

# SHERIFF'S SALE COST SHEET

ABN Am20 vs. 1110 (7) 1102  
 NO. 92-05 ED NO. 1355-02 JD DATE/TIME OF SALE 5/2/02

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 210.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 47.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 15.84
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 7.00
NOTARY	\$ 15.00
TOTAL *****	\$ 382.84

WEB POSTING	2605 \$150.00
PRESS ENTERPRISE INC.	4 \$ 712.16
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL *****	\$ 862.16

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ -0-

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5.00
TOTAL *****	\$ 5.00

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ -0-

SURCHARGE FEE (DSTE)	\$ 100.00
MISC. _____	\$
_____	\$
TOTAL *****	\$ -0-

TOTAL COSTS (OPENING BID) \$ 1350.00

# SHERIFF'S SALE COST SHEET

ABN AMRO Mort. Group vs. Shadi + Raul Martinez  
 NO. 92-05 ED NO. 1355-02 JD DATE/TIME OF SALE 10-12-05 /030

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>47.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>462.00</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	\$	
SCHOOL DIST. 20	\$	<u>Pd</u>
DELINQUENT 20	\$	<u>5.00</u>
TOTAL *****		\$ <u>5.00</u>

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

SURCHARGE FEE (DSTE)	\$	<u>150.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1605.66

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

Katherine Trautz  
Sale Department, Ext. 1493

Representing Lenders in  
Pennsylvania and New Jersey

November 14, 2005

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

**Re: ABN AMRO MORTGAGE GROUP, INC.**  
**v. SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI**  
**DUCHESNE-MARTINEZ and RAUL MARTINEZ**  
**No. 2002-CV-1355**  
**Premises: 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 11/15/05.

Please disregard the prior letter to proceed with the sale. Our client has instructed us otherwise. No funds have been received in consideration of the stay.

Very truly yours,

Katherine Trautz

/kjm

VIA TELECOPY 370-389-5623

**Co: SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ**  
**RAUL MARTINEZ**  
**URB LOMAS' DEL MAR #28**  
**VEGA ALTA, PR 00692**

IN THE UNITED STATES BANKRUPTCY COURT FOR  
THE DISTRICT OF PUERTO RICO

IN RE:

CASE NO. 05-10274 EEL

SAUL MARTINEZ GARCIA

Chapter 13

SHADI DUCHESNE JIMENEZ

XX-XX-2402

XX-XX-2613

FILED & ENTERED ON 11/3/2005

Debtor(s)

ORDER DISMISSING CASE

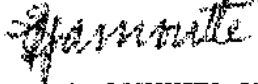
Upon the application for voluntary dismissal filed by the debtor(s)  
(see docket entry #11), it is now

ORDERED, ADJUDGED and DECREED that the instant case be and is hereby  
dismissed, and it is further

ORDERED, ADJUDGED and DECREED that the clerk closes any contested  
matter or adversary proceeding pending in the instant case.

SO ORDERED.

San Juan, Puerto Rico, this 03 day of November, 2005.

  
ENRIQUE S. LAMOTTE INCLAN  
U. S. Bankruptcy Judge

At All creditors  
P/up

**PHELAN HALLINAN & SCHMIEG, LLP**

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Main Fax: (215)563-5534

Ph: (215)563-7000

Katherine Trautz  
Sale Department, Ext. 1493

Representing Lenders in  
Pennsylvania and New Jersey

November 14, 2005

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

**Re: ABN AMRO MORTGAGE GROUP, INC.  
v. SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI  
DUCHESNE-MARTINEZ and RAUL MARTINEZ  
No. 2002-CV-1355  
Premises: 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821**

Dear Sir or Madam:

Please **PROCEED** the Sheriff's Sale of the above referenced property, which is scheduled for 11/15/05. BK was dismissed. Please see attached order.

Very truly yours,

Katherine Trautz  
/kjm

**VIA TELECOPY 570-389-5625**

**Cc: SHADI DUCHESNE A/K/A SHADI MARTINEZ  
A/K/A SHADI DUCHESNE-MARTINEZ  
RAUL MARTINEZ  
URB LOMAS' DEL MAR #26  
VEGA ALTA, PR 00692**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

ABN AMRO Mort. Group vs Shadi + Raul Martinez

NO. 92-05 ED NO. 1355-02 JD

DATE/TIME OF SALE: 10-12-05 1030

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

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

Katherine Trautz  
Sale Department, Ext. 1493

Representing Lenders in  
Pennsylvania and New Jersey

October 7, 2005

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

**Re: ABN AMRO MORTGAGE GROUP, INC.**  
**v. SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI**  
**DUCHESNE-MARTINEZ and RAUL MARTINEZ**  
**No. 2002-CV-1355**  
**Premises: 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821**

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 10/12/05. Please relist the property for the 11/15/05 sale.

Very truly yours,

Katherine Trautz  
/kjm

**VIA TELECOPY 570-389-5625**

**Cc: SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-MARTINEZ**  
**RAUL MARTINEZ**  
**URB LOMAS' DEL MAR #26**  
**VEGA ALTA, PR 00682**

1. Article Addressed to:  
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.

2. Article Number  
(Transfer from service label)

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

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

5. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:

1. Article Addressed to:  
Standard Federal Bank  
2600 W. Big Beaver Road  
Troy, MI 48064

2. Article Number  
(Transfer from service label)

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

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

7004 2890 0001 4116 2029

Domestic Return Receipt

PS Form 3811, February 2004

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

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X Samuel J. Ventura  
B. Received by (Printed Name)  
C. Date of Delivery  
JUL 19 2005  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

7004 2890 0001 4116 2036

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X [Signature]  
B. Received by (Printed Name)  
C. Date of Delivery  
JUL 19 2005  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

7004 2890 0001 4116 2050

**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

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X [Signature]  
B. Received by (Printed Name)  
C. Date of Delivery  
JUL 19 2005  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

7004 2890 0001 4116 2005



## 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:

INTERNAL REVENUE SERVICE  
FEDERAL SUPPLY GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below:

3. Service Type
- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 2067

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below:

- 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 2890 0001 4116 2043

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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 September 21, 28; October 5, 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.

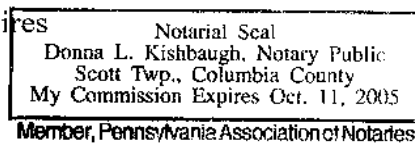
Paul R. Eyerly IV

Sworn and subscribed to before me this 7<sup>th</sup> day of October 2005

Donna L. Kishbaugh

(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.

.....

92

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

September 21, 2005

Office of the Sheriff  
COLUMBIA County Courthouse  
35 W. MAIN STREET  
BLOMSBURG, PA 17815

RE: ABN AMRO MORTGAGE GROUP, INC.  
V. SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A  
SHADI DUCESNE-MARTINEZ and RAUL MARTINEZ  
COLUMBIA COUNTY, NO. 2002-CV-1355

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

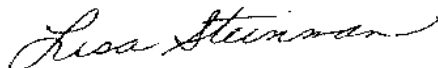
Enclosed please find the following:

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 10/12/05 SHERIFF'S SALE.\*\*\***

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

RE: ABN AMRO MORTGAGE GROUP, INC.

) CIVIL ACTION

VS.

SHADI DUCHESNE A/K/A  
SHADI MARTINEZ A/K/A  
SHADI DUCESNE-MARTINEZ  
RAUL MARTINEZ

) CIVIL DIVISION  
) NO. 2002-CV-1355

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **ABN AMRO MORTGAGE GROUP, INC.** hereby verify that on **7/28/05 & 9/12/05** 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: September 21, 2005

  
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	Postage
1	****	Tenant/Occupant 341 FROSTY VALLEY ROAD DANVILLE, PA 17821	
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		STANDARD FEDERAL BANK 2600 W. BIG BEAVER ROAD TROY, MI 48064	
5		ASSOCIATES FINANCIAL SERVICES 248 WEST SIDE MALL OFFICE BUILDING EDWARDSVILLE, PA 13704	
6			
7			
8		RE: SHADI DUCESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCESNE-MARTINEZ 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 1A  
 0004300377 JUL 28 2005  
 MAILED FROM ZIP CODE 19103  
**\$ 01.50<sup>00</sup>**

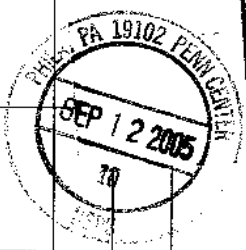



**Name and Address of Sender**  **PHILAN HALLINAN & SCHMIEG, LLP**  
**ONE PENN CENTER PLAZA, SUITE 1400**  
**PHILADELPHIA, PA 19103-1814**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name of Receiving Employee)	Fee
1	*****	CITIFINANCIAL 8333 RIDGE POINT DRIVE IRVING, TX 75063	RE: DUCHESNE, SHADI KJT/LAS	
2	****	CITIFINANCIAL 15851 CLAYTON ROAD MS 323 BALLWIN, MO 63011		
3		CITIFINANCIAL 1111 NORTHPOINT DRIVE, BLD 4, SUITE 100 COPELL, TX 75019		
4		CITIFINANCIAL 14415 SOUTH 50 <sup>TH</sup> STREET, SUITE 100 PHOENIX, AZ 85044		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

**TEAM 3**

**TEAM 3**



UNITED STATES POSTAGE  
  
**\$ 01.20<sup>00</sup>**  
 02 1A SEP 12 2005  
 0004300377  
 MAILED FROM ZIP CODE 19103

**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**ABN AMRO MORTGAGE GROUP, INC.**

**7159 CORKLAN DRIVE**

**JACKSONVILLE, FL 32258**

**Plaintiff,**

**v.**

**SHADI DUCHESNE A/K/A SHADI MARTINEZ**

**A/K/A SHADI DUCESNE-MARTINEZ**

**RAUL MARTINEZ**

**26 LOMAS BELMAR**

**VEGA ALTA, PR 000692**

**Defendant(s).**

**:  
:  
: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
:  
:  
: CIVIL DIVISION  
:  
: NO. 200-CV-1355  
:  
:  
:  
:  
:**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**ABN AMRO MORTGAGE GROUP, INC.,** Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.**

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

**NAME**

**LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)**

**SHADI DUCHESNE**

**26 LOMAS BELMAR**

**A/K/A SHADI MARTINEZ**

**VEGA ALTA, PR 000692**

**A/K/A SHADI DUCESNE-  
MARTINEZ**

**RAUL MARTINEZ**

**26 LOMAS BELMAR**

**VEGA ALTA, PR 000692**

**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**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

<b>ASSOCIATES FINANCIAL SERVICES</b>	<b>248 WEST SIDE MALL OFFICE BUILDING EDWARDSVILLE, PA 18704</b>
--	--

<b>ABN AMRO MORTGAGE GROUP, INC.</b>	<b>7159 CORKLAN DRIVE JACKSONVILLE, FL 32258</b>
--	--

<b>CITIFINANCIAL</b>	<b>8333 RIDGE POINT DRIVE IRVING, TX 75063</b>
----------------------	--

<b>CITIFINANCIAL</b>	<b>15851 CLAYTON ROAD MS 323 BALLWIN, MO 63011</b>
----------------------	--

<b>CITIFINANCIAL</b>	<b>1111 NORTHPOINT DRIVE, BLD 4, SUITE 100 COPPELL, TX 75019</b>
----------------------	--

<b>CITIFINANCIAL</b>	<b>14415 SOUTH 50<sup>TH</sup> STREET, SUITE 100 PHOENIX, AZ 85044</b>
----------------------	--

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

<b>TENANT/OCCUPANT</b>	<b>341 FROSTY VALLEY ROAD DANVILLE, PA 17821</b>
------------------------	--



**DOMESTIC RELATIONS  
OF COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF  
PENNSYLVANIA  
DEPARTMENT OF  
WELFARE**

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

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

September 12, 2005

Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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) 784-4300

ABN AMRO MORTGAGE GROUP, INC.

Docket # 92ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

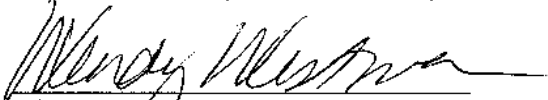
SHADI DUCHESNE A/K/A SHADI  
MARTINEZ A/K/A SHADI DUCHESNE-  
MARTINEZ  
RAUL MARTINEZ

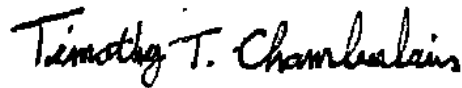
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JULY 22, 2005, AT 9:10 AM, SERVED THE WITHIN WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE UPON SHADI DUCHESNE-MARTINEZ AT COLUMBIA  
COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO SHADI MARTINEZ, , A TRUE  
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE  
CONTENTS THEREOF.

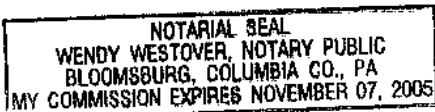
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, SEPTEMBER 08, 2005

  
NOTARY PUBLIC



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

ABN AMRO MORTGAGE GROUP, INC.

VS.

SHADI & RAUL MARTINEZ

WRIT OF EXECUTION #92 OF 2005 ED

POSTING OF PROPERTY

September 8, 2005      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF SHADI & RAUL MARTINEZ AT 341 FROSTY VALLEY RD DANVILLE  
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 SEPTEMBER 2005

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

ABN AMRO MORTGAGE GROUP, INC.

Docket # 92ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SHADI DUCHESNE A/K/A SHADI  
MARTINEZ A/K/A SHADI DUCHESNE-  
MARTINEZ  
RAUL MARTINEZ

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JULY 22, 2005, AT 9:10 AM, SERVED THE WITHIN WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE UPON RAUL MARTINEZ AT SHERIFF'S OFFICE,  
BLOOMSBURG BY HANDING TO RAUL MARTINEZ, , 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 FRIDAY, JULY 22, 2005

  
\_\_\_\_\_  
NOTARY PUBLIC

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

  
X \_\_\_\_\_  
SHERIFF TIMOTHY T. CHAMBERLAIN

**TAX NOTICE** 2005 SCHOOL REAL ESTATE  
 HEMLOCK TWP  
**MAKE CHECKS PAYABLE TO:**  
 DENISE D. OTTAVIANI  
 116 FROSTY VALLEY ROAD  
 BLOOMSBURG, PA 17815

FOR BLOOMSBURG SCHOOL DISTRICT					DATE 07/01/2005	BILL# 000658
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY	
REAL ESTATE	56037	33.500	1839.70	1877.24	2064.96	
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.						
<b>PAY THIS AMOUNT</b>			1839.70	1877.24	2064.96	
			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER	

**HOURS** JULY & AUG TUE & THUR 1-6PM  
 SEPT & OCT TUE & THUR 3-6PM  
 AFTER OCT 31 BY APPT ONLY  
 PHONE 570-784-9310

**M** MARTINEZ PAUL & SHADI  
**A** 341 FROSTY VALLEY ROAD  
**I** DANVILLE PA 17821  
**L**  
**T**  
**O**

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.	29769
PARCEL 18 09 00306000			
341 FROSTY VALLEY RD	8190.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2006	
0679-0691	47847.00		
3.19 ACRES			

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED

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

July 18, 2005

**DENISE OTTAVIANI-TAX COLLECTOR  
116 FROSTY VALLEY RD  
BLOOMSBURG, PA 17815-**

**ABN AMRO MORTGAGE GROUP, INC.  
VS  
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-  
MARTINEZ  
RAUL MARTINEZ**

**DOCKET # 92ED2005**

**JD # 1355JD2002**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

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

ABN AMRO MORTGAGE GROUP, INC.

Plaintiff

vs.

SHADI DUCHESNE  
A/K/A SHADI MARTINEZ  
A/K/A SHADI DUCESNE-MARTINEZ  
RAUL MARTINEZ

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-1355  
: 2005-ED-92  
:  
:  
:

**\*\*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**

7/12/05

TO: SHADI DUCHESNE  
A/K/A SHADI MARTINEZ A/K/A SHADI DUCESNE-MARTINEZ  
RAUL MARTINEZ  
URB LOMAS' DEL MAR #26  
VEGA ALTA, PR 00692

Your house (real estate) at **341 FROSTY VALLEY ROAD, DANVILLE, PA 17821**, is scheduled to be sold at the Sheriff's Sale on October 12, 2005, at 10:30 am in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$187,969.29** obtained by **ABN AMRO MORTGAGE GROUP, 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 THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, more fully bounded and described as follows, to-wit:

BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frosty Valley Road) and common corner with Lot No. 1; thence along said Lot No. 1, North 08 degrees 41 minutes 10 seconds East, 519.30 feet to a No. 5 rebar (set) in line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 275.00 feet to a No. 5 rebar (set) in common corner with Lot No. 3; thence along said Lot No. 3, South 08 degrees 41 minutes 10 seconds West, 491.76 feet to a Mag Nail (set) in the centerline of the aforesaid State Route No. 4006; thence along said centerline, North 87 degrees 24 minutes 22 seconds West, 128.73 feet to a point; thence along same, North 86 degrees 40 minutes 35 seconds West, 147.65 feet to a Mag Nail (set), the place of beginning.

CONTAINING 3.194 acres of land in all.

THE above described tract of land is more fully shown as Lot No. 2 on a survey draft showing a subdivision of lands of Marianne T. Creasy, et al, as prepared by Beishline Surveying of Stillwater, PA and dated October 29, 1996, and recorded in Columbia County Map Book 7 at Page 1178.

TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derosé and David P. Derosé, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/15/2005

SERVICE# 5 - OF - 15 SERVICES  
DOCKET # 92ED2005

PLAINTIFF ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A  
SHADI DUCHESNE-MARTINEZ  
RAUL MARTINEZ

ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
341 FROSTY VALLEY RD	FORECLOSURE
DANVILLE	

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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

7-21-05 1030 ARTUR CARD - ON VACATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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) 784-6308

July 18, 2005

TENANT(S)  
341 FROSTY VALLEY RD  
DANVILLE, PA 17821-

ABN AMRO MORTGAGE GROUP, INC.  
VS  
SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCHESNE-  
MARTINEZ  
RAUL MARTINEZ

DOCKET # 92ED2005

JD # 1355JD2002

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

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

ABN AMRO MORTGAGE GROUP, INC.

Plaintiff

vs.

SHADI DUCHESNE  
A/K/A SHADI MARTINEZ  
A/K/A SHADI DUCESNE-MARTINEZ  
RAUL MARTINEZ

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-1355  
: 2005-ED-92  
:  
:

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**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

7/12/05

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RAUL MARTINEZ  
URB LOMAS' DEL MAR #26  
VEGA ALTA, PR 00692

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

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BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frosty Valley Road) and common corner with Lot No. 1; thence along said Lot No. 1, North 08 degrees 41 minutes 10 seconds East, 519.30 feet to a No. 5 rebar (set) in line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 275.00 feet to a No. 5 rebar (set) in common corner with Lot No. 3; thence along said Lot No. 3, South 08 degrees 41 minutes 10 seconds West, 491.76 feet to a Mag Nail (set) in the centerline of the aforesaid State Route No. 4006; thence along said centerline, North 87 degrees 24 minutes 22 seconds West, 128.73 feet to a point; thence along same, North 86 degrees 40 minutes 35 seconds West, 147.65 feet to a Mag Nail (set), the place of beginning.

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TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derosé and David P. Derosé, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/15/2005

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 92ED2005

PLAINTIFF ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A  
SHADI DUCHESNE-MARTINEZ

RAUL MARTINEZ  
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
116 FROSTY VALLEY RD	FORECLOSURE
BLOOMSBURG	

SERVED UPON POSED ON DOOR

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

DATE 7-21-05 TIME 10:14 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

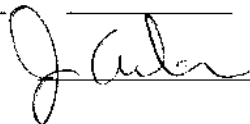
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 7-21-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/15/2005

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 92ED2005

PLAINTIFF ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A  
SHADI DUCHESNE-MARTINEZ  
RAUL MARTINEZ

ATTORNEY FIRM FEDERMAN & PHELAN

<b>PERSON/CORP TO SERVED</b>
HEMLOCK SEWER
FIREHALL RD
BLOOMSBURG

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

SERVED UPON LARNA KENTWICK

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

DATE 7-21-05 TIME 1045 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) \_\_\_\_\_

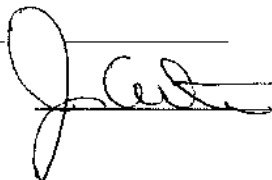
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-21-05



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/15/2005

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 92ED2005

PLAINTIFF ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A  
SHADI DUCHESNE-MARTINEZ  
RAUL MARTINEZ

ATTORNEY FIRM FEDERMAN & PHELAN

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

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

SERVED UPON Leslie Levan

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

DATE 7-21-2 TIME 1000 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Levan

DATE 7-21-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/15/2005

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 92ED2005

PLAINTIFF ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A  
SHADI DUCHESNE-MARTINEZ  
RAUL MARTINEZ

ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON DEB MILLER

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

DATE 7-21-5 TIME 0825 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. C. Miller

DATE 7-21-5

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 07/21/2005

Fee: \$5.00

Cert. NO: 1022

MARTINEZ RAUL & SHADI  
341 FROSTY VALLEY ROAD  
DANVILLE PA 17821

District: HEMLOCK TWP  
Deed: 0679 -0691  
Location: LOT 2  
Parcel Id:18 -09 -003-06,000

Assessment: 56,037  
Balances as of 07/21/2005

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

By: Timothy I Chamberlain, Sheriff Per: dm

# REAL ESTATE OUTLINE

ED # 92-05

DATE RECEIVED 7-15-05  
DOCKET AND INDEX 7-18-05  
SET FILE FOLDER UP 7-17-05

## 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# 436560

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

SALE DATE Oct. 12, 05 TIME 10:30  
POSTING DATE Sept. 18  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Sept. 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK Oct. 5, 05

# SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 92 OF 2005 ED AND CIVIL WRIT NO. 1355 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frosty Valley Road) and common corner with Lot No. 1; thence along said Lot No. 1, North 08 degrees 41 minutes 10 seconds East, 519.30 feet to a No. 5 rebar (set) in line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 275.00 feet to a No. 5 rebar (set) in common corner with Lot No. 3; thence along said Lot No. 3, South 08 degrees 41 minutes 10 seconds West, 491.76 feet to a Mag nail (set) in the centerline of the aforesaid State Route No. 4006; thence along said centerline, North 87 degrees 24 minutes 22 seconds West, 128.73 feet to a point; thence along same, North 86 degrees 40 minutes 35 seconds West, 147.65 feet to a Mag Nail (set), the place of beginning.

CONTAINING 3.194 acres of land in all.

THE above described tract of land is more fully shown as Lot No. 2 on a survey draft showing a subdivision of lands of Marianne T. Creasy, et al, as prepared by Beishline Surveying of Stillwater, PA and dated October 29, 1996, and recorded in Columbia County Map Book 7 at Page 1178.

TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821

TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derose and David P. Derose, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

## 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 Schmeig  
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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TAX PARCEL #18-09-003-06

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Plaintiff's Attorney  
Daniel Schmeig  
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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WEDNESDAY OCTOBER 12, 2005 AT 10:30 AM

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

ABN AMRO MORTGAGE GROUP, INC. : COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
Plaintiff :  
: NO: 2002-CV-1355  
vs. : *2005-ED-92*  
: WRIT OF EXECUTION  
SHADI DUCHESNE :  
A/K/A SHADI MARTINEZ : (MORTGAGE FORECLOSURE)  
A/K/A SHADI DUCESNE-MARTINEZ :  
RAUL MARTINEZ :  
Defendant(s)

Dated: 7/15/2005  
(Seal)



ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, more fully bounded and described as follows, to-wit:

BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frosty Valley Road) and common corner with Lot No. 1; thence along said Lot No. 1, North 08 degrees 41 minutes 10 seconds East, 519.30 feet to a No. 5 rebar (set) in line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 275.00 feet to a No. 5 rebar (set) in common corner with Lot No. 3; thence along said Lot No. 3, South 08 degrees 41 minutes 10 seconds West, 491.76 feet to a Mag Nail (set) in the centerline of the aforesaid State Route No. 4006; thence along said centerline, North 87 degrees 24 minutes 22 seconds West, 128.73 feet to a point; thence along same, North 86 degrees 40 minutes 35 seconds West, 147.65 feet to a Mag Nail (set), the place of beginning.

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TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

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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

ABN AMRO MORTGAGE GROUP,  
INC.

Plaintiff

vs.

SHADI DUCHESNE  
A/K/A SHADI MARTINEZ  
A/K/A SHADI DUCESNE-MARTINEZ  
RAUL MARTINEZ

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-1355  
: 2005-ED-92  
:  
:

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

ABN AMRO MORTGAGE GROUP, INC.

Plaintiff

vs.

SHADI DUCHESNE  
A/K/A SHADI MARTINEZ  
A/K/A SHADI DUCESNE-MARTINEZ  
RAUL MARTINEZ

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2002-CV-1355  
: *2005-ED-92*  
:  
:

**\*\*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**

7/12/05

TO: SHADI DUCHESNE  
A/K/A SHADI MARTINEZ A/K/A SHADI DUCESNE-MARTINEZ  
RAUL MARTINEZ  
URB LOMAS' DEL MAR #26  
VEGA ALTA, PR 00692

Your house (real estate) at 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821, is scheduled to be sold at the Sheriff's Sale on October 12, 2005, at 10:30 am in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$187,969.29 obtained by ABN AMRO MORTGAGE GROUP, 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**

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TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derosé and David P. Derosé, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

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

ABN AMRO MORTGAGE GROUP,  
INC.

Plaintiff

vs.

SHADI DUCHESNE  
A/K/A SHADI MARTINEZ  
A/K/A SHADI DUCESNE-MARTINEZ  
RAUL MARTINEZ

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION

: NO. 2002-CV-1355

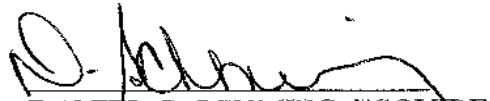
: 2005-ED-92  
:  
:

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  
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: NO. 2002-CV-1355  
: 2005-ED-92

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

**ABN AMRO MORTGAGE GROUP, 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 **341 FROSTY VALLEY ROAD, DANVILLE, PA 17821**.

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

NAME

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

SHADI DUCHESNE  
A/K/A SHADI MARTINEZ  
A/K/A SHADI DUCESNE-MARTINEZ

URB LOMAS' DEL MAR #26  
VEGA ALTA, PR 00692

RAUL MARTINEZ

URB LOMAS' DEL MAR #26  
VEGA ALTA, PR 00692

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: **7/12/05**

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

By: **DANIEL G. SCHMIEG**

Identification No. **62205**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**ABN AMRO MORTGAGE GROUP, INC.**

: **COLUMBIA County**

:

**Plaintiff**

: **Court of Common Pleas**

:

**vs.**

: **CIVIL DIVISION**

:

**SHADI DUCHESNE**

: **NO. 2002-CV-1355**

**A/K/A SHADI MARTINEZ**

:

**A/K/A SHADI DUCESNE-MARTINEZ**

:

**RAUL MARTINEZ**

:

**Defendant(s)**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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**A/K/A SHADI MARTINEZ**

**A/K/A SHADI DUCESNE-MARTINEZ**

**URB LOMAS' DEL MAR #26**

**VEGA ALTA, PR 00692**

**RAUL MARTINEZ**

**URB LOMAS' DEL MAR #26**

**VEGA ALTA, PR 00692**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**



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

NAME

LAST KNOWN ADDRESS

**STANDARD FEDERAL BANK**

**2600 W. BIG BEAVER ROAD**  
**TROY, MI 48084**

**ASSOCIATES FINANCIAL SERVICES 248 WEST SIDE MALL OFFICE BUILDING**  
**EDWARDSVILLE, PA 13704**

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**

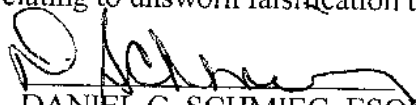
**TENANT/OCCUPANT**

**341 FROSTY VALLEY ROAD  
DANVILLE, PA 17821**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

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

**DATE: 7/12/05**

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
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Philadelphia, PA 19103-1814  
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ATTORNEY FOR PLAINTIFF

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Plaintiff

vs.

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A/K/A SHADI DUCESNE-MARTINEZ  
RAUL MARTINEZ

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION

NO. 2002-CV-1355

2005 ED 92  
COPY

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URB LOMAS' DEL MAR #26  
VEGA ALTA, PR 00692

RAUL MARTINEZ

URB LOMAS' DEL MAR #26  
VEGA ALTA, PR 00692

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DANIEL G. SCHMIEG, ESQUIRE

Date: 7/12/05

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

By: **DANIEL G. SCHMIEG**

Identification No. **62205**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**ABN AMRO MORTGAGE GROUP, INC.**

**Plaintiff**

**vs.**

**SHADI DUCHESNE**

**A/K/A SHADI MARTINEZ**

**A/K/A SHADI DUCESNE-MARTINEZ**

**RAUL MARTINEZ**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2002-CV-1355**

**:**

**:**

**:**

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**A/K/A SHADI MARTINEZ**

**A/K/A SHADI DUCESNE-MARTINEZ**

**URB LOMAS' DEL MAR #26**

**VEGA ALTA, PR 00692**

**RAUL MARTINEZ**

**URB LOMAS' DEL MAR #26**

**VEGA ALTA, PR 00692**

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LAST KNOWN ADDRESS

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LAST KNOWN ADDRESS

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**COLUMBIA COUNTY COURTHOUSE**  
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**TENANT/OCCUPANT**

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**DEPARTMENT OF WELFARE**

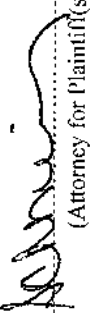
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**DANIEL G. SCHMIEG, ESQUIRE**  
Attorney for Plaintiff

DATE: 7/12/05

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 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.

 (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)  
/ s/ ..... Sheriff

....., 2005 ..

HARRY A. ROADARMEL

Sheriff

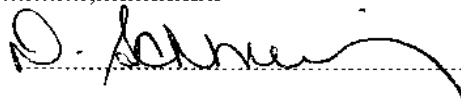
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: ABN.AMRO.MORTGAGE.GROUP,INC. vs SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCESNE- MARTINEZ and RAUL MARTINEZ

The defendant will be found at URB.LOMAS'DEL.MAR.#26, VEGA.ALTA, PR.00692

 Attorney for Plaintiff

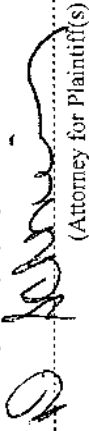
If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

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


See attached legal description.....

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 (Attorney for Plaintiff(s)) (SEAL)

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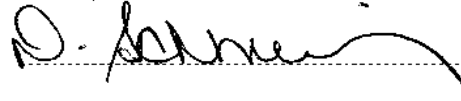
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Attorney for Plaintiff

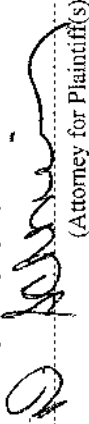
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 (SEAL)  
(Attorney for Plaintiff(s))

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 (SEAL)  
(Attorney for Plaintiff(s))

....., 2005 ..

HARRY A. ROADARMEL

Sheriff

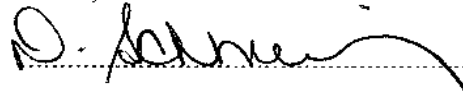
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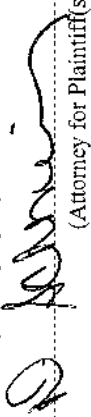
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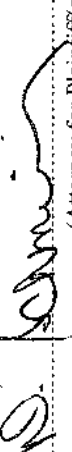
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COLUMBIA County, Pa.

Sheriff

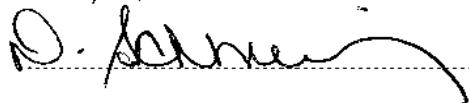
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 Attorney for Plaintiff

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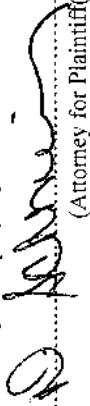
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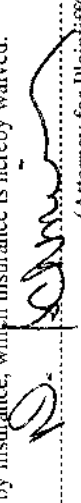
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Sheriff

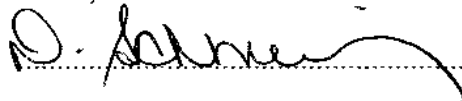
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 ..... Attorney for Plaintiff

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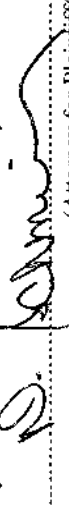
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(Sheriff)

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COLUMBIA County, Pa.

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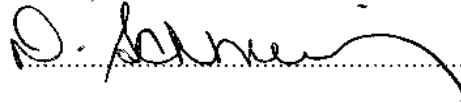
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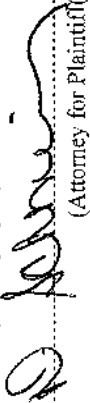
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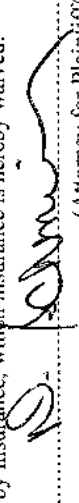
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COLUMBIA County, Pa.

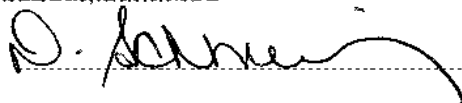
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Sir: — There will be placed in your hands

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

follows: ABN AMRO MORTGAGE GROUP, INC. vs SHADI DUCHESNE A/K/A SHADI MARTINEZ A/K/A SHADI DUCESNE- MARTINEZ and RAUL MARTINEZ

The defendant will be found at URB LOMAS' DEL MAR #26, VEGA ALTA, PR 00692

 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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CONTAINING 3.194 acres of land in all.

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TAX PARCEL #18-09-003-06

BEING KNOWN AS 341 FROSTY VALLEY ROAD, DANVILLE, PA 17821.

TITLE TO SAID PREMISES IS VESTED IN Raul Martinez and Shadi Ducesne-Martinez, husband and wife by Deed from Marianne T. Creasy and Charles A. Creasy, wife and husband, Sara T. Hosler and Ronald Hosler, wife and husband, and Judy T. Derosé and David P. Derosé, wife and husband dated 8/20/1997 and recorded 2/25/1998 in Record Book 679 Page 691.

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**PHELAN HALLINAN & SCHMIEG, L.L.P.**

**Suite 1400**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Philadelphia, PA 19103-1814**

**215-563-7000**

**Fax: 215-563-5534**

Katherine Trautz  
Ext. 1493

Representing Lenders in  
Pennsylvania and New Jersey

**7/12/05**

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

**RE: ABN AMRO MORTGAGE GROUP, INC.**  
**vs.**  
**SHADI DUCHESNE**  
**A/K/A SHADI MARTINEZ**  
**A/K/A SHADI DUCESNE-MARTINEZ**  
**RAUL MARTINEZ**  
**COLUMBIA- No. 2002-CV-1355**  
**Action in Mortgage Foreclosure**  
**Premises: 341 FROSTY VALLEY ROAD**  
**DANVILLE, PA 17821**

FILED  
PROTHONOTARY  
2005 JUL 15 A 10:56  
OFFICE OF THE PROTHONOTARY  
COLUMBIA COUNTY, PENNSYLVANIA

Dear Sir/Madam:

I would appreciate your entering Default Judgment in the above captioned matter, issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for the next available Sheriff's sale.

All of the necessary documents are enclosed, together with our check to your order in the amount of \$37.00, and the check to the order of the Sheriff in the amount of \$1,200.00 payment of fees and costs. Kindly send me your receipt and a stamped copy of the Praecept for Judgment in the envelope I have provided.

Thank you and please contact me if you have any questions regarding this matter.

Very truly yours,



Katherine Trautz  
for PHELAN HALLINAN & SCHMIEG

KJM  
Enclosures



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

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

COMMERCIAL BANK  
 PHILADELPHIA, PA 19148

3-180/380

CHECK NO  
 436560

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
06/28/2005	*****1,350.00

Valid after 90 days

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

*Thomas S. Hallinan*

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

436560 036001808136 150866 6

RECEIVED  
 11/15/05