946

Commonwealth of Pennsylvania
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Tax Claim Bureau
PO Box 380
Bloomsburg, PA 17815

Domestic Relations Section
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

Kathy Gordon, Tax Collector
85 Gordon Rd.
Benton, PA 17814

McNerney, Page, Vanderlin & Hall, Esqs.
Attn: Garth D. Everett, Esq.
433 Market St.
PO Box 7
Williamsport, PA 17703
Atty for Donald Steinruck

Tenants/Occupants
RR3 Box 264B, N/K/A 55 O Roy Road
Benton, PA 17814

I hereby acknowledge that the statements contained herein are made subject to the penalties for perjury pursuant to 18 Pa.C.S.A. §4901 et seq., and false swearing before

notaries public pursuant to 18 Pa.C.S.A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa.C.S.A. §4904, as applicable, and am aware that if any of the statements I have made herein are willfully false, that I am subject to such penalties.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 21, 2004

By: 

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Telephone Number (215) 563-4470

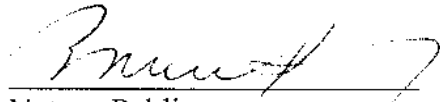
Telecopier Number (215) 568-1044

Attorneys for Plaintiff

SWORN TO and SUBSCRIBED

before me, this

July 21, 2004


Notary Public

**BARBARA J. HOENIG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 29, 2005**

<p>Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:</p> <p>Garth Everett, Esq. PO Box 7 Williamsport PA 17703</p>	<p>Article Number</p> <p>Transfer from service label</p> <p>7003 05</p>
<p>Form 3811, August 2001</p> <p>Domestic Return</p>	

2. Article Number (Transfer from service label)		7003 0500 0001 9055 9358	
PS Form 3811, August 2001		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Venturo 133
Agent
Addressee

B. Received by (Printed Name)

C. Date of Delivery

AUG 16 2004

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 9341

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Venturo 133
Agent
Addressee

B. Received by (Printed Name)

C. Date of Delivery

AUG 16 2004

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1801

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature

J. Moore 133
Agent
Addressee

B. Received by (Printed Name)

C. Date of Delivery

AUG 17

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1825

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

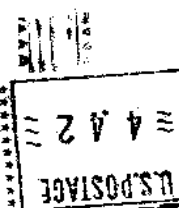
Harvey, Pennington, Cabot, Griffith & Renneisen, p.c.
535 Route 38 East, Suite 360
Cherry Hill, NJ 08002

7003 3110 0004 592E 153E

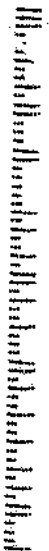
☐ A ☐ INSUFFICIENT ADDRESS
☐ C ☐ ATTEMPTED NOT KNOWN
☒ S ☐ NO SUCH NUMBER/STREET
☐ OTHER
☒ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RTS
RETURN TO SENDER

NAME _____
1st Notice 9-7
2nd Notice _____
Return _____



08002/2379



UNITED STATES MAIL

Harvey, Pennington, Cabot, Griffith & Renneisen
535 Route 38 East, Suite 360
Cherry Hill, NJ 08002

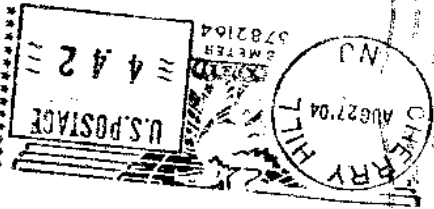


7003 3110 0004 592E 1543

REASON CHECKED
Unclaimed ☒
Refused ☒
Attempted Not Known ☒
Insufficient Address ☒
No Such Street ☒
No Such Number ☒
No Such Office In State ☒
Don't Know ☒
Benton, PA 17814

NAME _____
1st Notice 9-7
2nd Notice 9-7
Return 9-14
☐ A ☐ INSUFFICIENT ADDRESS
☐ C ☐ ATTEMPTED NOT KNOWN
☒ S ☐ NO SUCH NUMBER/STREET
☐ OTHER
UNABLE TO FORWARD

RTS
RETURN TO SENDER



U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 44.2



Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

7003 3110 0004 5926 1536

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 44.2



Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

7003 3110 0004 5926 1543

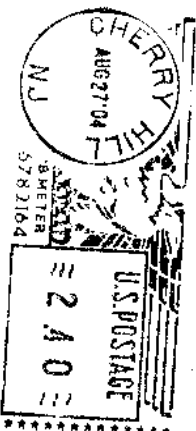
**HARVEY, PENNINGTON,
CABOT, GRIFFITH AND RENNEISEN, P.C.
CHERRY TREE CORPORATE CENTER
SUITE 360
535 ROUTE 38 EAST
CHERRY HILL, NJ 08002**

Check type of mail or service:

- ☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
67805 644	Christiana Bank & Trust Co. as Owner Trustee for Security National Funding Trust 51 Veronica Ave., Somerset, NJ 08873	.37										
2.	Commonwealth of PA, Dept of Revenue, Bureau of Compliance Dept 280946, Harrisburg, PA 17128-0946	.37										
3.	Commonwealth of PA, Dept. of Public Welfare, PO Box 2675 Harrisburg, PA 17105	.37										
4.	Tax Claim Bureau PO Box 380 Bloomsburg, PA 17815	.37										
5.	Domestic Relations Section Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815	.37										
6.	Kathy Gordon, Tax Collector 85 Gordon Road Benton, PA 17814	.37										
7.	McNerney, Page, Vanderlin & Hall 433 Market St., PO Box 7 Williamsport, PA 17703	.37										
8.	Tenants/Occupants RR3, Box 264B, n/k/a 55-0 Roy Road Benton, PA 17814	.37										



Delivery Confir

Signature (

Special Handling

Restricted Delivery

Return Receipt

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Attorneys for Plaintiff

Christiana Bank & Trust Company as Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

**AFFIDAVIT OF SERVICE OF
NOTICE OF SALE PURSUANT TO PA.R.CIV.P. 3129.2(c)(2)**

The undersigned hereby certifies that on the 27 day of August, 2004, a true and correct copy of the attached Notice Pursuant to Pa.R.Civ.P. Rule 3129.2 of Sheriff's Sale of Real Estate was served by Certified Mail, Return Receipt Requested, copies of which certified slips and receipts are attached, upon the defendants, addressed as follows:

Names & Addresses:

Donald J. Steinruck and

Pamela Steinruck

RR 3, Box 264B n/k/a 55 O Roy Road

Benton, PA 17814

Further, on the 27 day of August, 2004, the following interested parties were served with such Notice, by regular United States First Class Mail, postage prepaid, with Certificates of Mailing, true and correct copies of which are attached, addressed as follows:

Names & Addresses:

Christiana Bank & Trust Company as Owner Trustee for Security National Funding Trust

51 Veronica Avenue
Somerset, NJ 08873

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946

Commonwealth of Pennsylvania
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Tax Claim Bureau
PO Box 380
Bloomsburg, PA 17815

Domestic Relations Section
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

Kathy Gordon, Tax Collector
85 Gordon Rd.
Benton, PA 17814

McNerney, Page, Vanderlin & Hall, Esqs.
Attn: Garth D. Everett, Esq.
433 Market St.
PO Box 7
Williamsport, PA 17703
Atty for Donald Steinruck

Tenants/Occupants
RR3 Box 264B, N/K/A 55 O Roy Road
Benton, PA 17814

I hereby acknowledge that the statements contained herein are made subject to the penalties for perjury pursuant to 18 Pa.C.S.A. §4901 et seq., and false swearing before

notaries public pursuant to 18 Pa.C.S.A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa.C.S.A. §4904, as applicable, and am aware that if any of the statements I have made herein are willfully false, that I am subject to such penalties.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 21, 2004

By: 

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Telephone Number (215) 563-4470

Telecopier Number (215) 568-1044

Attorneys for Plaintiff

SWORN TO and SUBSCRIBED

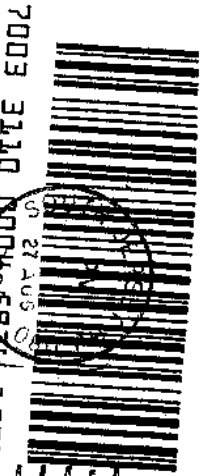
before me, this

July 21, 2004


Notary Public

**BARBARA J. HOENIG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 29, 2005**

Harvey, Pennington, Cabot, Griffith & Remneisen, P.C.
535 Route 38 East, Suite 360
Cherry Hill, NJ 08002



7003 3110 0004 5926 1536

☐ A ☐ INSUFFICIENT ADDRESS
☐ C ☐ ATTEMPTED NOT KNOWN
☒ S ☐ NO SUCH NUMBER/STREET
☐ OTHER
☒ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RTS
RETURN TO SENDER

NAME _____
1st Notice 30 AUG
2nd Notice _____
Return 1



08002/2373

CERTIFIED MAIL

Harvey, Pennington, Cabot, Griffith & Remneisen
535 Route 38 East, Suite 360
Cherry Hill, NJ 08002



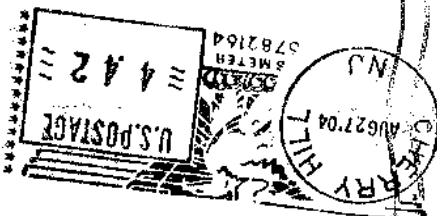
7003 3110 0004 5926 1543

REASON CHECKED
☒ Unclaimed
☒ Refused
☒ Attempted Not Known
☒ Insufficient Address
☒ No Such Street
☒ No Such Number
☒ No Such Office In State
☒ Donated
☒ Benjamin, PA 17814
☒ 64B n/k/a 55 O Roy Road

NAME _____
1st Notice 9-7
2nd Notice 9-14
Return 9-14

☐ A ☐ INSUFFICIENT ADDRESS
☐ C ☐ ATTEMPTED NOT KNOWN
☒ S ☐ NO SUCH NUMBER/STREET
☐ OTHER
☒ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RTS
RETURN TO SENDER



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 442



Sent To
 Street, Apt. No.,
 or PO Box No.
Donald H. Turner
 City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

7003 3110 0004 5926 1536

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

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Postage	\$ 37
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PS Form 3800, June 2002

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**HARVEY, PENNINGTON,
CABOT, GRIFFITH AND RENNEISEN, P.C.
CHERRY TREE CORPORATE CENTER**

**SUITE 360
535 ROUTE 38 EAST
CHERRY HILL, NJ 08002**

Check type of mail or service:
☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

Affix Stamp Here
(If issued as a certificate of mailing, or for additional copies of this bill)
 Postmark and Date of Receipt

Article Number

67805 644

Addressee (Name, Street, City, State, & ZIP Code)
 Christiana Bank & Trust Co.
 as Owner Trustee for Security
 National Funding Trust
 51 Veronica Ave., Somerset, NJ 08873

Postage

Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

DC Fee

SC Fee

SH Fee

RD Fee

RR Fee

2.

Commonwealth of PA, Dept of Revenue, Bureau of Compliance
 Dept 280946, Harrisburg, PA 17128-0946

.37

3.

Commonwealth of PA, Dept. of Public Welfare, PO Box 2673
 Harrisburg, PA 17105

.37

4.

Tax Claim Bureau
 PO Box 380
 Bloomsburg, PA 17815

.37

5.

Domestic Relations Section
 Columbia County Courthouse
 35 W. Main St.
 Bloomsburg, PA 17815

.37

6.

Kathy Gordon, Tax Collector
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 Benton, PA 17814

.37

7.

McNeerney, Page, Vanderlin & Hall
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.37

8.

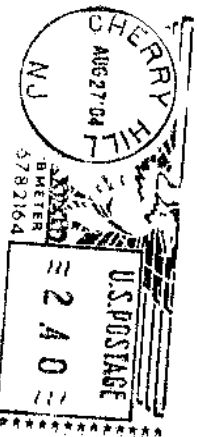
Tenants/Occupants
 RR3, Box 264B, n/k/a 55 0
 Roy Road

.37

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster Per (Name of receiving employee)



Delivery Confir

Signature (

Special Handling

Restricted Delivery

Return Receipt

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

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Telecopier: (215) 568-1044

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

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Pamela Steinruck

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Benton, PA 17814

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Commonwealth of Pennsylvania
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Commonwealth of Pennsylvania
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Harrisburg, PA 17105

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PO Box 380
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433 Market St.
PO Box 7
Williamsport, PA 17703
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Tenants/Occupants
RR3 Box 264B, N/K/A 55 O Roy Road
Benton, PA 17814

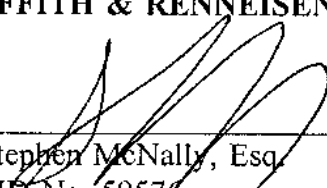
I hereby acknowledge that the statements contained herein are made subject to the penalties for perjury pursuant to 18 Pa.C.S.A. §4901 et seq., and false swearing before

notaries public pursuant to 18 Pa.C.S.A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa.C.S.A. §4904, as applicable, and am aware that if any of the statements I have made herein are willfully false, that I am subject to such penalties.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 21, 2004

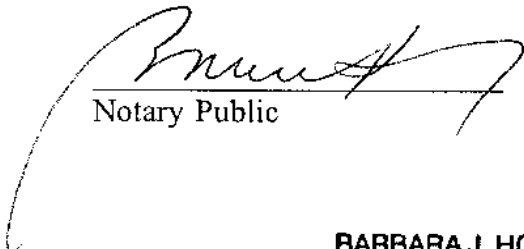
By: _____


Stephen McNally, Esq.
Pa. ID No. 59576
Eleven Penn Center, 29th Floor
1835 Market Street
Philadelphia, PA 19103
Telephone Number (215) 563-4470
Telecopier Number (215) 568-1044
Attorneys for Plaintiff

SWORN TO and SUBSCRIBED

before me, this

July 21, 2004



Notary Public

**BARBARA J. HOENIG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 29, 2005**

Harvey, Pennington, Cabot, Griffith & Renneisen, P.C.
535 Route 38 East, Suite 360
Cherry Hill, NJ 08002

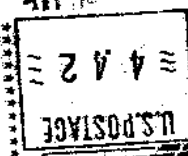
☐ A ☐ INSUFFICIENT ADDRESS
☐ C ☐ ATTEMPTED NOT KNOWN
☐ S ☒ NO SUCH NUMBER/STREET
☐ OTHER
UNABLE TO DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

7003 3110 0004 5926 1536

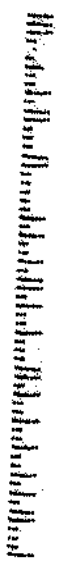


RTS
RETURN TO SENDER

NAME _____
1st Notice 30 AUG
2nd Notice _____
Return _____



08002/2373



UNITED STATES MAIL

Harvey, Pennington, Cabot, Griffith & Renneisen
535 Route 38 East, Suite 360
Cherry Hill, NJ 08002

7003 3110 0004 5926 1543



REASON CHECKED
☒ Unclaimed
☐ Refused
☐ Attempted
☒ Insufficient Not Known
☐ No Such Address
☐ No Such Street
☐ No Such Number
☐ No Such Office In State

Donato, Benjamin
3604B n/k/a 55 O Roy Road
Benion, PA 17814

NAME _____
1st Notice 1 SEP
2nd Notice 9-1
Return 9-14

☐ A ☐ INSUFFICIENT ADDRESS
☐ C ☐ ATTEMPTED NOT KNOWN
☐ S ☒ NO SUCH NUMBER/STREET
OTHER
UNABLE TO DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RTS
RETURN TO SENDER



U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 44.2



Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

7003 3110 0004 5926 1536

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 44.2



Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

7003 3110 0004 5926 1543

**HARVEY, PENNINGTON,
CABOT, GRIFFITH AND RENNEISEN, P.C.
CHERRY TREE CORPORATE CENTER**

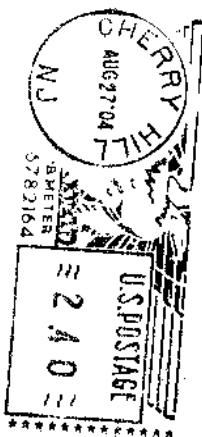
**SUITE 360
535 ROUTE 38 EAST
CHERRY HILL, NJ 08002**

Check type of mail or service:

☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

Affix Stamp Here
 (If issued as a
 certificate of mailing,
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	Christiana Bank & Trust Co as Owner Trustee for Security National Funding Trust 51 Veronica Ave., Somerset, NJ 08873	.37										
2.	Commonwealth of PA, Dept. of Revenue, Bureau of Compliance Dept 280946, Harrisburg, PA 17128 0946	.37										
3.	Commonwealth of PA, Dept. of Public Welfare, PO Box 2675 Harrisburg, PA 17105	.37										
4.	Tax Claim Bureau PO Box 380 Bloomsburg, PA 17815	.37										
5.	Domestic Relations Section Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815	.37										
6.	Kathy Gordon, Tax Collector 85 Gordon Road Benton, PA 17814	.37										
7.	McNerney, Page, Vanderlin & Hall 433 Market St., PO Box 7 Williamsport, PA 17703	.37										
8.	Tenants/Occupants RR3, Box 264B, n/k/a-55-0 Roy Road	.37										
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office										
Postmaster (Name of collecting employee)		Postmaster (Name of collecting employee)										



Delivery Confir
 Signature (

Special Handling
 Restricted Delivery
 Return Receipt

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CHRISTIANA BANK & TRUST COMPANY

VS.

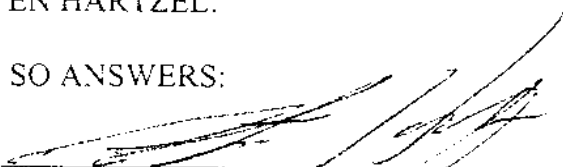
DONALD AND PAMELA STEINRUCK

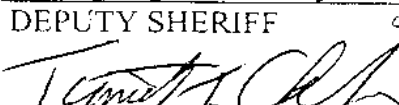
WRIT OF EXECUTION #133 OF 2004 ED

POSTING OF PROPERTY

SEPTEMBER 23, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DONALD AND PAMELA STEINRUCK AT 55 O ROY ROAD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF STEVEN HARTZEL.

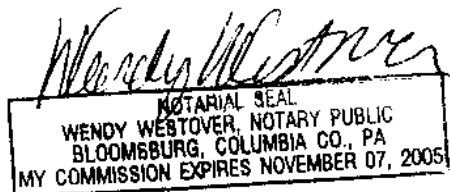
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF SEPTEMBER 2004



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CHRISTIANA BANK & TRUST COMPANY
AS OWNER TRUSTEE FOR SECURITY
NATIONAL FUNDING TRUST

VS

Docket # 133ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DONALD J. STEINRUCK
PAMELA STEINURCK

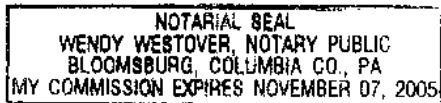
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, AUGUST 13, 2004, AT 1:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DONALD STEINRUCK AT 55 O ROY
ROAD, BENTON BY HANDING TO DONALD STEINRUCK, , 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, AUGUST 25, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CHRISTIANA BANK & TRUST COMPANY
AS OWNER TRUSTEE FOR SECURITY
NATIONAL FUNDING TRUST
VS

Docket # 133ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DONALD J. STEINRUCK
PAMELA STEINURCK

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, AUGUST 17, 2004, AT 9:45 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON PAMELA STEINRUCK AT 595 W. 11TH
ST. (BERNARDI FOODS), BLOOMSBURG BY HANDING TO PAM STEINRUCK SCOTT, A
TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

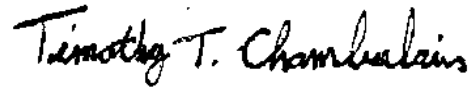
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, AUGUST 25, 2004



NOTARY PUBLIC

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


X

TIMOTHY T. CHAMBERLAIN
SHERIFF



CARTER
DEPUTY SHERIFF

TAX NOTICE 2004 SCHOOL REAL ESTATE

BENTON TOWNSHIP

MAKE CHECKS PAYABLE TO:

Cathy Gordon
85 Gordon Road
Benton, PA 17814

HOURS 1st Tues of month 6:30 - 8pm
Wed 9-noon, or by appt only
all hrs at municipal building
PHONE 570-925-2517

A STEINRUCK DONALD J & PAMELA J
I 55 O ROY RD
L BENTON PA 17814

M
T
O

FOR BENTON AREA SCHOOL DIST				DATE 07/01/2004		BILL# 000659	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	INC	PENALTY	
REAL ESTATE	13666	41.000	549.10	560.31		616.34	
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.				PAY THIS AMOUNT	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
				549.10	OCT 31	OCT 31	OCT 31

PROPERTY DESCRIPTION		ACCT.	
PARCEL 03 03 02201000			585
55 O ROY RD	0689-0889	5445.00	
1.00 ACRES		8221.00	

Original

THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2005

Tax Notice 2004 County & Municipality

BENTON TWP

MAKE CHECKS PAYABLE TO:

CATHY GORDON
85 GORDON ROAD
Benton PA 17814

HOURS: 1ST TUES OF MONTH 6:30 PM - 8:00 PM
WEDNESDAY 9:00 AM TO NOON

ALL HOURS AT MUNICIPAL BUILDING.

PHONE: 570-925-2517

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STEINRUCK DONALD J & PAMELA J
55 O ROY RD
BENTON PA 17814

FOR: COLUMBIA COUNTY DATE 03/01/2004 BILL NO. 2116

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	13.666	5.646	75.62	77.16	84.88
SINKING		.845	11.32	11.55	12.71
FIRE #1		.75	10.04	10.25	11.28
TWP RE		4.75	63.61	64.91	71.40
The discount & penalty have been calculated for your convenience				160.59	163.87
PAY THIS AMOUNT				163.87	180.27

This tax returned to courthouse on: January 1, 2005

CITY		TWP	
Discount	2 %	2 %	
Penalty	10 %	10 %	
PARCEL: 03-03-022-01,000			
55 O ROY RD		Land	5,445
1 Acres		Buildings	8,221
Total Assessment			13,666

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

~~Barndi~~
Barndi

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/27/2004

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 133ED2004

PLAINTIFF CHRISTIANA BANK & TRUST COMPANY AS OWNER
TRUSTEE FOR SECURITY NATIONAL FUNDING TRUST

DEFENDANT DONALD J. STEINRUCK
PAMELA STEINRUCK

PERSON/CORP TO SERVED
PAMELA STEINRUCK
55 O ROY ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Pam Scott RE MARRIED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-17-4 TIME 0945 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

Served AT Barndi 595 W 11 ST Bloomington

F. OTHER (SPECIFY) 1400 MOUNT HOPE AVE

Pottsville 17901 Ph 622-1960

cel 401-8930

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter DATE 8-17-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/27/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 133ED2004

PLAINTIFF

CHRISTIANA BANK & TRUST COMPANY AS OWNER
TRUSTEE FOR SECURITY NATIONAL FUNDING TRUST

DEFENDANT

DONALD J. STEINRUCK
PAMELA STEINRUCK

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Renee Neubart

RELATIONSHIP Tax Office IDENTIFICATION _____

DATE 8-20-04 TIME 0830 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

DEPUTY

J. A. [Signature] DATE 8-20-04

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/27/2004

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 133ED2004

PLAINTIFF CHRISTIANA BANK & TRUST COMPANY AS OWNER
TRUSTEE FOR SECURITY NATIONAL FUNDING TRUST

DEFENDANT DONALD J. STEINRUCK
PAMELA STEINURCK

PERSON/CORP TO SERVED	PAPERS TO SERVED
DONALD STEINRUCK	WRIT OF EXECUTION - MORTGAGE
55 O ROY ROAD	FORECLOSURE
BENTON	

SERVED UPON ~~Donald~~ Donald

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-13-4 TIME 1320 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

DEPUTY

DATE 8-13-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/27/2004

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 133ED2004

PLAINTIFF CHRISTIANA BANK & TRUST COMPANY AS OWNER
TRUSTEE FOR SECURITY NATIONAL FUNDING TRUST

DEFENDANT DONALD J. STEINRUCK
PAMELA STEINURCK

PERSON/CORP TO SERVED
KATHY GORDON-TAX COLLECTOR
85 GORDON ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kathy

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-13-4 TIME 1340 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

DEPUTY

[Signature] DATE 8-13-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/27/2004

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 133ED2004

PLAINTIFF

CHRISTIANA BANK & TRUST COMPANY AS OWNER
TRUSTEE FOR SECURITY NATIONAL FUNDING TRUST

DEFENDANT

DONALD J. STEINRUCK
PAMELA STEINURCK

PERSON/CORP TO SERVED	PAPERS TO SERVED WRIT OF EXECUTION - MORTGAGE FORECLOSURE
DOMESTIC RELATIONS	
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON

Asst. Sheriff - Cust 51

RELATIONSHIP

IDENTIFICATION

DATE *8-13-4*

TIME

550

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

DEPUTY

[Signature]

DATE

8-13-4

REAL ESTATE OUTLINE

ED # 133-af

DATE RECEIVED 7-27-04
DOCKET AND INDEX 8-13-04
SET FILE FOLDER UP 8-13-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 24813

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

SALE DATE Oct. 27, 04 TIME 0900
POSTING DATE Sept. 25, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 6
2ND WEEK 13
3RD WEEK 20, 04

SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 133 OF 2004 ED AND CIVIL WRIT NO. 1237 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'S 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 piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 678 which point is the Southeast property corner of this property and which point is South 74 degrees 56 minutes 48 seconds East 17.37 feet from an iron pin on the edge of the right-of-way known as Township Route 678; thence North 74 degrees 56 minutes 48 seconds West 175.17 feet along lands now or formerly of Walter R. And Doris M. Gordon to an iron pin; thence North 5 degrees 47 minutes 30 seconds West 301.55 feet along lands now or formerly of the grantors to an iron pin; thence South 74 degrees 56 minutes 48 seconds East 116.82 feet along lands now or formerly of the grantors to a point in the middle of Township Route 678, which point is South 74 degrees 56 minutes 48 seconds East 20.48 feet from an iron pin on line on the edge of the right-of-way known as Township Route 678; thence along Township Route 678 South 21 degrees 10 minutes 05 seconds East 83.94 feet to a point; thence along Township Route 678 South 18 degrees 27 minutes 09 seconds East 68.14 feet to a point; thence along Township Route 678 South 16 degrees 20 minutes 34 seconds East 66.86 feet to a point; thence along Township Route 678 South 11 degrees 38 minutes 15 seconds East 72.98 feet to a point; thence along Township Route 678 South 2 degrees 8 minutes 3 seconds East 36.64 feet to a point; the place of beginning.

CONTAINING 1.010 acres including the right-of-way and containing 0.886 acres not including the right-of-way, according to a draft of a survey prepared by Orangeville Surveying Consultants and dated August 3, 1979.

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
Stephen McNally
1835 Market Street
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 133 OF 2004 ED AND CIVIL WRIT NO. 1237 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'S 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 piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 678 which point is the Southeast property corner of this property and which point is South 74 degrees 56 minutes 48 seconds East 17.37 feet from an iron pin on the edge of the right-of-way known as Township Route 678; thence North 74 degrees 56 minutes 48 seconds West 175.17 feet along lands now or formerly of Walter R. And Doris M. Gordon to an iron pin; thence North 5 degrees 47 minutes 30 seconds West 301.55 feet along lands now or formerly of the grantors to an iron pin; thence South 74 degrees 56 minutes 48 seconds East 116.82 feet along lands now or formerly of the grantors to a point in the middle of Township Route 678, which point is South 74 degrees 56 minutes 48 seconds East 20.48 feet from an iron pin on line on the edge of the right-of-way known as Township Route 678; thence along Township Route 678 South 21 degrees 10 minutes 05 seconds East 83.94 feet to a point; thence along Township Route 678 South 18 degrees 27 minutes 09 seconds East 68.14 feet to a point; thence along Township Route 678 South 16 degrees 20 minutes 34 seconds East 66.86 feet to a point; thence along Township Route 678 South 11 degrees 38 minutes 15 seconds East 72.98 feet to a point; thence along Township Route 678 South 2 degrees 8 minutes 3 seconds East 36.64 feet to a point; the place of beginning.

CONTAINING 1.010 acres including the right-of-way and containing 0.886 acres not including the right-of-way, according to a draft of a survey prepared by Orangeville Surveying Consultants and dated August 3, 1979.

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
Stephen McNally
1835 Market Street
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 133 OF 2004 ED AND CIVIL WRIT NO. 1237 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'S 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 piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 678 which point is the Southeast property corner of this property and which point is South 74 degrees 56 minutes 48 seconds East 17.37 feet from an iron pin on the edge of the right-of-way known as Township Route 678; thence North 74 degrees 56 minutes 48 seconds West 175.17 feet along lands now or formerly of Walter R. And Doris M. Gordon to an iron pin; thence North 5 degrees 47 minutes 30 seconds West 301.55 feet along lands now or formerly of the grantors to an iron pin; thence South 74 degrees 56 minutes 48 seconds East 116.82 feet along lands now or formerly of the grantors to a point in the middle of Township Route 678, which point is South 74 degrees 56 minutes 48 seconds East 20.48 feet from an iron pin on line on the edge of the right-of-way known as Township Route 678; thence along Township Route 678 South 21 degrees 10 minutes 05 seconds East 83.94 feet to a point; thence along Township Route 678 South 18 degrees 27 minutes 09 seconds East 68.14 feet to a point; thence along Township Route 678 South 16 degrees 20 minutes 34 seconds East 66.86 feet to a point; thence along Township Route 678 South 11 degrees 38 minutes 15 seconds East 72.98 feet to a point; thence along Township Route 678 South 2 degrees 8 minutes 3 seconds East 36.64 feet to a point; the place of beginning.

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TERMS OF SALE

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Plaintiff's Attorney
Stephen McNally
1835 Market Street
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

HARVEY, PENNINGTON, CABOT, GRIFFITH & RENNEISEN, P.C.

ATTORNEYS AT LAW
CHERRY TREE CORPORATE CENTER
535 ROUTE 38 EAST
SUITE 360
CHERRY HILL, NJ 08002
856-317-9122
FAX: 856-317-2215
www.harvpenn.com

Stephen McNally
Direct Dial: (856) 910 6011

July 20, 2004

Sheriff's Office
Columbia County
Courthouse
PO Box 380
Bloomsburg, PA 17815

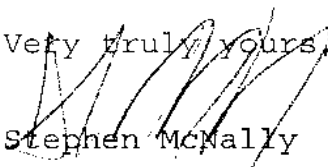
Re: Christiana vs. Steinruck

Dear Sir:

(x) Check in the amount of \$1,350.00
(x) Writ of Execution
(x) Writ of Execution Notice
(x) Claim for Exemption
(x) Certification of Counsel
(x) Certificate to Sheriff
(x) Affidavit of Non Military Service
(x) Notice Pursuant to Rule 3129.2 of Sheriff's sale of Real Estate
(x) Act 91 Affidavit
(x) Affidavit of Last Known addresses
(x) Waiver of Watchman/Waiver of Insurance
(x) Affidavit of Owner Occupied
(x) Affidavit Pursuant to Pa.R.Civ.P.Rule 3129.1
() Affidavit of service of Notice of Sale Pursuant to PA.R.CIV.P.
3129.2(c)(2)
() Directions to Sheriff for Real estate sale
() Abstract
() 5 short legal descriptions

Would you please schedule the sale and advise me of the sale date.

Very truly yours,


Stephen McNally

SM/bjh
Encs.

THIS DEED

dated this 22nd day of May in the year nineteen hundred and ninety-eight (1998) is **BETWEEN:**

DONALD J. STEINRUCK, of Benton Township, Columbia County, Pennsylvania, party of the first part and hereinafter referred to as GRANTOR,

AND

DONALD J. STEINRUCK AND PAMELA J. STEINRUCK, of Benton Township, Columbia County, Pennsylvania, parties of the second part and hereinafter referred to as GRANTEES.

WITNESSETH,

that in consideration of the sum of One Dollar and No/100 (\$1.00) paid to the Grantor in hand paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees:

ALL that certain piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 678 which point is the Southeast property corner of this property and which point is South 74 degrees 56 minutes 48 seconds East 17.37 feet from an iron pin on the edge of the right-of-way known as Township Route 678; thence North 74 degrees 56 minutes 48 seconds West 175.17 feet along lands now or formerly of Walter R. And Doris M. Gordon to an iron pin; thence North 5 degrees 47 minutes 30 seconds West 301.55 feet along lands now or formerly of the grantors to an iron pin; thence South 74 degrees 56 minutes 48 seconds East 116.82 feet along lands now or formerly of the grantors to a point in the middle of Township Route 678, which point is South 74 degrees 56 minutes 48 seconds East 20.48 feet from an iron pin on line on the edge of the right-of-way known as Township Route 678; thence along Township Route 678 South 21 degrees 10 minutes 05 seconds East 83.94 feet to a point; thence along Township Route 678 South 18 degrees 27 minutes 09 seconds East 68.14 feet to a point; thence along Township Route 678 South 16 degrees 20 minutes 34 seconds East 66.86 feet to a point; thence along Township Route 678 South 11 degrees 38 minutes 15 seconds East 72.98 feet to a point; thence along Township Route 678 South 2 degrees 8 minutes 3 seconds East 36.64 feet to a point; the place of beginning.

CONTAINING 1.010 acres including the right-of-way and containing 0.886 acres not including the right-of-way, according to a draft of a survey prepared by Orangeville Surveying Consultants and dated August 3, 1979.

BK 68960889

THIS DEED

dated this 22ND day of May in the year nineteen hundred and ninety-eight (1998) is BETWEEN:

DONALD J. STEINRUCK, of Benton Township, Columbia County, Pennsylvania, party of the first part and hereinafter referred to as GRANTOR,

AND

DONALD J. STEINRUCK AND PAMELA J. STEINRUCK, of Benton Township, Columbia County, Pennsylvania, parties of the second part and hereinafter referred to as GRANTEES.

WITNESSETH,

that in consideration of the sum of One Dollar and No/100 (\$1.00) paid to the Grantor in hand paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees:

ALL that certain piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

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CONTAINING 1.010 acres including the right-of-way and containing 0.886 acres not including the right-of-way, according to a draft of a survey prepared by Orangeville Surveying Consultants and dated August 3, 1979.

BK 689FG0889

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL**

Plaintiff

DONALD J. STEINRUCK

AND

PAMELA STEINRUCK

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION -
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA:

:SS.

COUNTY OF COLUMBIA :

TO: Sheriff of Columbia County

To satisfy the individual judgment, interest and costs against Donald J. Steinruck and Pamela Steinruck, the defendants in the above captioned matter, you are directed to levy upon and sell the real property of the said defendants, located at the following address,

RR3 Box 264B now known as 55 O Roy Road, Benton, PA 17814

as more fully described in Exhibit "A" attached hereto and incorporated herein by this reference, all in the County of Columbia, and Commonwealth of Pennsylvania;

SEIZED AND TAKEN pursuant to a Writ of Execution issued upon a foreclosure judgment in favor of Christiana Bank & Trust Company as Owner Trustee for Security National, and against Donald J. Steinruck and Pamela Steinruck, docketed in the Prothonotary's Office of the Court of Common Pleas of Columbia County, Pennsylvania at No. 2001 CV 1237, as follows:

Principal balance:	\$47,340.98
Accrued Interest	
through 3/4/04:	\$11,166.35
Legal Fees:	\$ 1,000.00
Late Charges	\$ 288.00
Costs of Suit and Title Search:	\$ 550.00
Forced place insurance	\$ 204.94
Prior servicer tax advance	\$ 402.58
Prior servicer statutory exp	\$ 883.50
Prior servicer property preservation	\$ 462.55
TOTAL	\$62,298.90

Plus additional interest accruing after 3/4/04 at the rate of 8.8% *per annum*, or \$11.41 *per diem*, to the date of judgment, together with any other charges or costs collectible under the Mortgage, including reasonable attorney's fees and costs.

Fanni B. Kline

PROTHONOTARY

Elizabeth A. Brown
DEPUTY

Seal of the Court

Date: 7/27, 2004

Court of Common Pleas of Columbia County
No. 2001 CV 1237

Christiana Bank & Trust Company as Owner Trustee for Security National Funding Trust
Plaintiff

v.

Donald J. Steinruck and Pamela Steinruck
Defendants

Real Debt: \$62,298.90
Interest from 3/4/04:
Costs Paid:
Prothonotary:
Sheriff:
Statutory:
Costs Due Prothonotary:

Attorneys for Plaintiff: Stephen McNally, Esquire
Harvey, Pennington, Cabot, Griffith & Renneisen, Ltd.
1835 Market Street, 29th Floor
Philadelphia, PA 19103
Telephone (215) 563-4470

Premises: RR3 Box 264B, N/K/A 55 O Roy Road, Benton, PA 17814

EXHIBIT "A" - DEED DESCRIPTION

ALL THOSE CERTAIN lots, with improvements thereon erected,

PROPERTY ADDRESS:	RR3 Box 264B	now known as 55 0 Roy Road
PARCEL:	03-03-022-01	
CITY:	Benton Township	
COUNTY:	Columbia	

ALL that certain piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 678 which point is the Southeast property corner of this property and which point is South 74 degrees 56 minutes 45 seconds East 17.37 feet from an iron pin on the edge of the right-of-way known as Township Route 678; thence North 74 degrees 56 minutes 45 seconds West 175.17 feet along lands now or formerly of Walter R. And Doris M. Gordon to an iron pin; thence North 5 degrees 47 minutes 30 seconds West 301.55 feet along lands now or formerly of the grantors to an iron pin; thence South 74 degrees 56 minutes 45 seconds East 118.82 feet along lands now or formerly of the grantors to a point in the middle of Township Route 678, which point is South 74 degrees 56 minutes 45 seconds East 20.48 feet from an iron pin on line on the edge of the right-of-way known as Township Route 678; thence along Township Route 678 South 21 degrees 10 minutes 05 seconds East 83.94 feet to a point; thence along Township Route 678 South 18 degrees 27 minutes 09 seconds East 88.14 feet to a point; thence along Township Route 678 South 16 degrees 20 minutes 34 seconds East 86.66 feet to a point; thence along Township Route 678 South 11 degrees 30 minutes 15 seconds East 72.96 feet to a point; thence along Township Route 678 South 2 degrees 6 minutes 3 seconds East 26.64 feet to a point; the place of beginning.

CONTAINING 1.010 acres including the right-of-way and containing 0.888 acres not including the right-of-way, according to a draft of a survey prepared by Orangeville Surveying Consultants and dated August 3, 1979.

HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.
Stephen McNally, Esq.
Pa. ID No. 59576
Eleven Penn Center, 29th Floor
1835 Market Street
Philadelphia, PA 19103
Company as Owner Trustee for Security National Funding Trust
Telephone: (215) 563-4470
Telecopier: (215) 568-1044

Attorneys for Plaintiff,
Christiana Bank & Trust

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

DONALD J. STEINRUCK

AND

PAMELA STEINRUCK

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION-
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

WRIT OF EXECUTION
NOTICE

This paper is a Writ of Execution. It has been issued because there is a foreclosure judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim and demand for a prompt hearing; (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

COLUMBIA BAR ASSOCIATION
Lawyer Referral and Information Service
Susquehanna Legal Service
168 E. Fifth St.
Bloomsburg, PA 17815

LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AERIGUAR DONDE SE PUEDE CONSEGUIR ARISTENCIA LEGAL.

ASOCIACION DE LICENCIADOS DE COLUMBIA
SERVICIO DE REFERENCIA
E INFORMACION LEGAL
Susquehanna Legal Service
168 E. Fifth St.
Bloomsburg, PA 17815

PURSUANT TO THE FEDERAL FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS FIRM MAY BE DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.

Dated: July 20, 2004

By: 

Stephen McNally, Esq. / Pa. ID No. 59576
Eleven Penn Center, 29th Floor
1835 Market Street
Philadelphia, PA 19103
Telephone Number (215) 563-4470
Telecopier Number (215) 568-1044
Attorneys for Plaintiff

**MAJOR EXEMPTIONS UNDER
PENNSYLVANIA AND FEDERAL LAW**

1. \$300 statutory exemption,
2. Bibles, school books, sewing machines, uniforms and equipment,
3. Most wages and unemployment compensation,
4. Social Security benefits,
5. Certain retirement funds and accounts,
6. Certain veteran and armed forces benefits,
7. Certain insurance proceeds, and
8. Such other exemptions as may be provided by law.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

CERTIFICATION OF COUNSEL

I HEREBY CERTIFY that I am the attorney of record for the Plaintiff in this action against real property, and further certify that this property is:

☒ Owner Occupied

☒ Residential

☒ As a result of a Complaint in Mortgage Foreclosure

☒ That the Plaintiff has complied in all respects with Section 403 of the Housing Finance Agency Law-Homeowners Emergency Mortgage Assistance Act of 1983, 35 P.S. §1680.401(c) et seq. (Purdon's 2001)("Act 91") including but not limited to

(A) Service of Notice on Defendant (s);

(B) Expiration of 30 days since the service of the Notice;

(C) Defendant(s) failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency;

(D) Defendant(s) failure to file application with the Homeowners Emergency Mortgage Assistance Program.

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 20, 2004 By:  _____

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Telephone Number (215) 563-4470

Telecopier Number (215) 568-1044

Attorneys for Plaintiff

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

CERTIFICATION OF COUNSEL

I HEREBY CERTIFY that I am the attorney of record for the Plaintiff in this action against real property, and further certify that this property is:

☐ Owner Occupied

☐ Residential

☐ As a result of a Complaint in Mortgage Foreclosure

☒ That the Plaintiff has complied in all respects with Section 403 of the Housing Finance Agency Law-Homeowners Emergency Mortgage Assistance Act of 1983, 35 P.S. §1680.401(c) et seq. (Purdon's 2001)("Act 91") including but not limited to

(A) Service of Notice on Defendant (s);

(B) Expiration of 30 days since the service of the Notice;

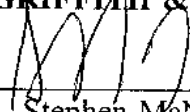
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(D) Defendant(s) failure to file application with the Homeowners Emergency Mortgage Assistance Program.

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 20, 2004 By: _____



Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Telephone Number (215) 563-4470

Telecopier Number (215) 568-1044

Attorneys for Plaintiff

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

CERTIFICATE TO SHERIFF

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

I HEREBY CERTIFY that I am the attorney of record for the Plaintiff in this action,
and further certify that:

1. 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.

2. The defendant(s) own the property being exposed to sale as:

☐ A. An individual

☒ B. Tenants by the Entireties

☐ C. Joint tenants with right of survivorship

☐ D. A Partnership

☐ E. Tenants in Common

☐ F. A Corporation

3. The defendant(s) is (are):

☒ A. Resident in the Commonwealth of Pennsylvania

☐ B. Not resident in the Commonwealth of Pennsylvania

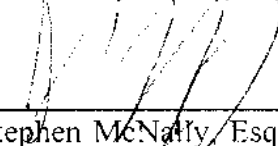
☐ C. If more than one defendant and either A or B above not applicable,
state which defendants are residents of the Commonwealth of Pennsylvania

Residents: _____

This certification must be signed by the attorney of record if an appearance has been entered,
otherwise certification must be signed by plaintiff.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 20, 2004

By:  _____
Stephen McNally, Esq. / Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Telephone Number (215) 563-4470

Telecopier Number (215) 568-1044

Attorneys for Plaintiff

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

CERTIFICATE TO SHERIFF

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

I HEREBY CERTIFY that I am the attorney of record for the Plaintiff in this action, and further certify that:

1. 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.

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☒ B. Tenants by the Entireties

☐ C. Joint tenants with right of survivorship

☐ D. A Partnership

☐ E. Tenants in Common

☐ F. A Corporation

3. 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 not applicable,
state which defendants are residents of the Commonwealth of Pennsylvania

Residents: _____

This certification must be signed by the attorney of record if an appearance has been entered,
otherwise certification must be signed by plaintiff.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 20, 2004

By: 

Stephen McNally, Esq. / Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Telephone Number (215) 563-4470

Telecopier Number (215) 568-1044

Attorneys for Plaintiff

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004 ED. 133

AFFIDAVIT OF NON MILITARY SERVICE

STATE OF NEW JERSEY:

ss.

COUNTY OF CAMDEN :

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, personally appeared Stephen McNally, Esquire, whose identity was known to me or established to my satisfaction, and who, after having been duly sworn according to law, deposes and says as follows:

1. I, Stephen McNally, Esquire, am over eighteen (18) years of age, and am currently an attorney in good standing duly admitted to practice law in the Commonwealth of Pennsylvania, and am a partner of the law firm of Harvey, Pennington, Cabot, Griffith & Renneisen, Ltd., and in that capacity, have been retained to represent the Plaintiff in the above-captioned action, and as such am duly authorized to make this Affidavit on its behalf..

2. As such Attorney, I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in this matter, and am fully familiar with the facts therein described.

3. I have been advised and therefore believe and aver that the defendants, Donald J. Steinruck and Pamela Steinruck, are not presently in active duty in the military or naval service of the United States of America, are not active members of the Army of the United States, the Marine Corps. or the Coast Guard, and are not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor have they engaged in any active military service or active military duty with any military or naval units covered by the Soldiers and Sailors Civil Relief Act of 1940 (the "Act") and designated therein as military service; nor have they, to the best of affiant's knowledge, enlisted in any military service covered by this Act.

4. I make this Affidavit on behalf of Plaintiff, on the basis of my own knowledge, and subject to the penalties for perjury pursuant to 18 Pa.C.S.A. §4901 et seq., and false swearing before notaries public pursuant to 18 Pa.C.S.A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa.C.S.A. §4904, as applicable, and am aware that if any of the statements I have made herein are willfully false, that I am subject to such penalties.

**Harvey, Pennington, Cabot,
Griffith & Renneisen, Ltd.**

Dated: July 20, 2004

By: _____
Stephen McNally, Esquire
Attorney for Plaintiff

SWORN TO and SUBSCRIBED

before me, this
July 20, 2004



Notary Public

**BARBARA J. HOENIG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 29, 2005**

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2. As such Attorney, I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in this matter, and am fully familiar with the facts therein described.

3. I have been advised and therefore believe and aver that the defendants, Donald J. Steinruck and Pamela Steinruck, are not presently in active duty in the military or naval service of the United States of America, are not active members of the Army of the United States, the Marine Corps. or the Coast Guard, and are not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor have they engaged in any active military service or active military duty with any military or naval units covered by the Soldiers and Sailors Civil Relief Act of 1940 (the "Act") and designated therein as military service; nor have they, to the best of affiant's knowledge, enlisted in any military service covered by this Act.

4. I make this Affidavit on behalf of Plaintiff, on the basis of my own knowledge, and subject to the penalties for perjury pursuant to 18 Pa.C.S.A. §4901 et seq., and false swearing before notaries public pursuant to 18 Pa.C.S.A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa.C.S.A. §4904, as applicable, and am aware that if any of the statements I have made herein are willfully false, that I am subject to such penalties.

Harvey, Pennington, Cabot,
Griffith & Renneisen, Ltd.

Dated: July 20, 2004

By: _____

Stephen McNally, Esquire
Attorney for Plaintiff

SWORN TO and SUBSCRIBED

before me, this
July 20, 2004



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Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

**NOTICE PURSUANT TO RULE 3129.2 OF
SHERIFF'S SALE OF REAL ESTATE**

TO: The Defendants, Mortgage Holders, Judgment Creditors, Lien Creditors
and All Other Parties-In-Interest Entitled to Receive Notice

TAKE NOTE THAT by virtue of the above Writ of Execution issued out of the
Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia
County, directed, there will be exposed to Public Sale at: Courthouse, Sheriff's Office, 35 W.
Main St., Bloomsburg, PA 17815, on _____, at 9:00 o'clock a.m., the
following described parcel of real estate:

RR3 Box 264B, N/K/A 55 O Roy Road, Benton, PA 17814

all in the County of Columbia, and Commonwealth of Pennsylvania;

SEIZED AND TAKEN pursuant to a Writ of Execution issued upon a foreclosure judgment
in favor of Christiana Bank & Trust Company as Owner Trustee for Security National
Funding Trust and against Donald J. Steinruck and Pamela Steinruck, docketed in the
Prothonotary's Office of the Court of Common Pleas of Columbia County, Pennsylvania at
No. 2001 CV 1237 as follows:

Principal balance:	\$47,340.98
Accrued Interest to 3/4/04:	\$11,166.35
Legal fees:	\$ 1,000.00
Late charges:	\$ 288.00
Costs of suit and title search:	\$ 550.00
Forced place insurance	\$ 204.94
Prior servicer tax advance	\$ 402.58
Prior servicer statutory exp	\$ 883.50
Prior servicer property preservation	\$ 462.55
Total:	\$62,298.90

Plus additional interest accruing after March 4, 2004 at the rate of 8.8% *per annum*, or \$11.41 *per diem*, to the date of judgment, together with any other charges or costs collectible under the Mortgage, including reasonable attorney's fees and costs.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Plaintiff the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stephen McNally, Esquire at (215) 563-4470.
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.
4. 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 below 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 bid price by calling Stephen McNally, Esquire at (215) 563-4470.
2. You may be able to petition the Court to set aside the sale if the bid 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 on the sale. To find out if this has happened, you may call Stephen McNally, Esquire at (215) 563-4470.
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 real estate. A schedule of distribution will be filed by the Sheriff on or before thirty (30) days after the Sheriff's Sale. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.

7. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

COLUMBIA COUNTY BAR ASSOCIATION
Lawyer Referral and Information Service
Susquehanna Legal Service
168 E. Fifth St.
Bloomsburg, PA 17815
Telephone: (570) 784 8760

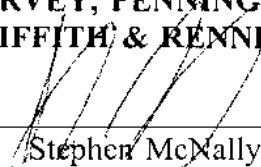
LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AERIGUAR DONDE SE PUEDE CONSEGUIR ARISTENCIA LEGAL.

ASOCIACION DE LICENCIADOS DE COLUMBIA
SERVICIO DE REFERENCIA
E INFORMACION LEGAL
Susquehanna Legal Service
168 E. Fifth St.
Bloomsburg, PA 17815
Telephone: (570) 784 8760

PURSUANT TO THE FEDERAL FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS FIRM MAY BE DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 20, 2004

By: 
Stephen McNally, Esq.
Pa. ID No. 59576
Eleven Penn Center, 29th Floor
1835 Market Street
Philadelphia, PA 19103

**HARVEY, PENNINGTON, CABOT,
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Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

ACT 91 AFFIDAVIT

STATE OF NEW JERSEY:

: ss.

COUNTY OF CAMDEN :

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, personally appeared Stephen McNally, Esquire, whose identity was known to me or established to my satisfaction, and who, after having been duly sworn according to law, deposes and says as follows:

1. I, Stephen McNally, Esquire, am over eighteen (18) years of age, and am currently an attorney in good standing duly admitted to practice law in the Commonwealth of Pennsylvania, and am a partner of the law firm of Harvey, Pennington, Cabot, Griffith & Renneisen, Ltd., and in that capacity, have been retained to represent the Plaintiff in the above-captioned action, and as such am duly authorized to make this Affidavit on its behalf..

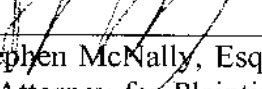
2. As such Attorney, I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in this matter, and am fully familiar with the facts therein described.

3. That the parcel of real property being executed is the primary residence of the defendants, and that all notices required to be given by the Housing Finance Agency Law-Homeowners Emergency Mortgage Assistance Act of 1983, 35 P.S. §1680.401(c) et seq. (Purdon's 2001)("Act 91") have been given and all time periods set forth therein for proceeding with respect to any relevant actions have expired, and the defendants have neither qualified for nor obtained any such assistance as is contemplated by Act 91; and

4. I make this Affidavit on behalf of Plaintiff, on the basis of my own knowledge, and subject to the penalties for perjury pursuant to 18 Pa.C.S.A. §4901 et seq., and false swearing before notaries public pursuant to 18 Pa.C.S.A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa.C.S.A. §4904, as applicable, and am aware that if any of the statements I have made herein are willfully false, that I am subject to such penalties.

**Harvey, Pennington, Cabot,
Griffith & Renneisen, Ltd.**

Dated: July 20, 2004

By: 

Stephen McNally, Esquire
Attorney for Plaintiff

SWORN TO and SUBSCRIBED

before me, this

July 20, 2004



Notary Public

**BARBARA J. HOENIG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 29, 2005**

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

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2. As such Attorney, I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in this matter, and am fully familiar with the facts therein described.

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4. I make this Affidavit on behalf of Plaintiff, on the basis of my own knowledge, and subject to the penalties for perjury pursuant to 18 Pa.C.S.A. §4901 et seq., and false swearing before notaries public pursuant to 18 Pa.C.S.A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa.C.S.A. §4904, as applicable, and am aware that if any of the statements I have made herein are willfully false, that I am subject to such penalties.

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Dated: July 20, 2004


By: 

Stephen McNally, Esquire
Attorney for Plaintiff

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COLUMBIA COUNTY

CIVIL ACTION- EQUITY
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AFFIDAVIT OF LAST KNOWN ADDRESSES

STATE OF NEW JERSEY:

:ss.

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2. As such Attorney, I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in this matter, and am fully familiar with the facts therein described.

3. I hereby certify that the last known address of the Plaintiff is 51 Veronica Avenue, , Somerset NJ 08873 and the last known addresses of the defendants are as follows:

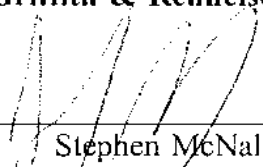
Donald J. Steinruck and Pamela Steinruck
RR 3, Box 264B n/k/a 55 O Roy Road
Benton PA 17814

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Plaintiff

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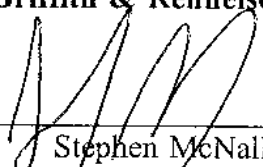
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Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

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MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 20, 2004

By: 

Stephen McNally, Esq. / Pa. ID No. 59576

Eleven Penn Center, 29th Floor

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**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Dated: July 20, 2004

By: 

Stephen McNally, Esq. / Pa. ID No. 59576
Eleven Penn Center, 29th Floor
1835 Market Street
Philadelphia, PA 19103

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

AFFIDAVIT OF OWNER OCCUPIED

STATE OF NEW JERSEY:

:ss.

COUNTY OF CAMDEN :

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, personally appeared Stephen McNally, Esquire, whose identity was known to me or established to my satisfaction, and who, after having been duly sworn according to law, deposes and says as follows:

1. I, Stephen McNally, Esquire, am over eighteen (18) years of age, and am currently an attorney in good standing duly admitted to practice law in the State of New Jersey, and am a partner of the law firm of Harvey, Pennington, Cabot, Griffith & Renneisen, Ltd., and in that capacity, have been retained to represent the Plaintiff in the above-captioned action, and as such am duly authorized to make this Affidavit on its behalf.

2. As such Attorney, I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in this matter, and am fully familiar with the facts therein described.

3. The parcel of real property being executed upon, located at RR3 Box 264B, N/K/A 55 O Roy Road, , Benton, PA 17814, is occupied by its record owners thereof, the defendants herein.

4. I make this Affidavit on behalf of Plaintiff, on the basis of my own knowledge, and subject to the penalties for perjury pursuant to 18 Pa.C.S.A. §4901 et seq., and false swearing before notaries public pursuant to 18 Pa.C.S.A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa.C.S.A. §4904, as applicable, and am aware that if any of the statements I have made herein are willfully false, that I am subject to such penalties.

**Harvey, Pennington, Cabot,
Griffith & Repneisen, Ltd.**

Dated: July 20, 2004

By: _____

Stephen McNally, Esquire
Attorney for Plaintiff

SWORN TO and SUBSCRIBED

before me, this
July 20, 2004

Notary Public

**BARBARA J. HOENIG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 29, 2005**

**HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.**

Stephen McNally, Esq.

Pa. ID No. 59576

Eleven Penn Center, 29th Floor

1835 Market Street

Philadelphia, PA 19103

Owner Trustee for Security National Funding Trust

Telephone: (215) 563-4470

Telecopier: (215) 568-1044

Attorneys for Plaintiff,

Christiana Bank & Trust Company as

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

AFFIDAVIT OF OWNER OCCUPIED

STATE OF NEW JERSEY:

:ss.

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**Harvey, Pennington, Cabot,
Griffith & Rempeisen, Ltd.**

Dated: July 20, 2004

By: _____

Stephen McNally, Esquire
Attorney for Plaintiff

SWORN TO and SUBSCRIBED

before me, this

July 20, 2004

Notary Public

**BARBARA J. HOENIG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 29, 2005**

HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.
Stephen McNally, Esq.
Pa. ID No. 59576
Eleven Penn Center, 29th Floor
1835 Market Street
Philadelphia, PA 19103
Attorneys for Plaintiff
Christiana Bank & Trust Company as Owner Trustee for Security
National Funding Trust
Telephone: (215) 563-4470
Telecopier: (215) 568-1044

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004 ED 133

AFFIDAVIT PURSUANT TO Pa.R.Civ.P. RULE 3129.1

Christiana Bank & Trust Company as Owner Trustee for Security National Funding Trust, Plaintiff in the above action, sets forth the following information concerning the parcel of real property being sold, which parcel is more fully described in Exhibit "A" attached hereto and incorporated herein by reference:

A. Name and addresses of owners or reputed owners:

Names & Addresses:

Donald J. Steinruck and
Pamela Steinruck
RR 3, Box 264B n/k/a 55 O Roy Road
Benton, PA 17814

B. Name and addresses of defendant(s) in the judgment:

Names & Addresses:

Donald J. Steinruck and
Pamela Steinruck
RR 3, Box 264B n/k/a 55 O Roy Road
Benton, PA 17814

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

Names & Addresses:

Christiana Bank & Trust Company as Owner Trustee for Security National Funding Trust
51 Veronica Avenue
Somerset NJ 08873

D. Names and addresses of the last recorded holder of every mortgage of record:

Names & Addresses:

Christiana Bank & Trust Company as Owner Trustee for Security National Funding Trust
51 Veronica Avenue
Somerset NJ 08873

E. Names and addresses of every other person who has any other record lien on the property:

Names & Addresses:

None

F. Names and addresses of every other person who has any record interest in the property and whose interest may be affected by the sale:

Names & Addresses:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946

Commonwealth of Pennsylvania
Department of Public Welfare
PO Box 2675
Harrisburg, PA 17105

Tax Claim Bureau
PO Box 380
Bloomsburg, PA 17815

Domestic Relations Section
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

Kathy Gordon, Tax Collector
85 Gordon Rd.
Benton, PA 17814

G. Names and addresses of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

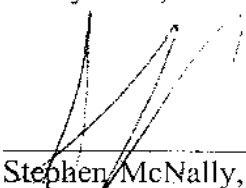
Names & Addresses:

McNerney, Page, Vanderlin & Hall, Esqs.
Attn: Garth D. Everett, Esq.
433 Market St.
PO Box 7
Williamsport, PA 17703
Attorney for: Donald Steinruck

Tenants/Occupants
RR3 Box 264B, N/K/A 55 O Roy Road
Benton, PA 17814 May 22, 1998

I hereby acknowledge that the statements contained herein are made subject to the penalties for perjury pursuant to 18 Pa.C.S.A. §4901 et seq., and/or false swearing before notaries public pursuant to 18 Pa.C.S.A. §4903, and/or for unsworn verification to authorities pursuant to 18 Pa.C.S.A. §4904, as applicable, and am aware that if any of the statements I have made herein are willfully false, that I am subject to such penalties.

Dated: July 21, 2004



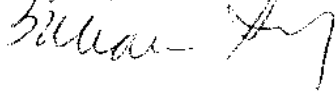
Stephen McNally, Esquire

Attorneys for Plaintiff, Christiana Bank & Trust
Company as Owner Trustee for Security National
Funding Trust

SWORN TO and SUBSCRIBED

before me this

July 21, 2004



523226.1

BARBARA J. HOENIG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 29, 2005

EXHIBIT "A" - DEED DESCRIPTION

ALL THOSE CERTAIN lots, with improvements thereon erected,

PROPERTY ADDRESS: RR3 Box 264B now known as 55 O Roy Road
PARCEL: 03-03-022-01
CITY: Benton Township
COUNTY: Columbia

ALL that certain piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 678 which point is the Southeast property corner of this property and which point is South 74 degrees 56 minutes 48 seconds East 17.37 feet from an iron pin on the edge of the right-of-way known as Township Route 678; thence North 74 degrees 56 minutes 48 seconds West 175.17 feet along lands now or formerly of Walter R. And Doris M. Gordon to an iron pin; thence North 5 degrees 47 minutes 30 seconds West 301.55 feet along lands now or formerly of the grantors to an iron pin; thence South 74 degrees 56 minutes 48 seconds East 118.82 feet along lands now or formerly of the grantors to a point in the middle of Township Route 678, which point is South 74 degrees 56 minutes 48 seconds East 20.48 feet from an iron pin on line on the edge of the right-of-way known as Township Route 678; thence along Township Route 678 South 21 degrees 10 minutes 05 seconds East 83.94 feet to a point; thence along Township Route 678 South 18 degrees 27 minutes 09 seconds East 66.14 feet to a point; thence along Township Route 678 South 16 degrees 20 minutes 34 seconds East 66.86 feet to a point; thence along Township Route 678 South 11 degrees 38 minutes 15 seconds East 72.98 feet to a point; thence along Township Route 678 South 2 degrees 8 minutes 3 seconds East 36.64 feet to a point; the place of beginning.

CONTAINING 1.010 acres including the right-of-way and containing 0.888 acres not including the right-of-way, according to a draft of a survey prepared by Orangeville Surveying Consultants and dated August 3, 1979.

HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, LTD.
Stephen McNally, Esq.
Pa. ID No. 59576
Eleven Penn Center, 29th Floor
1835 Market Street
Philadelphia, PA 19103
Attorneys for Plaintiff
Christiana Bank & Trust Company as Owner Trustee for Security
National Funding Trust
Telephone: (215) 563-4470
Telecopier: (215) 568-1044

**CHRISTIANA BANK & TRUST
COMPANY AS OWNER TRUSTEE
FOR SECURITY NATIONAL
FUNDING TRUST**

Plaintiff

**DONALD J. STEINRUCK
AND
PAMELA STEINRUCK**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

CIVIL ACTION- EQUITY
MORTGAGE FORECLOSURE

DOCKET No. 2001 CV 1237

2004-ED-133

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E. Names and addresses of every other person who has any other record lien on the property:

Names & Addresses:

None

F. Names and addresses of every other person who has any record interest in the property and whose interest may be affected by the sale:

Names & Addresses:

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Department of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946

Commonwealth of Pennsylvania
Department of Public Welfare
PO Box 2675
Harrisburg, PA 17105

Tax Claim Bureau
PO Box 380
Bloomsburg, PA 17815

Domestic Relations Section
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

Kathy Gordon, Tax Collector
85 Gordon Rd.
Benton, PA 17814

G. Names and addresses of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Names & Addresses:

McNerney, Page, Vanderlin & Hall, Esqs.
Attn: Garth D. Everett, Esq.
433 Market St.
PO Box 7
Williamsport, PA 17703
Attorney for: Donald Steinruck

Tenants/Occupants
RR3 Box 264B, N/K/A 55 O Roy Road
Benton, PA 17814 May 22, 1998

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Dated: July 21, 2004



Stephen McNally, Esquire

Attorneys for Plaintiff, Christiana Bank & Trust
Company as Owner Trustee for Security National
Funding Trust

SWORN TO and SUBSCRIBED

before me this

July 21, 2004



523226.1

BARBARA J. HOENIG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 29, 2005

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HARVEY, PENNINGTON, CABOT,
GRIFFITH & RENNEISEN, P.C.
CHERRY TREE CORPORATE CENTER
535 ROUTE 38 EAST, SUITE 360
CHERRY HILL, NJ 08002

EXPLANATION	AMOUNT

55-595/312

24813

PAY One Thousand Three Hundred Fifty 00 DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
7/22/04	Columbia Co. Sheriff	67805-6414	24813	\$ 1350.00

EQUITY
BANK
N.A.
Member FDIC

ATTORNEY CLIENT ACCOUNT

[Signature]

⑈024813⑈ ⑆031205955⑆ 14 015188 01⑈

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

Christiana Bank & Trust VS Donald & Pamela Steinruck

NO. 133-04 ED NO. 1237-01 JD

DATE/TIME OF SALE: 10-27-04 0900

BID PRICE (INCLUDES COST) \$ 6679,89

POUNDAGE - 2% OF BID \$ 133,60

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6813.49

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

Atty For Plaintiff

TOTAL DUE: \$ 6813,49

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5463.49

SHERIFF'S SALE COST SHEET

Christiana Bank & Trust vs. Donald & Pamela Steinhilke
 NO. 133-04 ED NO. 1337-01 JD DATE/TIME OF SALE 10-27-04 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>448.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>777.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>942.68</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>180.27</u>
SCHOOL DIST. 20	\$ <u>616.34</u>
DELINQUENT 20	\$ <u>4300.60</u>
TOTAL ***** \$ <u>5097.21</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 6679.89

55-595/312

HARVEY, PENNINGTON P.C.
CHERRY TREE CORPORATE CENTER
535 ROUTE 38 EAST, SUITE 360
CHERRY HILL, NJ 08002-2976

25320

EXPLANATION	AMOUNT

PAY Five Thousand Four Hundred Sixty Three and ⁴⁹/₁₀₀ DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.
11/3/04	Columbia Co. Sheriff	67805-644	25320

CHECK
AMOUNT

\$ 5463.49

ATTORNEY CLIENT ACCOUNT

Atty. J. H. Pennington

SUSQUEHANNA PATRIOT BANK

⑈025320⑈ ⑆031205955⑆ 14 015188 01⑈

ENCLOSURE

02000270796002

11/3/04

HARVEY, PENNINGTON, CABOT, GRIFFITH & RENNEISEN, P.C.

ATTORNEYS AT LAW
CHERRY TREE CORPORATE CENTER
535 ROUTE 38 EAST
SUITE 360
CHERRY HILL, NJ 08002
856-317-9122
FAX: 856-317-2215
www.harvpenn.com

Raymond H. Shockley, Jr.
Direct Dial: (856) 9106011

October 29, 2004

Sheriff's Office
Columbia County
Courthouse
PO Box 380
Bloomsburg, PA 17815
Attn: sheriff sale dept

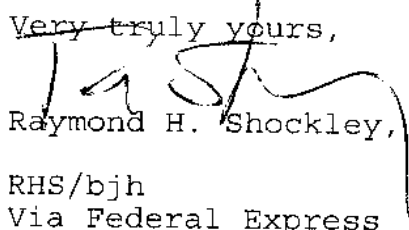
Re: CHRISTIANA VS. STEINRUCK
2001 CV 1237
Sale date 10/27/04

Dear Sir:

Enclosed please find our check in the amount of \$5,463.49 made payable to the Sheriff of Columbia County. Please have the sheriff's deed prepared in the name of Christiana Bank and Trust Company as Owner Trustee for the Security National Funding Trust, c/o SN Servicing Corp., 3050 Westfork Dr., Baton Rouge, LA 70816.

Should you have any questions or wish to discuss this matter, please feel free to contact me.

Very truly yours,


Raymond H. Shockley, Jr.

RHS/bjh
Via Federal Express

SHERIFF'S SALE COST SHEET

Christina Bank & Trust vs. Donald & Pamela Steinhilke
 NO. 133-04 ED NO. 1037-01 JD DATE/TIME OF SALE 10-27-04 0900

DOCKET/RETURN	\$15.00	
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COPIES	\$ <u>6.50</u>	
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TOTAL *****		\$ <u>942.68</u>

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DELINQUENT 20	\$ <u>4300.60</u>	
TOTAL *****		\$ <u>5097.21</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 6679.89

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

Christiana Bank & Trust VS Donald & Pamela Steinruck

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DATE/TIME OF SALE: 10-27-04 0900

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MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6813.49

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

Atty For Plaintiff, ET

TOTAL DUE: \$ 6813.49

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5463.49

HARVEY, PENNINGTON, CABOT, GRIFFITH & RENNEISEN, P.C.

ATTORNEYS AT LAW
CHERRY TREE CORPORATE CENTER
535 ROUTE 38 EAST
SUITE 300
CHERRY HILL, NJ 08002
856-317-9122
FAX: 856-317-2215
www.harvpenn.com

Raymond H. Shockley, Jr.
Direct Dial (856) 910 6011

7C
See Instructions

October 26, 2004

Tom Leipold, Esquire

via telecopier # 570 784 3429

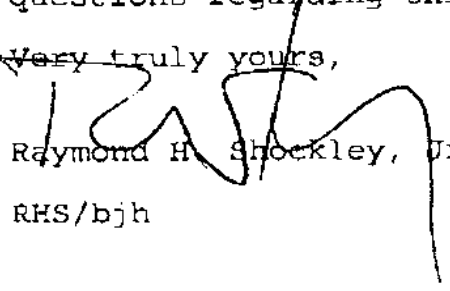
Re: Christiana Bank & Trust Company as OwnerTrustee for Security
National Funding Tr VS. Donald J. Steinruck, ET AL
Docket No. 2001 CV 1237/Sheriff's #
Property Address: RR3 Box 264B, N/K/A 55 O Roy Road
Benton, PA 17814
County: COLUMBIA/OUR FILE # 67805-644

Dear Tom:

I understand that you are willing to handle the Sheriff's Sale in the above matters for our office on October 27, 2004. The property is to be sold subject to the usual conditions of sale. Our upset price is \$25,000.00 however, we request that you start the bid at the sheriff's up-set and only bid up to \$25,000.00 if there is competitive bidding. There will be an Assignment of Bid to [Christiana Bank & Trust Company as Owner Trustee of the Security National Asset Securitization Series Trust,] c/o SN Servicing Corp., 3050 Westfork Dr., Baton Rouge, LA 70816. Please be sure to sign the Sheriff's book using the name of the Grantee on the Sheriff's Deed.

Thank you for your assistance in this matter. Should you have any questions regarding this matter, please feel free to call me.

Very truly yours,


Raymond H. Shockley, Jr.

RHS/bjh