

SHERIFF'S SALE COST SHEET

Countywide Home Loans vs. Scott & Tina Hudelson
 NO. 88-64 ED NO. 296-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>334.00</u>

WEB POSTING	<u>1657</u> \$150.00
PRESS ENTERPRISE INC.	\$ <u>-0-</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>150.00</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL *****	\$ <u>-0-</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 619.00

58 1350.00 Adj.
731.00 Refund

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Marshall
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

May 19, 2004

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

Re: COUNTRYWIDE HOME LOANS, INC.
v. SCOTT J. HUDELSON and TINA L. HUDELSON
No. 2004-CV-290

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 7/28/04.

No funds were received in consideration for the stay.

Very truly yours,

KJM

Katherine Marshall

/kjm

VIA TELECOPY 570-389-5625

Cc: SCOTT J. HUDELSON
TINA L. HUDELSON
17 FILBERT STREET
BERWICK, PA 18603

Summitville Ar.

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/13/2004

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 88ED2004

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT J. HUDELSON
TINA L. HUDELSON

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOAN ROTHERY-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
122 TWIN CHURCH ROAD	FORECLOSURE
BERWICK	

SERVED UPON POSTED INSIDE DOOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/10/04 TIME 1240 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 Paul Dill DATE 05/10/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/13/2004

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 88ED2004

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT J. HUDELSON
TINA L. HUDELSON

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

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-18-4 TIME 1445 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) _____

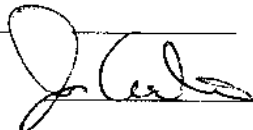
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-18-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/13/2004

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 88ED2004

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT J. HUDELSON
TINA L. HUDELSON

PERSON/CORP TO SERVED	PAPERS TO SERVED
SCOTT HUDELSON	WRIT OF EXECUTION - MORTGAGE
17 FILBERT ST.	FORECLOSURE
BERWICK	

SERVED UPON SCOTT HUDELSON

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/17/04 TIME 0900 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

T. Chamberlain

DATE 05/17/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/13/2004

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 88ED2004

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT J. HUDELSON
TINA L. HUDELSON

PERSON/CORP TO SERVED	PAPERS TO SERVED
TINA HUDELSON	WRIT OF EXECUTION - MORTGAGE
17 FILBERT ST.	FORECLOSURE
BERWICK	

SERVED UPON TINA HUDELSON

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/17/04 TIME 0900 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>05/14/04</u>	<u>1700</u>	<u>DANCITO</u>	<u>U/C</u>
	_____	_____	_____	_____
	_____	_____	_____	_____

DEPUTY Tina L. Huelson DATE 05/17/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/13/2004

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 88ED2004

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT J. HUDELSON
TINA L. HUDELSON

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
7474D COLUMBIA BLVD	FORECLOSURE
BERWICK	

SERVED UPON KELLY GREER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/14/04 TIME 1610 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

Pam Doherty

DATE 05/14/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/13/2004

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 88ED2004

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT J. HUDELSON
TINA L. HUDELSON

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

SERVED UPON Deborah G. Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-17-4 TIME 1130 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. G. [Signature]

DATE 5-17-4



May 17, 2004

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

COUNTRYWIDE HOME LOANS, INC.

VS

SCOTT J. HUDELSON
TINA L. HUDELSON

DOCKET # 88ED2004

JD # 290JD2004

Dear Timothy:

The property located at RR #3 Box 3041 Filbert Street, Berwick, Pennsylvania is not connected to the public sewer system, and therefore there is no amount to be collected through the month of July 2004.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Green
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

REAL ESTATE OUTLINE

ED # 88 04

DATE RECEIVED 5-15-04
DOCKET AND INDEX 5-14-04
SET FILE FOLDER UP 5-14-04

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# 351306

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

SALE DATE July 28 2004 TIME 1030
POSTING DATE June 23
ADV. DATES FOR NEWSPAPER
1ST WEEK July 7
2ND WEEK 14
3RD WEEK 28, 04

1-1 11/21/04 7 Bank

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 88 OF 2004 ED AND CIVIL WRIT NO. 290 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlof, et ux; thence north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153; thence along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165; thence along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155; thence along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of beginning.

BEING Lot No. 154 in accordance with draft stamped "Commonwealth of Pennsylvania" Howard G. Shulde, Registered Professional Engineer, No. 5896 and marked "WOODCREST".

Tax Parcel No. 07-02C-030

Being known as RR 3 Box 3041 Filbert Street, Berwick, PA 18603

TITLE TO SAID PREMISES IS VESTED IN SCOTT J. HUDELSON AND TINE L. HUDELSON, HIS WIFE THEIR HEIRS AND ASSIGNS BY DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON, HIS WIFE, DATED 5/20/99 RECORDED 6/1/99 IN BOOK: 726 PAGE: 1081.

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
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

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BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlof, et ux; thence north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153; thence along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165; thence along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155; thence along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of beginning.

BEING Lot No. 154 in accordance with draft stamped "Commonwealth of Pennsylvania" Howard G. Shulde, Registered Professional Engineer, No. 5896 and marked "WOODCREST".

Tax Parcel No. 07-02C-030

Being known as RR 3 Box 3041 Filbert Street, Berwick, PA 18603

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Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 10:30 AM

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All that certain piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muchlof, et ux; thence north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153; thence along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165; thence along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155; thence along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of beginning.

BEING Lot No. 154 in accordance with draft stamped "Commonwealth of Pennsylvania" Howard G. Shulde, Registered Professional Engineer, No. 5896 and marked "WOODCREST".

Tax Parcel No. 07-02C-030

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Plaintiff's Attorney
Frank Federman
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Plaintiff's Attorney
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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
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 88 OF 2004 ED AND CIVIL WRIT NO. 290 OF 2004 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 or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlof, et ux; thence north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153; thence along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165; thence along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155; thence along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of beginning.

BEING Lot No. 154 in accordance with draft stamped "Commonwealth of Pennsylvania" Howard G. Shulde, Registered Professional Engineer, No. 5896 and marked "WOODCREST".

Tax Parcel No. 07-02C-030

Being known as RR 3 Box 3041 Filbert Street, Berwick, PA 18603

TITLE TO SAID PREMISES IS VESTED IN SCOTT J. HUDELSON AND TINE L. HUDELSON, HIS WIFE THEIR HEIRS AND ASSIGNS BY DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON, HIS WIFE, DATED 5/20/99 RECORDED 6/1/99 IN BOOK: 726 PAGE: 1081.

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BEING Lot No. 154 in accordance with draft stamped "Commonwealth of Pennsylvania" Howard G. Shulde, Registered Professional Engineer, No. 5896 and marked "WOODCREST".

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Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

SCOTT J. HUDELSON

TINA L. HUDELSON

Defendant(s)

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

: NO: 2004-CV-290

: *2004-ED 88*
: WRIT OF EXECUTION

: (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: RR3 3041 FILBERT STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due \$86,093.32

Interest from 5/6/04 \$ _____
to sale date
(per diem-\$14.15)

Total \$ _____ Plus Costs as endorsed.

Clerk *Jami B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *May 13, 2004*
(Seal)

2
1
All that certain piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlhof, et ux; thence north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153; thence along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165; thence along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155; thence along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of beginning.

BEING Lot No. 154 in accordance with draft stamped "Commonwealth of Pennsylvania" Howard G. Shulde, Registered Professional Engineer, No. 5895 and marked "WOODCREST".

Tax Parcel No. 07-02C-030

Being known as RR 3 Box 3041 Filbert Street, Berwick, PA 18603

TITLE TO SAID PREMISES IS VESTED IN SCOTT J. HUDELSON AND TINA L. HUDELSEN, HIS WIFE THEIR HEIRS AND ASSIGNS BY DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON, HIS WIFE, DATED 5/20/99
RECORDED 6/1/99 IN BOOK: 726 PAGE: 1081.

FEDERMAN and PHELÁN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

SCOTT J. HUDELSON
TINA L. HUDELSON

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-290
:
: 2004-ED-88
:
:

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

SCOTT J. HUDELSON
TINA L. HUDELSON

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004-CV-290

:

:

:

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

SCOTT J. HUDELSON
TINA L. HUDELSON

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-290

: 2004-ED-88

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RR3 3041 FILBERT STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SCOTT J. HUDELSON

17 FILBERT STREET
BERWICK, PA 18603

TINA L. HUDELSON

17 FILBERT STREET
BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE

Date: **5/5/04**

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. **12248**

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

COUNTRYWIDE HOME LOANS, INC.

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

:

vs.

: CIVIL DIVISION

:

SCOTT J. HUDELSON

: NO. 2004-CV-290

TINA L. HUDELSON

:

:

Defendant(s)

:

AFFIDAVIT PURSUANT TO RULE 3129.1

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RR3 3041 FILBERT STREET, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS

SCOTT J. HUDELSON

**17 FILBERT STREET
BERWICK, PA 18603**

TINA L. HUDELSON

**17 FILBERT STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

**COUNTRYWIDE HOME LOANS
C/O JOSEPH A. GOLDBACK**

**111 S. INDEPENDENCE MALL EAST
PHILADELPHIA, PA 19106**

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**


TENANT/OCCUPANT

**RR3 3041 FILBERT STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **5/5/04**

FEDERMAN and PHELAN, L.J. P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

SCOTT J. HUDELSON

TINA L. HUDELSON

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004-CV-290

:

:

:

:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

5/5/04

TO: SCOTT J. HUDELSON

TINA L. HUDELSON

17 FILBERT STREET

BERWICK, PA 18603

Your house (real estate) at **RR3 3041 FILBERT STREET, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$86,093.32** obtained by **COUNTRYWIDE HOME LOANS, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

5
All that certain piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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BEING Lot No. 154 in accordance with draft stamped "Commonwealth of Pennsylvania" Howard G. Shulde, Registered Professional Engineer, No. 5895 and marked "WOODCREST".

Tax Parcel No. 07-02C-030

Being known as RR 3 Box 3041 Filbert Street, Berwick, PA 18603

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RECORDED 6/1/99 IN BOOK: 726 PAGE: 1081.

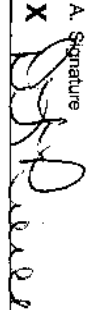
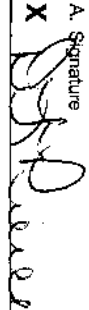
SENDER: COMPLETE THIS SECTION

- 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:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Address
- B. Received by (Printed Name)  ☒ Agent ☐ Address
- C. Date of Delivery **MAY 17 2004**
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 7835

PS Form 3811, August 2001

Domestic Return Receipt

102595-02

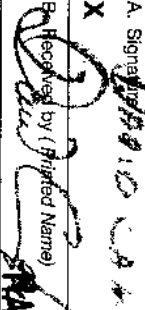
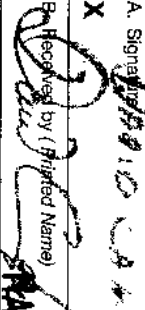
SENDER: COMPLETE THIS SECTION

- 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
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Address
- B. Received by (Printed Name)  ☒ Agent ☐ Address
- C. Date of Delivery **MAY 17 2004**
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

2. Article Number

(Transfer from service label)


7003 0500 0001 9055 7835

PS Form 3811, August 2001


Domestic Return Receipt

102595-02-M-11

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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 o 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.

 (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (SEAL)
(Attorney for Plaintiff(s))

_____, 20____

HARRY A. ROADARMEL

Sheriff

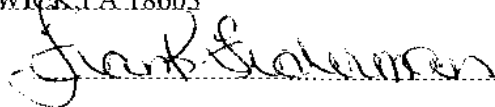
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of.....EXECUTION (REAL ESTATE)....., styled as

follows: COUNTRYWIDE HOME LOANS, INC. vs SCOTT J. HUDELSON and TINA L. HUDELSON

The defendant will be found at 17 FILBERT STREET, BERWICK, PA. 18603

 Attorney for Plaintiff


If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.


See attached legal description.....

.....
.....
.....

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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 o 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.

 (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now,, 20....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (SEAL)
(Attorney for Plaintiff(s))

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

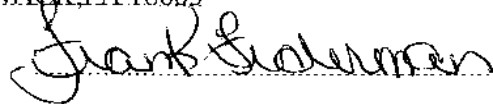
your hands

Sir: — There will be placed in

for service a Writ of ... EXECUTION (REAL ESTATE)....., styled as

follows: COUNTRYWIDE HOME LOANS, INC. vs SCOTT J. HUDELSON and TINA L. HUDELSON

The defendant will be found at 17 FILBERT STREET,
BERWICK, PA 18603

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....

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.....

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

DEFENDANT

SCOTT L. HUDELSON

TINA L. HUDELSON

COURT NO.: 2004-CV-290

SERVE AT:

RR3 3041 FILBERT STREET

BERWICK, PA 18603

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __ o'clock __ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200__, at ____ o'clock __ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this ____ day of _____, 200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

2
All that certain piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlhof, et ux; thence north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153; thence along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165; thence along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155; thence along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of beginning.

BEING Lot No. 154 in accordance with draft stamped "Commonwealth of Pennsylvania" Howard G. Shulde, Registered Professional Engineer, No. 5895 and marked "WOODCREST".

Tax Parcel No. 07-02C-030

Being known as RR 3 Box 3041 Filbert Street, Berwick, PA 18603

TITLE TO SAID PREMISES IS VESTED IN SCOTT J. HUDELSON AND TINA L. HUDELSEN, HIS WIFE THEIR HEIRS AND ASSIGNS BY DEED FROM ERIC Y. JOHNSON AND JACQUELINE M. JOHNSON, HIS WIFE, DATED 5/20/99 RECORDED 6/1/99 IN BOOK: 726 PAGE: 1081.

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FEDERMAN & PHELAN LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
000351306

DATE 05/05/2004

DATE	AMOUNT
05/05/2004	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The
Order
Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Williams

⑈351306⑈ ⑆036001808⑆36 150866 6⑈

SECURE
CHECK
MILLARD