

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG, LLP**

1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-8656  
[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

September 7, 2005

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: ROESNER, John T. and Linda J.  
1617 First Avenue  
Berwick, PA 18063  
No. 2005 CV 139

Dear Sir or Madam:

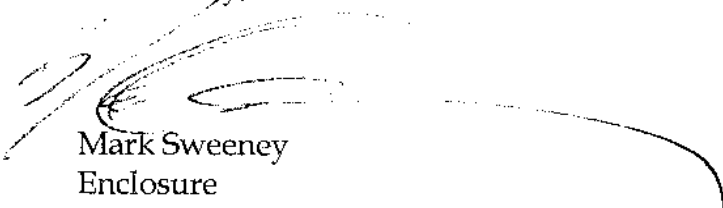
With reference to the above captioned property, which you prepared and recorded to Regions Mortgage, Inc., can you please prepare a Corrective Deed to Regions Bank, 1900 Charles Bryan, Cordova, TN, 38018.

Please record the Corrective Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience. Also enclosed please find a copy of the original sheriff's deed and a check made out to the recorder of Deeds in the amount of \$41.50.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney  
Enclosure

cc: Regions Mortgage

Account No. 0060041126

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

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

**A CORRESPONDENT – All inquiries may be directed to the following person:**

Name: **Daniel G. Schmieg, Esquire** Suite 1400 Telephone Number: \_\_\_\_\_ Area Code (215) 563-7000  
Street Address: **One Penn Center at Suburban Station, 1617 JFK Blvd.** City: **Philadelphia** State: **PA** Zip Code: **19103**

**B TRANSFER DATA**

Date of Acceptance of Document

Grantor(s)/Lessor(s)

**Timothy T. Chamberlain – Sheriff  
Columbia County Courthouse**

Grantee(s)/Lessee(s)

**REGIONS BANK**

Street Address

**P.O. Box 380, 35 W. Main Street**

Street Address

**1900 Charles Bryan**

City: **Bloomsburg** State: **PA** Zip Code: **17815**

City: **Cordova** State: **TN** Zip Code: **38018**

**C PROPERTY LOCATION**

Street Address

**1617 First Avenue, Berwick, PA 18063**

City, Township, Borough

**Borough of Berwick**

County: **Columbia**

School District

**Borough of Berwick**

Tax Parcel Number

**04D-06-001-00000**

**D VALUATION DATA**

1. Actual Cash Consideration

**\$2,210.87**

2. Other Consideration

**+ -0-**

3. Total Consideration

**= \$2,210.87**

4. County Assessed Value

**\$15,306.00**

5. Common Level Ratio Factor

**x 3.26**

6. Fair Market Value

**= \$49,897.56**

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed

**100%**

1b. Percentage of Interest Conveyed

**100%**

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedant)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 20000, Page Number 6650.

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

**Daniel G. Schmieg, ESQUIRE**

Date:

**4/7/05**

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

# SHERIFF'S SALE COST SHEET

Regis Mortgage vs. John & Linda Doesier  
 NO. 61-05 ED NO. 139-05 JD DATE/TIME OF SALE 7-13-05 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>175.00</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>437.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>712.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>937.16</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>1.01</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>596.36</u>
WATER 20	\$
TOTAL *****	\$ <u>596.36</u>

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

TOTAL COSTS (OPENING BID) \$ 2167.52

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Regions Mortgage vs John + Linda Roesner

NO. 61-05 ED NO. 139-05 JD

DATE/TIME OF SALE: 7-13-05 0930

BID PRICE (INCLUDES COST) \$ 2167.52

POUNDAGE - 2% OF BID \$ 43.35

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

MISC. COSTS \$ ---

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2210.87

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

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

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

PURCHASER(S) SIGNATURE(S) Samuel Mull Agent for Phelan  
Schneberg

TOTAL DUE: \$ 2210.87

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ ---

TOTAL DUE IN 8 DAYS \$ 860.87

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

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  
440491

Pay EIGHT HUNDRED SIXTY AND 87/100 DOLLARS

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

DATE	AMOUNT
07/19/2005	*****860.87

Void after 90 days

*Thomas S. Hallinan*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OF PRESS HERE REO IMAGE DISAPPEARS WITH HEAT.

CLIFF  
TELETYPE

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG, LLP**  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-8656  
[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

July 14, 2005

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: ROESNER, John T. and Linda J.  
1617 First Avenue  
Berwick, PA 18063  
No. 2005 CV 139

Dear Sir or Madam:

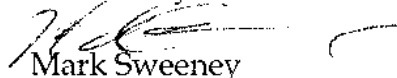
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Regions Mortgage, Inc., 1900 Charles Bryan, Cordova, TN, 38018.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Mark Sweeney

Enclosure

cc: Regions Mortgage

Account No. 0060041126

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

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

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

Name	Telephone Number:
Daniel G. Schmieg, Esquire Suite 1400	Area Code ( 215 ) 563-7000
Street Address	City State Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia PA 19103

**B TRANSFER DATA**

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	REGIONS MORTGAGE, INC.
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	1900 Charles Bryan
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Cordova TN 38018

**C PROPERTY LOCATION**

Street Address	City, Township, Borough	
1617 First Avenue , Berwick, PA 18063	Borough of Berwick	
County	School District	Tax Parcel Number
Columbia	Borough of Berwick	04D-06-001-00000

**D VALUATION DATA**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,210.87	+ -0-	= \$2,210.87
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$15,306.00	x 3.26	= \$49,897.56


**E EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2000 , Page Number 6650 .
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles . )
- ☐ Other (Please explain exemption claimed, if other than listed above. \_\_\_\_\_)

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

Signature of Correspondent or Responsible Party	Date:
Daniel G. Schmieg, ESQUIRE 	7/14/05

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

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG**  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-8656  
[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

July 19, 2005

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: ROESNER, John T. and Linda J.  
1617 First Avenue  
Berwick, PA 18063  
No. 2005 CV 139

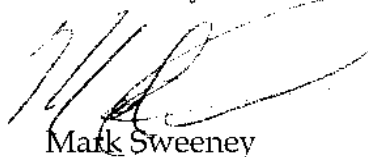
Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$860.87. Enclosed you will find a check made out to your office in this amount to cover the unpaid balance.

Enclosed you will also find two self addressed stamped envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney

Enclosure

cc: Regions Mortgage Account No. 0060041126



#99343

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

Regions Mortgage vs John & Linda Roesner

NO. 61-05 ED NO. 139-05 JD

DATE/TIME OF SALE: 7-13-05 0930

BID PRICE (INCLUDES COST) \$ 2167.52

POUNDAGE - 2% OF BID \$ 43.35

TRANSFER TAX -- 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2210.87

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

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

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

PURCHASER(S) SIGNATURE(S) Tammy L Mull Agent for Phelan  
Schmeig

TOTAL DUE: \$ 2210.87

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 860.87

1. Article Addressed to: U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5<sup>TH</sup> FLOOR PHILADELPHIA, PA 19107

2. Article Number (Transfer from service label) 7004 0550 0000 7003 7338

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes ☐ No

6. If YES, enter delivery address below:

7. 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.

8. COMPLETE THIS SECTION ON DELIVERY: A. Signature: [Signature], B. Received by (Printed Name): [Name], C. Date of Delivery: MAY 11 2005, D. Is delivery address different from item 1? ☐ Yes ☐ No

1. Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE DEPARTMENT 281230 HARRISBURG, PA 17128-1230

2. Article Number (Transfer from service label) 7004 0550 0000 7003 7321

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes ☐ No

6. If YES, enter delivery address below:

7. 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.

8. COMPLETE THIS SECTION ON DELIVERY: A. Signature: [Signature], B. Received by (Printed Name): [Name], C. Date of Delivery: MAY 11 2005, D. Is delivery address different from item 1? ☐ Yes ☐ No

1. Article Addressed to: INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label) 7004 0550 0000 7003 7314

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes ☐ No

6. If YES, enter delivery address below:

7. 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.

8. COMPLETE THIS SECTION ON DELIVERY: A. Signature: [Signature], B. Received by (Printed Name): [Name], C. Date of Delivery: MAY 12 2005, D. Is delivery address different from item 1? ☐ Yes ☐ No

1. Article Addressed to: INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label) 7004 0550 0000 7003 7345

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type: ☒ Certified Mail, ☐ Express Mail, ☐ Registered, ☐ Return Receipt for Merchandise, ☐ Insured Mail, ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes ☐ No

6. If YES, enter delivery address below:

7. 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.

8. COMPLETE THIS SECTION ON DELIVERY: A. Signature: [Signature], B. Received by (Printed Name): [Name], C. Date of Delivery: MAY 12 2005, D. Is delivery address different from item 1? ☐ Yes ☐ No

## 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)

Date of Delivery  
MAY 11 2005

D. Is delivery address different from item 1?

☐ Yes  
☒ No

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 7291L

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## 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:

Equifirst Corp.  
820 Forest Point Circle  
Charlotte, NC 28273

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent  
☐ Address

B. Received by (Printed Name)

C. Date of Delivery  
5/12/05

D. Is delivery address different from item 1?

☐ Yes  
☒ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes  
☒ No

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 7307


PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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 that day and on the attached notice June 22, 29, July 6, 2005, 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.

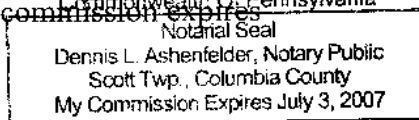


Sworn and subscribed to before me this 7th day of July, 2005.



(Notary Public)

My commission expires



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

GUARDIAN - SAFETY

© 2005 American Bank

**DENNY NAU, SHERIFF  
CENTRE COUNTY**

COURTHOUSE ANNEX  
BELLEFONTE PA 16823

1880

PAY TO THE ORDER OF Pheilan, Hallinan, Schmieg LLP

DATE May 25, 2005

3-7615/380  
9811

\*\*Forty-two dollars and 55/100\*\*\*\*\*

\$ \*\*42.55\*\*

DOLLARS



Pennsylvania  
Regions Mortgage VS John & Linda Rosener  
61-ED-05 Pg. 3093-AA

⑈001880⑈ ⑆036076150⑆ ⑆20960435⑆

*Barry A. Clontz*

# SHERIFF'S OFFICE

## CENTRE COUNTY

503

Rm 101 Court House, Bellefonte, Pennsylvania, 16823 (814) 355-6803

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT, AND AFFIDAVIT OF RETURN</b>	INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for each defendant. please type or print legibly. Do Not detach any copies.
---	--

1. Plaintiff(s) <div style="font-size: 1.2em; font-family: cursive;">Regions Mortgage Inc</div>	2. Case Number <div style="font-size: 1.2em; font-family: cursive;">05-ED-61</div>
3. Defendant(s) <div style="font-size: 1.2em; font-family: cursive;">Linda &amp; John Roosner</div>	4. Type of Writ or Complaint: <div style="font-size: 1.2em; font-family: cursive;">Notice / Exec.</div>

SERVE <div style="font-size: 1.5em; font-family: cursive;">→</div> AT	5. Name of Individual, Company, Corporation, Etc., to Serve or Description of Property to be Levied, Attached or Sold. <div style="font-size: 1.2em; font-family: cursive;">Linda Roosner</div> 6. Address (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <div style="font-size: 1.2em; font-family: cursive;">602 E. Howard St., Bellefonte, PA</div>
---	---

7. Indicate unusual service:    ☐ Reg Mail    ☐ Certified Mail    ☐ Deputize    ☐ Post    ☐ Other

Now, \_\_\_\_\_ 20\_\_\_\_, I SHERIFF OF CENTRE COUNTY, PA., do hereby deputize the Sheriff of \_\_\_\_\_ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff. \_\_\_\_\_

Sheriff of Centre County

8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN** – Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

9. Print/Type Name and Address of Attorney/Originator	10. Telephone Number	11. Date
12. Signature		

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE			
13. I acknowledge receipt of the writ or complaint as indicated above.	SIGNATURE of Authorized CCSD Deputy of Clerk and Title	14. Date Filed	15. Expiration/Hearing Date

TO BE COMPLETED BY SHERIFF

16. Served and made known to Linda Roosner, on the 23 day of May, 2005, at 1030 o'clock, A m., at 602 E. Howard St., Bellefonte, County of Centre

Commonwealth of Pennsylvania, in the manner described below:

☒ Defendant(s) personally served.

☐ Adult family member with whom said Defendant(s) resides(s). Relationship is \_\_\_\_\_

☐ Adult in charge of Defendant's residence.

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

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

☐ \_\_\_\_\_ and officer of said Defendant company.

☐ Other \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.

Defendant not found because:

☐ Moved    ☐ Unknown    ☐ No Answer    ☐ Vacant    ☐ Other \_\_\_\_\_

Remarks:

Advance Costs	Docket	Service	Sur Charge	Affidavit	Mileage	Postage	Misc.	Total Costs	Costs Due or Refund
75.00	9.00	16.00	—	3.50	3.45	.50	—	32.45	42.55

17. AFFIRMED and subscribed to before me this <u>25</u> 20. day of <u>May</u> , 20 <u>05</u> 23. <u>Caroline Peters</u> <div style="font-size: 0.8em; text-align: center;">Notary Public</div>	<div style="font-size: 0.8em;">So Answer:</div> <div style="font-size: 1.5em; font-family: cursive;">[Signature]</div> <div style="font-size: 0.8em;">18. Signature of Dep. Sheriff</div> <div style="font-size: 0.8em;">19. Date</div> <div style="font-size: 1.2em; font-family: cursive;">5/24/05</div> <div style="font-size: 0.8em;">21. Signature of Sheriff</div> <div style="font-size: 0.8em;">22. Date</div> <div style="font-size: 0.8em; text-align: center;">SHERIFF OF CENTRE COUNTY</div> <div style="font-size: 0.8em;">Amount Pd. _____ Page _____</div>
---	---

24. I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF _____ <small>Member, Pennsylvania Association of Notaries</small>	25. Date Received
---	-------------------

# SHERIFF'S OFFICE

## CENTRE COUNTY

Rm 101 Court House, Bellefonte, Pennsylvania, 16823 (814) 355-6803

### SHERIFF SERVICE PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for each defendant, please type or print legibly. Do Not detach any copies.

1. Plaintiff(s) <i>Regions Mort. Inc.</i>	2. Case Number <i>05-ED-61</i>
3. Defendant(s) <i>Linda &amp; John Roosner</i>	4. Type of Writ or Complaint: <i>Notice Exec.</i>
5. Name of Individual, Company, Corporation, Etc., to Serve or Description of Property to be Levied, Attached or Sold. <i>John Roosner</i>	
6. Address (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)	

SERVE  
→  
AT

7. Indicate unusual service: ☐ Reg Mail ☐ Certified Mail ☐ Deputize ☐ Post ☐ Other

Now, \_\_\_\_\_ 20\_\_\_\_, I SHERIFF OF CENTRE COUNTY, PA., do hereby deputize the Sheriff of \_\_\_\_\_ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff. \_\_\_\_\_  
Sheriff of Centre County

8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

9. Print/Type Name and Address of Attorney/Originator	10. Telephone Number	11. Date
12. Signature		

### SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

13. I acknowledge receipt of the writ or complaint as indicated above.	SIGNATURE of Authorized CCSD Deputy of Clerk and Title	14. Date Filed	15. Expiration/Hearing Date							
TO BE COMPLETED BY SHERIFF										
16. Served and made known to <i>Linda Roosner</i> , on the <i>23</i> day of <i>May</i> , 20 <i>05</i> , at <i>1036</i> o'clock, <i>A</i> m., at <i>602 E. Howard St., Bellefonte</i> , County of Centre Commonwealth of Pennsylvania, in the manner described below: <input checked="" type="checkbox"/> Defendant(s) personally served. <input checked="" type="checkbox"/> Adult family member with whom said Defendant(s) resides(s). Relationship is <i>spouse</i> <input type="checkbox"/> Adult in charge of Defendant's residence. <input type="checkbox"/> Manager/Clerk of place of lodging in which Defendant(s) resides(s). <input type="checkbox"/> Agent or person in charge of Defendant's office or usual place of business. <input type="checkbox"/> _____ and officer of said Defendant company. <input type="checkbox"/> Other _____										
On the _____ day of _____, 20____, at _____ o'clock, _____ M. Defendant not found because: <input type="checkbox"/> Moved <input type="checkbox"/> Unknown <input type="checkbox"/> No Answer <input type="checkbox"/> Vacant <input type="checkbox"/> Other _____										
Remarks:										
Advance Costs	Docket	Service	Sur Charge	Affidavit	Mileage	Postage	Misc.	Total Costs	Costs Due or Refund	
17. AFFIRMED and subscribed to before me this <i>25</i> day of <i>May</i> , 20 <i>05</i> <i>Corinne Peters</i>				18. Signature of Dep. Sheriff <i>[Signature]</i>		19. Date <i>5/25/05</i>		20. Signature of Sheriff <i>[Signature]</i>		21. Date
22. Notary Public Corinne Peters, Notary Public Bellefonte Boro, Centre County My Commission Expires Sept. 5, 2005				SHERIFF OF CENTRE COUNTY Amount Pd. _____ Page _____						
24. I ACKNOWLEDGE RECEIPT OF THIS SHERIFF'S RETURN SIGNATURE OF AUTHORIZED AUTHORITY AND TITLE.									25. Date Received	

# SHERIFF'S OFFICE

## CENTRE COUNTY

Rm 101 Court House, Bellefonte, Pennsylvania, 16823 (814) 355-6803

### SHERIFF SERVICE

#### PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for each defendant, please type or print legibly. Do Not detach any copies.

1. Plaintiff(s) <i>Regions Mort. Inc.</i>	2. Case Number <i>05-ED-61</i>
3. Defendant(s) <i>Linda &amp; John Roesner</i>	4. Type of Writ or Complaint: <i>Notice Exec.</i>
SERVE → AT	5. Name of Individual, Company, Corporation, Etc., to Serve or Description of Property to be Levied, Attached or Sold. <i>John Roesner</i>
	6. Address (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

7. Indicate unusual service: ☐ Reg Mail ☐ Certified Mail ☐ Deputize ☐ Post ☐ Other

Now, 20 05, I SHERIFF OF CENTRE COUNTY, PA., do hereby deputize the Sheriff of Centre County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

Sheriff of Centre County

#### B. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN** - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

9. Print/Type Name and Address of Attorney/Originator	10. Telephone Number	11. Date
	12. Signature	

#### SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

13. I acknowledge receipt of the writ or complaint as indicated above.	SIGNATURE of Authorized CCSD Deputy of Clerk and Title	14. Date Filed	15. Expiration/Hearing Date
--	--	----------------	-----------------------------

#### TO BE COMPLETED BY SHERIFF

16. Served and made known to *Linda Roesner*, on the *23* day of *May*, 20 *05*, at *1036* o'clock, *A* m., at *602 E. Howard St., Bellefonte*, County of Centre

Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant(s) personally served.
- ☒ Adult family member with whom said Defendant(s) resides(s). Relationship is *spouse*
- ☐ Adult in charge of Defendant's residence.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) resides(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ \_\_\_\_\_ and officer of said Defendant company.
- ☐ Other \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.

Defendant not found because:

- ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other \_\_\_\_\_

Remarks:

Advance Costs	Docket	Service	Sur Charge	Affidavit	Mileage	Postage	Misc.	Total Costs	Costs Due or Refund
17. AFFIRMED and subscribed to before me this <i>23</i> day of <i>May</i> , 20 <i>05</i> <i>Corinne Peters</i> Notary Public Corinne Peters, Notary Public Bellefonte Boro, Centre County My Commission Expires Sept. 5, 2005				So Answered. 18. Signature of Dep. Sheriff <i>[Signature]</i> 21. Signature of Sheriff <i>[Signature]</i>		19. Date <i>5/28/05</i> 22. Date			
				SHERIFF OF CENTRE COUNTY					
				Amount Pd.		Page			
24. I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED AUTHORITY AND TITLE.									25. Date Received



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@fedphe.com

June 14, 2005

Office of the Sheriff  
COLUMBIA County Courthouse  
P.O. BOX 380  
BLOOMSBURG, PA 17815

RE: REGIONS MORTGAGE, INC.  
V. JOHN T. ROESNER and LINDA J. ROESNER  
COLUMBIA COUNTY, NO. 2005 CV 139

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

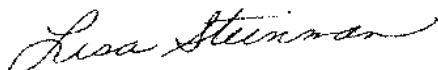
Enclosed please find the following:

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 7/13/05 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: REGIONS MORTGAGE, INC.

) CIVIL ACTION

vs.

JOHN T. ROESNER  
LINDA J. ROESNER

) CIVIL DIVISION  
) NO. 2005 CV 139

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

**SS:**

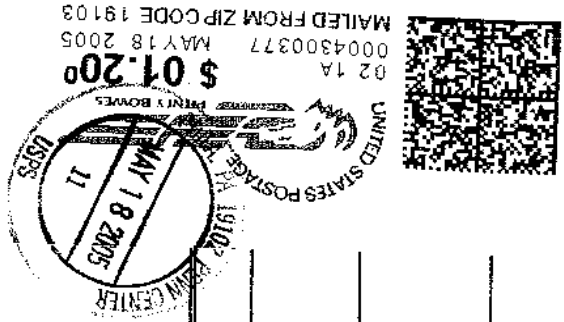
I, DANIEL G. SCHMIEG, ESQUIRE attorney for **REGIONS MORTGAGE, INC.**  
hereby verify that on **5/18/05** true and correct copies of the Notice of Sheriff's sale were  
served by certificate of mailing to the recorded lienholders, and any known interested  
party see Exhibit "A" attached hereto.

DATE: June 14, 2005

  
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	Fee
1	****	Tenant/Occupant 1617 FIRST AVENUE BERWICK, PA 18063	
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		EQUIFIRST CORPORATION 820 FOREST POINT CIRCLE CHARLOTTE, NC 28273	
5			
6			
7			
8			
9			
10			
11			
12			
RE: JOHN T. ROESNER 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.

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.

REGIONS MORTGAGE, INC.

VS.

JOHN & LINDA ROESNER

WRIT OF EXECUTION #61 OF 2005 ED

POSTING OF PROPERTY

June 9, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JOHN & LINDA ROESNER AT 1617 FIRST AVE.. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

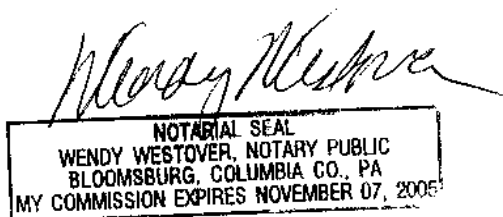
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9<sup>TH</sup> DAY OF JUNE 2005



Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG**  
Suite 1400  
16 17 JFK Boulevard  
Philadelphia, PA 19103-1814  
215-563-7000

Office of the Sheriff  
COLUMBIA County Courthouse

Re: REGIONS MORTGAGE, INC.  
v. JOHN T. ROESNER and LINDA J. ROESNER  
No. 2005 CV 139  
Premises: 1617 FIRST AVENUE, BERWICK, PA 18063

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

*Nicole Kuchman*

Nicole Kuchman  
for Federman and Phelan, LLP

**\*\*\*PROPERTY IS LISTED FOR THE JULY 13, 2005 SHERIFF'S SALE.\*\*\***

**AFFIDAVIT OF SERVICE**

**WJT**

**Plaintiff: REGIONS MORTGAGE, INC.**

**COLUMBIA County  
No 2005 CV 139**

**Defendant(s): JOHN T. ROESNER  
LINDA J. ROESNER**

**Our File #99343  
Type of Action  
- Notice of Sheriff's Sale**

**Address: 602 EAST HOWARD STREET, APT. 307  
BELLEFONTE, PA 16823**

**Sale Date: July 13, 2005**

**\*\*PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES\*\***

**SERVED**

Served and made known to John T. Roesner, Defendant, on the 23<sup>rd</sup> day of may, 2005 at 5:45 o'clock P.m., at 602 E. Howard St Apt 307 Bellefonte, Commonwealth of Penna., in the manner described below:

\_\_\_\_\_ Defendant personally served.  
☒ Adult family member with whom Defendant(s) reside(s). Relationship is Wife.  
 \_\_\_\_\_ Adult in charge of Defendant(s)'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)'s office or usual place of business.  
 \_\_\_\_\_ an officer of said Defendant(s)'s company.  
 \_\_\_\_\_ Other: \_\_\_\_\_

Description: Age 60 Height 5'2" Weight 160 Race W Sex F Other \_\_\_\_\_

I, Thomas Holmberg, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 24<sup>th</sup> day  
of MAY, 2005  
Notary:

By: Thomas Holmberg

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m., Defendant **NOT FOUND** because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_.  
Notary:

By:

**Attorney for Plaintiff  
Daniel G. Schmieg, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000**

Marilyn A. Campbell  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Marilyn A. Campbell, Notary Public  
City of Altoona, Blair County  
My Commission Expires Oct. 28, 2007  
Member, Pennsylvania Association of Notaries

**AFFIDAVIT OF SERVICE**

WJT

**Plaintiff: REGIONS MORTGAGE, INC.**

**COLUMBIA County  
No 2005 CV 139**

**Defendant(s): JOHN T. ROESNER  
LINDA J. ROESNER**

**Our File #99343  
Type of Action  
- Notice of Sheriff's Sale**

**Address: 602 EAST HOWARD STREET, APT. 307  
BELLEFONTE, PA 16823**

**Sale Date: July 13, 2005**

**\*\*PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES\*\***

**SERVED**

Served and made known to Linda J. Roesner, Defendant, on the 23<sup>rd</sup> day of May, 2005, at 5:45 o'clock P.m., at 602 E. Howard St. Apt. 307 Bellefonte, Commonwealth of Penna., 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)'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)'s office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant(s)'s company.  
☐ Other: \_\_\_\_\_

Description: Age 60 Height 5'2" Weight 160 Race W Sex F Other \_\_\_\_\_

I, Thomas Holmberg, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 24<sup>th</sup> day  
of MAY, 2005  
Notary:

By: Thomas Holmberg

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m., Defendant **NOT FOUND** because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_\_\_.  
Notary:

By:

**Attorney for Plaintiff  
Daniel G. Schmieg, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000**

Marilyn A. Campbell  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Marilyn A. Campbell, Notary Public  
City of Altoona, Blair County  
My Commission Expires Oct. 28, 2007  
Member, Pennsylvania Association of Notaries

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/10/2005

SERVICE# 4 - OF - 14 SERVICES  
DOCKET # 61ED2005

PLAINTIFF REGIONS MORTGAGE, INC.

DEFENDANT JOHN T. ROESNER  
LINDA J. ROESNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
1617 FIRST AVE.	FORECLOSURE
BERWICK	

SERVED UPON POSTED - VACANT

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

DATE 05.11.05 TIME 1055 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 05.11.05



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/10/2005

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 61ED2005

PLAINTIFF REGIONS MORTGAGE, INC.

DEFENDANT JOHN T. ROESNER  
LINDA J. ROESNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
-----------------------

CONNIE GINGHER-TAX COLLECTOR
------------------------------

1615 LINCOLN AVE.
-------------------

BERWICK
---------

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Connie GINGER

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

DATE 05.11.05 TIME 0940 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

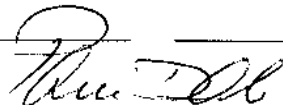
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 05.11.05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/10/2005

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 61ED2005

PLAINTIFF REGIONS MORTGAGE, INC.

DEFENDANT JOHN T. ROESNER  
LINDA J. ROESNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON KELLY GREER

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

DATE 05.11.05 TIME 0920 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

Phu D. Le

DATE 05.11.05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/10/2005

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 61ED2005

PLAINTIFF REGIONS MORTGAGE, INC.

DEFENDANT JOHN T. ROESNER  
LINDA J. ROESNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Leslie L. Sullivan

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

DATE 5-11-05 TIME 0845 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

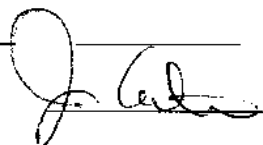
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-11-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/10/2005

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 61ED2005

PLAINTIFF REGIONS MORTGAGE, INC.

DEFENDANT JOHN T. ROESNER  
LINDA J. ROESNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DEB ALLEN

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

DATE 5-11-5 TIME 0825 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. Allen DATE 5-11-5

**Tax Notice** 2005 County & Municipality

BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI : 9:30AM - 4PM  
 CLOSED WEDNESDAY & HOLIDAYS  
 1. CLOSED FRIDAY AFTER DISCOUNT  
**PHONE:** 570-752-7442

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

ROESNER JOHN T & LINDA J  
 1617 FIRST AVENUE  
 BERWICK PA 18603

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

FOR: COLUMBIA COUNTY

DATE  
 03/01/2005

BILL NO.  
 5622

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	15,306	5.646	84.69	86.42	95.06
SINKING		1.345	20.18	20.59	22.65
LIGHT		.75	11.25	11.48	12.05
FIRE		1.75	26.25	26.79	28.13
BORO RE		6.6	99.00	101.02	106.07
The discount & penalty have been calculated for your convenience			241.37	246.30	263.96
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

DISCOUNT	NTY	TWP	PARCEL	LAND	Buildings	Total Assessment
Discount 2 %		2 %	PARCEL: 04D-06 -001-00,000	3122 Acres	5,440	
Penalty 10 %		5 %	1617 FIRST AVE		9,866	
						15,306

FILE COPY

This tax returned to  
 courthouse on:  
 January 1, 2006

4/29/05

Signature

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 05/11/2005

Fee: \$5.00

Cert. NO: 835

ROESNER JOHN T & LINDA J  
602 EAST HOWARD STREET  
APT 307  
BELLEFONTE PA 16823 2150

District: BERWICK BORO  
Deed: 20001 -1862  
Location: 1617 FIRST AVE LOTS  
Parcel Id:04D-06 -001-00,000

Assessment: 15,306  
Balances as of 05/11/2005

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

By: Timothy T. Chamberlain Per: dm  
Sheriff



May 11, 2005

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

**REGIONS MORTGAGE, INC.**

**VS**

**JOHN T. ROESNER  
LINDA J. ROESNER**

**DOCKET # 61ED2005**

**JD # 139JD2005**

Dear Timothy:

The balance on sewer account #101564 for the property located at 1617 First Avenue, Berwick through July 2005 is \$596.36.

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

Sincerely,

Kelly Greer  
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# REAL ESTATE OUTLINE

ED # 61-05

DATE RECEIVED 5-10-05  
DOCKET AND INDEX 5-10-05  
SET FILE FOLDER UP 5-10-05

## 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# 424187

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

SALE DATE July 13, 2005 TIME 0930  
POSTING DATE June 8, 05  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 22  
2<sup>ND</sup> WEEK 29  
3<sup>RD</sup> WEEK July 6, 05



# SHERIFF'S SALE

WEDNESDAY JULY 13, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 61 OF 2005 ED AND CIVIL WRIT NO. 139 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:

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BEING Lots Number Six Hundred Forty-six (646) and Six Hundred Forty-seven (647), and, TITLE TO SAID PREMISES IS VESTED IN JOHN T. ROESNER AND LINDA J. ROESNER, HIS WIFE, BY DEED FROM JOHN T. ROESNER AND LINDA J. ROESNER, HIS WIFE, DATED 6/15/00 AND RECORDED 12/28/00 IN BOOK 2000 PAGE 11862.

PARCEL #04.D-06-1

PROPERTY BEING KNOWN AS 1617 FIRST AVENUE, BERWICK, PA 18063

## 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](http://www.sheriffofcolumbiacounty.com)

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1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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Timothy T. Chamberlain  
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PARCEL #04.D-06-1

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Daniel G. Schnieg  
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PARCEL# 04.D-06-1

PROPERTY BEING KNOWN AS 1617 FIRST AVENUE, BERWICK, PA 18063

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

**REGIONS MORTGAGE, INC.**

**Plaintiff**

vs.

**JOHN T. ROESNER**  
**LINDA J. ROESNER**

**Defendant(s)**

: **COURT OF COMMON PLEAS**  
: **COLUMBIA COUNTY, PA**

: **NO: 2005 CV 139**

: *2005-ED-61*  
: **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: 1617 FIRST AVENUE  
BERWICK, PA 18063

(see attached legal description)

Amount Due \$65,568.02

Interest from 4/29/05 \$ \_\_\_\_\_  
to sale date  
(per diem-\$10.78)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Tim B. Reine*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 5/10/08  
(Seal)

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**Plaintiff**

**vs.**

**JOHN T. ROESNER**  
**LINDA J. ROESNER**

**Defendant(s)**

**: COURT OF COMMON PLEAS**  
**: COLUMBIA COUNTY, PA**  
**:**  
**: NO: 2005 CV 139**  
**:**  
**: 2005-ED-61**  
**: WRIT OF EXECUTION**  
**: (MORTGAGE FORECLOSURE)**  
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Office of the Prothonotary  
Common Pleas Court of  
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PARCEL# 04.D-06-1

PROPERTY BEING KNOWN AS 1617 FIRST AVENUE, BERWICK, PA 18063



**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**

**REGIONS MORTGAGE, INC.**

**Plaintiff**

**vs.**

**JOHN T. ROESNER**  
**LINDA J. ROESNER**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2005 CV 139**

**:**

**:**

**:**

**:**

*2005-ED-61*

**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

REGIONS MORTGAGE, INC.

Plaintiff

vs.

JOHN T. ROESNER  
LINDA J. ROESNER

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005 CV 139  
: 2005-ED-61  
:  
:

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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

REGIONS MORTGAGE, INC.

Plaintiff

vs.

JOHN T. ROESNER  
LINDA J. ROESNER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2005 CV 139

:

: 2005-ED-61

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No. 1)**

**REGIONS MORTGAGE, INC.**, 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 **1617 FIRST AVENUE, BERWICK, PA 18063**.

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

NAME

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

**JOHN T. ROESNER**

**602 EAST HOWARD STREET, APT. 307  
BELLEFONTE, PA 16823**

**LINDA J. ROESNER**

**602 EAST HOWARD STREET, APT. 307  
BELLEFONTE, PA 16823**

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: **4/28/05**

**Phelan Hallinan & Schmieg, L.L.P.**

By: **DANIEL G. SCHMIEG**

Identification No. **62205**

**One Penn Center at Suburban Station**

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**Defendant(s)**

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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

**EQUIFIRST CORP.**

**820 FOREST POINT CIRCLE  
CHARLOTTE, NC 28273**

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**

**1617 FIRST AVENUE  
BERWICK, PA 18063**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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**DANIEL G. SCHMIEG, ESQUIRE**  
Attorney for Plaintiff

DATE: **4/28/05**

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Defendant(s)

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By: **DANIEL G. SCHMIEG**

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(215) 563-7000

**ATTORNEY FOR PLAINTIFF**

**REGIONS MORTGAGE, INC.**

**Plaintiff**

vs.

**JOHN T. ROESNER**

**LINDA J. ROESNER**

**Defendant(s)**

: **COLUMBIA County**  
:  
: **Court of Common Pleas**  
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: **CIVIL DIVISION**  
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**DOMESTIC RELATIONS OF  
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**COLUMBIA COUNTY COURTHOUSE  
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**TENANT/OCCUPANT**

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**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE: 4/28/05



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ATTORNEY FOR PLAINTIFF

REGIONS MORTGAGE, INC.

Plaintiff

vs.

JOHN T. ROESNER  
LINDA J. ROESNER

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

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: CIVIL DIVISION

:

: NO. 2005 CV 139

:

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**\*\*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**

4/28/05

TO: JOHN T. ROESNER  
LINDA J. ROESNER  
602 EAST HOWARD STREET, APT. 307  
BELLEFONTE, PA 16823

Your house (real estate) at 1617 FIRST AVENUE, **BERWICK, PA 18063**, 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 **\$65,568.02** obtained by **REGIONS MORTGAGE, 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. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

ALL those two certain lots of land lying and being situate on the northerly side of First Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bonded and described as follows, to-wit;

BEGINNING at the southwesterly corner of Lot Number Six Hundred Forty-five (645) this being the west side of the fifth lot west of Eaton Street on the northerly side of First Avenue and a portion of the Berwick Land and Improvement Company addition to the Borough of Berwick, which was formerly the Ferris Farm ( Sec plot or plan recorded at Recorder's Office at Bloomsburg in Miscellaneous Book 8 Page 366);

THENCE in a northerly direction along Lot Number Six Hundred Forty-five (645) a distance of One Hundred Sixty (160) feet to a fifteen (15) foot alley;

THENCE in a westerly direction along said alley a distance of Sixty-nine and eight-tenths (69.8) feet to the land of William Fairchild, deceased;

THENCE in a southwesterly direction along the William Fairchild land, A DISTANCE OF One Hundred Seventy-one and twenty-seven one hundredths (171.27) feet to First Avenue;

THENCE in an easterly direction along First Avenue a distance of Ninety-two and two-tenths (92.2) feet to the place of beginning.

BEING Lots Number Six Hundred Forty-six (646) and Six Hundred Forty-seven (647), and,

TITLE TO SAID PREMISES IS VESTED IN JOHN T. ROESNER AND LINDA J. ROESNER, HIS WIFE, BY DEED FROM JOHN T. ROESNER AND LINDA J. ROESNER, HIS WIFE, DATED 6/15/00 AND RECORDED 12/28/00 IN BOOK 2000 PAGE 11862.


PARCEL# 04.D-06-1

PROPERTY BEING KNOWN AS 1617 FIRST AVENUE, BERWICK, PA 18063

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))

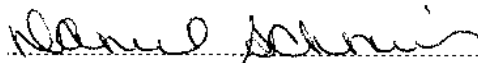
HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in  
your hands  
for service a Writ of .....EXECUTION (REAL ESTATE)....., styled as  
follows: REGIONS MORTGAGE, INC. vs JOHN T. ROESNER and  
LINDA J. ROESNER

The defendant will be found at 602 EAST HOWARD STREET,  
APT. 307, BELLEFONTE, PA. 16823

 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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(Attorney for Plaintiff(s))

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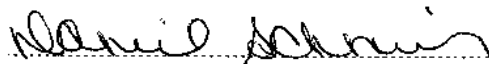
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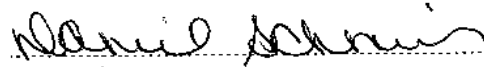
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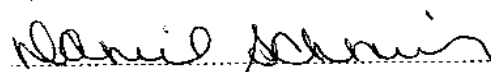
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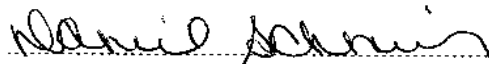
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PARCEL# 04.D-06-1

PROPERTY BEING KNOWN AS 1617 FIRST AVENUE, BERWICK, PA 18063

ALL those two certain lots of land lying and being situate on the northerly side of First Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bonded and described as follows, to-wit;

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THENCE in a northerly direction along Lot Number Six Hundred Forty-five (645) a distance of One Hundred Sixty (160) feet to a fifteen (15) foot alley;

THENCE in a westerly direction along said alley a distance of Sixty-nine and eight-tenths (69.8) feet to the land of William Fairchild, deceased;

THENCE in a southwesterly direction along the William Fairchild land, A DISTANCE OF One Hundred Seventy-one and twenty-seven one hundredths (171.27) feet to First Avenue;

THENCE in an easterly direction along First Avenue a distance of Ninety-two and two-tenths (92.2) feet to the place of beginning.

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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  
424187

DATE	AMOUNT
04/28/2005	*****1,350.00

JUN 04/28/2005

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

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

*Francis S. Williams*

⑆424187⑆ ⑆036001808⑆36 150866 8⑆