

SHERIFF'S SALE COST SHEET

PHH Mkt. Corp. vs. Warg & Bobette Rozqieski
 NO. 142-05 ED NO. 836-05 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>37.50</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>15.00</u>
TOTAL ***** \$ <u>342.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>736.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>961.00</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 ***** \$	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>11631.54 x .02</u>	\$ <u>232.63</u>
<u>poundage</u>	\$
TOTAL ***** \$ <u>232.63</u>	

TOTAL COSTS (OPENING BID) \$ 1670.63
1350.00 Dep.

* 320.63 Die

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/380

CHECK NO
519703

DATE	AMOUNT
07/19/2006	*****320.63

JMO 07/19/2006

Pay THREE HUNDRED TWENTY AND 63/100 DOLLARS

To The
Order
Of

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

2005-AV-836

Travis S. Hallinan

Void after 180 days

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈519703⑈ ⑆036001808⑆36 150866 6⑈

SHERIFF'S SALE COST SHEET

PHH Mch. Corp. vs. Dan & Barbara Rozaleski
 NO. 142-05 ED NO. 836-05 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>37.50</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>15.00</u>
TOTAL *****	\$ <u>342.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>736.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>961.00</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 *****	\$ _____

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>11631.54 x .02</u>	\$ <u>232.63</u>
<u>Poundage</u>	\$ _____
TOTAL *****	\$ <u>232.63</u>

TOTAL COSTS (OPENING BID)

\$ 1670.63
 1350.00 AD.

320.63 Due

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Atty. Schmieg

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 4

Phone:

Date:

Re: Foreclosures

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

These sales have been stayed and have balances due

Doug & Babetta Rozaiecki \$320.63

Dawn Haas aka Dobeck \$574.50

Jay & Joey Wise \$625.00

215-563 5534

Fax

To: Atty. Daniel G. Schmieg

From: Sheriff Timothy T. Chamberlain

Fax:

Date: March 31, 2006

Phone:

Pages: 5

Re: Foreclosures

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: I have a few files that are open and costs and/or deed instructions are needed.

1 Wells Fargo vs. Canfield costs needed of **\$1,913.00**

deed instructions

2. MERS vs. Bitler costs needed **\$1,034.40**

deed instructions

3. PHH Mortgage vs. Rozaieski costs needed **\$320.63**

4. MERS vs. Smith costs needed **\$879.09**

Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534

Peter J. Tremper
Legal Assistant, Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

March 14, 2006

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

RE: PHH MORTGAGE CORPORATION,
F/K/A CENDANT MORTGAGE CORPORATION
vs.
DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI A/K/A BABETTA M. SABATINI
COLUMBIA- No. 2005-CV-836-MF

Premises: 263 BEECH GLENN ROAD
BENTON, PA 17814

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **MARCH 15, 2006**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

\$11,631.54 was received in consideration for the stay.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Peter J. Tremper

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Peter J. Tremper

From: Sheriff Timothy T. Chamberlain

Fax:

Date: March 14, 2006

Phone:

Pages: 2

Re: Rozaieski foreclosure

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: I received your stay and there is cost due in the amount of \$320.63. Attached is a cost sheet.

SHERIFF'S SALE COST SHEET

PHH Mortgage Corp. vs. Douglas & Bobette Rozaleski
 NO. 142-05 ED NO. 836-05 JD DATE/TIME OF SALE 3-15-06 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>57.50</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>15.00</u>	
TOTAL *****		\$ <u>427.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>736.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>961.00</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>269.49</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>274.49</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) \$ 1843.99

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

PHH Mortgage Corp. vs Darius & Sabina Kozar

NO. 142-05 ED NO. 836-05 JD

DATE/TIME OF SALE: 3-15-06 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

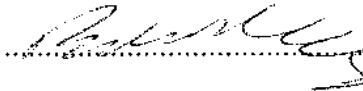
LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 22; March 1, 8, 2006 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.

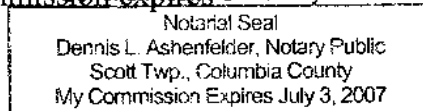


Sworn and subscribed to before me this 10th day of MARCH, 2006.



(Notary Public)

My commission expires ~~on or before~~ Of Pennsylvania



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.

.....

PHILAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphc.com

March 1, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION
v. DOUGLAS S. ROZAIESKI and BABETTA M. ROZAIESKI A/K/A
BABETTA M. SABATINI
COLUMBIA COUNTY, NO. 142ED2005

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

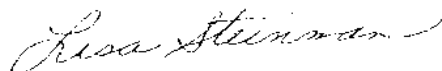
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 3/15/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION

) CIVIL ACTION

vs.

DOUGLAS S. ROZAIESKI) CIVIL DIVISION

BABETTA M. ROZAIESKI A/K/A

BABETTA M. SABATINI) NO. 142ED2005

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

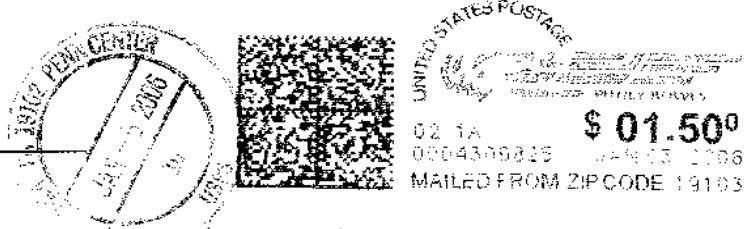
DATE: March 1, 2006


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address Of Sender
PHILAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/

Line	A. Article Number	Name of Addressee, Street, and Post Office Address
1	****	Tenant/Occupant 263 BEECH GLENN ROAD BENTON, PA 17814
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815
4		CENDANT MORTGAGE CORPORATION 6000 ATRIUM WAY MT. LAUREL, NJ 08054
5		SILVER MAPLE MODERN HOMES RT 220 NORTH RR# BOX 1177 DUSHORE, PA 18614
6		
7		
8		
9		
10		
11		
12		
RE: DOUGLAS S. ROZALIESKI TEAM 3		

Total Number of Pieces Listed By Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Imploves)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual B900.591.3 and B921 for limitations of coverage.



– PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphc.com

March 1, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. GRANT N. BITLER
COLUMBIA COUNTY, NO. 148ED2005

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

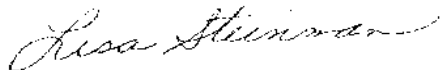
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 3/15/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

GRANT N. BITLER

) CIVIL DIVISION
) NO. 148ED2005

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: March 1, 2006

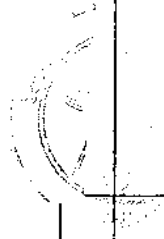

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address Of Sender
PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	
1	****	Tenant/Occupant 506 MONROE STREET BERWICK, PA 18603	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815	
4		CENDANT MORTGAGE CORPORATION 849 MAIN AVENUE LINTHICUM, MD 21090	
5			
6			
7			
8			
9			
10			
11			
12			
		RE: GRANT N. BITLER	TEAM 3
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

UNITED STATES POSTAGE
 02 16
 0004009825
 J41105 2008
 \$ 01.20
 MAILED FROM ZIP CODE 19103



Tax Notice 2006 County & Municipality

PINE TWP

MAKE CHECKS PAYABLE TO:Debra Piatt
211 BEECH GLENN RD
Benton PA 17814**HOURS:** MONDAY 8PM TO 9PM

AFTER DISCOUNT BY APPT. ONLY.

MY HOME: 1PM TO 3PM ON APRIL 29 & AUG 26

PHONE: 570-458-6072

FOR: COLUMBIA COUNTYDATE
03/01/2006BILL NO.
27341

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	37,262	5.646	206.17	210.38	231.42
SINKING		1.345	49.12	50.12	55.13
TWP RE		.389	14.20	14.49	15.21
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			269.49	274.99	301.76
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDROZALFSKI DOUGLAS S & BABETTA M
263 BEECH GLEEN ROAD
BENTON PA 17814 8140If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT.

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 29 -10 -009-03,000		
263 BEECH GLENN RD		
8.92 Acres	Land	12,281
	Buildings	24,981
Total Assessment		37,262

This tax returned to
courthouse on:
January 1, 2007**FILE COPY**

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.

PHH MORTGAGE CORP.

VS.

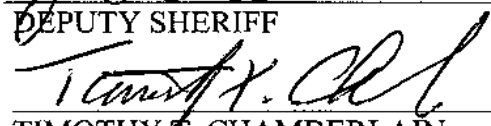
DOUGLAS & BABETTA ROZAIESKI

WRIT OF EXECUTION #142 OF 2005 ED

POSTING OF PROPERTY

FEBRUARY 8, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DOUGLAS & BABETTA ROZAIESKI AT 263 BEECH GLENN RD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF
TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8TH DAY OF FEBRUARY 2006



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

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) 784-6396

PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION
VS

Docket # 142ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI A/K/A BABETTA
M. SABATINI

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, NOVEMBER 15, 2005, AT 11:40 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON BABETTA ROZAIESKI AT 263 BEECH
GLENN ROAD, BENTON BY HANDING TO BABETTA ROZAIESKI, , 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, NOVEMBER 16, 2005


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


J. CARTER
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) 784-6380

**PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION
VS**

Docket # 142ED2005

**WRIT OF EXECUTION - MORTGAGE
FORECLOSURE**

**DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI A/K/A BABETTA
M. SABATINI**

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, NOVEMBER 15, 2005, AT 11:40 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON DOUGLAS ROZAIESKI AT 263 BEECH GLENN ROAD, BENTON BY HANDING TO BABETTA ROZAIESKI, WIFE, 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, NOVEMBER 16, 2005



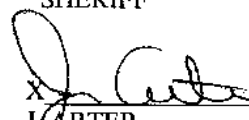
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/4/2005

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 142ED2005

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION

DEFENDANT DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI A/K/A BABETTA M. SABATINI
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED
DOUGLAS ROZAIESKI
263 BEECH GLENN ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON BABETTA

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 11-15-5 TIME 1140 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

11-14-5 1025 ARTER PAID

DEPUTY

J. Carter

DATE 11-15-5

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:

Silver Maple Modern Homes
RR#1 Box 1177
Dushore, PA 16614

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Certified Mail ☐ Registered ☐ Insured Mail ☐ Restricted Delivery? (Extra Fee) ☐ Yes ☐ No
- B. Received by (Printed Name) ☒ Certified Mail ☐ Registered ☐ Insured Mail ☐ Restricted Delivery? (Extra Fee) ☐ Yes ☐ No
- C. 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)

7004 2690 0001 4115 8589

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

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 ☒ Certified Mail ☐ Registered ☐ Insured Mail ☐ Restricted Delivery? (Extra Fee) ☐ Yes ☐ No
- B. Received by (Printed Name) ☒ Certified Mail ☐ Registered ☐ Insured Mail ☐ Restricted Delivery? (Extra Fee) ☐ Yes ☐ No
- C. 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)

7004 2690 0001 4115 8585

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

458-6325

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/4/2005

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 142ED2005

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION

DEFENDANT DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI A/K/A BABETTA M. SABATINI
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED
BABETTA ROZAIESKI - 458-6325
263 BEECH GLENN ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON BABETTA

RELATIONSHIP Def IDENTIFICATION _____

DATE 11-15-5 TIME 1140 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>11-14-5</u>	<u>1025</u>	<u>ARTER</u>	<u>Card</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 11-15-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/4/2005

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 142ED2005

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION

DEFENDANT DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI A/K/A BABETTA M. SABATINI
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED
DEBRA PIATT-TAX COLLECTOR
211 BEECH GLENN ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEBRA

RELATIONSHIP Tax collector IDENTIFICATION _____

DATE 11-14-5 TIME 1035 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS			
DATE	TIME	OFFICER	REMARKS
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY [Signature] DATE 11-14-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/4/2005

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 142ED2005

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION

DEFENDANT DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI A/K/A BABETTA M. SABATINI
ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON Leslie Levan

RELATIONSHIP Cust. Serv. IDENTIFICATION _____

DATE 11-10-5 TIME 0855 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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. Levan

DATE 11-10-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/4/2005

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 142ED2005

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION

DEFENDANT DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI A/K/A BABETTA M. SABATINI
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11-10-05 TIME 0835 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

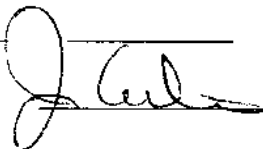
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 11-10-05

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 11/10/2005

Fee: \$5.00

Cert. NO: 1428

ROZAIESKI DOUGLAS S & BABETTA M
263 BEECH GLEEN ROAD
BENTON PA 17814 8140

District: PINE TWP
Deed: 20000 -7226
Location: LOT 3
Parcel Id: 29 -10 -009-03,000

Assessment: 37,262
Balances as of 11/10/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

BY: Timothy J. Chamberlain
 Sheriff

Per:

REAL ESTATE OUTLINE

ED # 142-05

DATE RECEIVED 11-4-05
DOCKET AND INDEX 11-9-05
SET FILE FOLDER UP 11-9-05

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# 460287

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

SALE DATE March 15, 06 TIME 1000
POSTING DATE Feb. 8, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb. 22
2ND WEEK Mar 1
3RD WEEK 8, 06

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 142 OF 2005 ED AND CIVIL WRIT NO. 836 OF 2005 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 or lot of land situate in Pine Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of Township Route No. 4035, said point being the Southwest corner of lands herein described; THENCE along lands of Neil G. Reeb (Lot No. 2) North 81 degrees 34 minutes 03 seconds West 876.76 feet to a set iron pin; THENCE along lands of Arnold D. and Beverly J. Piatt North 08 degrees 25 minutes 57 seconds East 562.82 feet to an existing witnessed iron pin; THENCE along lands of David C. and Mary Jo Hubbs South 66 degrees 02 minutes 45 seconds East 920.63 feet to a point in the center of Township Route No. 4035; THENCE along the center of Township Route No. 4035 South 10 degrees 17 minutes 47 seconds West 316.63 feet to the place of BEGINNING.

CONTAINING 8.915 acres of land and being shown as Lot No. 3 on Subdivision Map prepared for Neil G. Reeb by Matthew W. Laidacker, PLS, dated 11/26/96, last revised 4/18/97 and recorded in Columbia County Map Book 7, page 1187.

BEING THE SAME premises which Neil G. Reeb, by deed dated October 15, 1998, and recorded in Columbia County Record Book 702, at page 1071, granted and conveyed unto William H. Drubel and Kari Drubel, husband and wife, grantors herein.

Being Parcel # 29-10-009-03

TITLE TO SAID PREMISES IS VESTED IN Douglas S. Rozaieski and Babetta M. Rozaieski by Deed from William H. Drubel and Kari Drubel, husband and wife, dated 7-26-00, recorded 8-1-00 in Deed Book 2000, page 7226.

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

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Being Parcel # 29-10-009-03

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

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Being Parcel # 29-10-009-03

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Plaintiff's Attorney
Daniel G. Schmieg
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

**PIH MORTGAGE CORPORATION,
F/K/A CENDANT MORTGAGE
CORPORATION**

Plaintiff

vs.

**DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI
A/K/A BABETTA M. SABATINI**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2005-CV-836-MF**

**: *2005 ED. 142*
: 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: 263 BEECH GLENN ROAD
BENTON, PA 17814

(see attached legal description)

Amount Due \$33,706.66

Additional Fees and Costs \$ 1,847.50

Interest from 10/25/05 \$ _____
to sale date
(per diem-\$5.54)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *11/4/05*
(Seal)

ALL THAT CERTAIN piece, parcel or lot of land situate in Pine Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of Township Route No. 4035, said point being the Southeast corner of lands herein described; THENCE along lands of Neil G. Reeb (Lot No. 2) North 81 degrees 34 minutes 03 seconds West 876.76 feet to a set iron pin; THENCE along lands of Arnold D. and Beverly J. Piatt North 08 degrees 25 minutes 57 seconds East 562.82 feet to an existing witnessed iron pin; THENCE along lands of David C. and Mary Jo Hubbs South 66 degrees 02 minutes 45 seconds East 920.63 feet to a point in the center of Township Route No. 4035; THENCE along the center of Township Route No. 4035 South 10 degrees 17 minutes 47 seconds West 316.63 feet to the place of BEGINNING.

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Being Parcel # 29-10-009-03-000

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Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION,
F/K/A CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI
A/K/A BABETTA M. SABATINI

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-836-MF
: 2005-ED-142
:
:

CERTIFICATION

DANIEL G. SCHMIEG, 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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION,
F/K/A CENDANT MORTGAGE
CORPORATION

Plaintiff

vs.

DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI
A/K/A BABETTA M. SABATINI

Defendant(s)

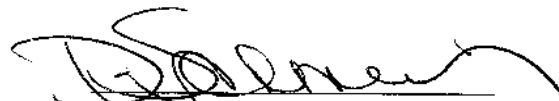
: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-836-MF
:
:
:

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION,
F/K/A CENDANT MORTGAGE
CORPORATION
Plaintiff

vs.

DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI
A/K/A BABETTA M. SABATINI
Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-836-MF
: 2005-ED-142

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION,
Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **263 BEECH GLENN ROAD, BENTON, PA 17814.**

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

NAME

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

DOUGLAS S. ROZAIESKI

**263 BEECH GLENN ROAD
BENTON, PA 17814**

**BABETTA M. ROZAIESKI
A/K/A BABETTA M. SABATINI**

**263 BEECH GLENN ROAD
BENTON, PA 17814**

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.


DANIEL G. SCHMIEG, ESQUIRE

Date: 10/25/05

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By: DANIEL G. SCHMIEG

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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

NONE

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:

SILVER MAPLE MODERN HOMES

**RT 220 NORTH
RR# 1 BOX 1177
DUSHORE, PA 18614**

CENDANT MORTGAGE CORPORATION

**6000 ATRIUM WAY
MOUNT LAUREL, NJ 08054**

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

**263 BEECH GLENN ROAD
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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Attorney for Plaintiff

DATE: **10/25/05**

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BENTON, PA 17814**

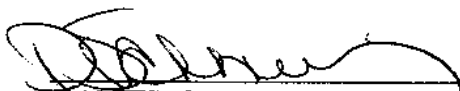
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**: COLUMBIA County
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Plaintiff

vs.

**: NO. 2005-CV-836-MF
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DOUGLAS S. ROZAIESKI

BABETTA M. ROZAIESKI

A/K/A BABETTA M. SABATINI

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LAST KNOWN ADDRESS

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CENDANT MORTGAGE CORPORATION

**6000 ATRIUM WAY
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**DOMESTIC RELATIONS OF
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: NO. 2005-CV-836-MF
: 2005-ED-142
:
:

****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

**TO: DOUGLAS S. ROZAIESKI
BABETTA M. ROZAIESKI A/K/A BABETTA M. SABATINI
263 BEECH GLENN ROAD
BENTON, PA 17814**

Your house (real estate) at 263 BEECH GLENN ROAD, BENTON, PA 17814, 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 **\$33,706.66** obtained by **PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION** (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**

ALL THAT CERTAIN piece, parcel or lot of land situate in Pine Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of Township Route No. 4035, said point being the Southeast corner of lands herein described; THENCE along lands of Neil G. Reeb (Lot No. 2) North 81 degrees 34 minutes 03 seconds West 876.76 feet to a set iron pin; THENCE along lands of Arnold D. and Beverly J. Piatt North 08 degrees 25 minutes 57 seconds East 562.82 feet to an existing witnessed iron pin; THENCE along lands of David C. and Mary Jo Hubbs South 66 degrees 02 minutes 45 seconds East 920.63 feet to a point in the center of Township Route No. 4035; THENCE along the center of Township Route No. 4035 South 10 degrees 17 minutes 47 seconds West 316.63 feet to the place of BEGINNING.

CONTAINING 8.915 acres of land and being shown as Lot No. 3 on Subdivision Map prepared for Neil G. Reeb by Matthew W. Laidacker, PLS, dated 11/26/96, last revised 4/18/97 and recorded in Columbia County Map Book 7, page 1187.

BEING THE SAME premises which Neil G. Reeb, by deed dated October 15, 1998, and recorded in Columbia County Record Book 702, at page 1071, granted and conveyed unto William H. Drubel and Kari Drubel, husband and wife, grantors herein.

Being Parcel # 29-10-009-03-000

TITLE TO SAID PREMISES IS VESTED IN Douglas S. Rozaieski and Babetta M. Rozaieski by Deed from William H. Drubel and Kari Drubel, husband and wife, dated 7-26-00, recorded 8-1-00 in Deed Book 2000, page 7226.

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
460287

3MO 10/25/2005

DATE	AMOUNT
10/25/2005	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE TO REVEAL IF THIS DOCUMENT IS A COPY.

1146028711 1036001808136 150866 611