

# SHERIFF'S SALE COST SHEET

County of NY vs. C. J. J. J.  
 NO. 1248-06 ED NO. 1248-06 JD DATE/TIME OF SALE 5/24/06

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>2.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>1.00</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>2.50</u>
NOTARY	\$ <u>2.50</u>
TOTAL *****	\$ <u>525.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>114-1.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>124.24</u>

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>3.00</u>
TOTAL *****	\$ <u>3.00</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL *****	\$

SURCHARGE FEE (DSTE)	\$
MISC. <u>12.50</u>	\$ <u>12.50</u>
TOTAL *****	\$ <u>12.50</u>

TOTAL COSTS (OPENING BID) \$ 540.50

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

UDREN LAW OFFICES, PC  
PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



America's Most Convenient Bank

1-800-YES-2000

3-180/360

100100

100100

NUMBER

\*\*Two Thousand One hundred Three dollars and Fifty Seven cents\*\*

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

DATE

10/17/2007

AMOUNT

\$2,103.57

VOID AFTER 90 DAYS

*Mark A. Udren*

For Add'l Sheriff Costs 06080416 Crane

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

⑈ 100100 ⑈ ⑆ 0360018081 ⑆ 36 589715 3 ⑈

# SHERIFF'S SALE COST SHEET

The Bank of NY vs. Thomas Crane  
 NO. 161-06 ED NO. 1248-06 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>321.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1144.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1369.24</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. <u>49978/56 X.02</u> <u>215</u>	\$ <u>1996.57</u>
TOTAL ***** \$ <u>1996.57</u>	

TOTAL COSTS (OPENING BID) \$ 3814.31

1500 2314.31 DUC

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

FACSIMILE TRANSMITTAL SHEET

TO: *Jennifer* FROM: *Sheriff Chamberlain*  
COMPANY: DATE: *10-12-07*  
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: *2*  
PHONE NUMBER: SENDER'S REFERENCE NUMBER:  
RE: YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S  
OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS,  
PLEASE CALL US AT 717-389-5622.

*10-10*  
*10/10*  
*Miss*  
*FBI 9/26/07*  
*8007*

TIMOTHY T. CHAMBERLAIN



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

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(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <i>Atty Gdren</i>	FROM: <i>Sheriff Chamberlain</i>
COMPANY:	DATE: <i>Aug. 20, 07</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

*2nd fax*

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD**  
**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**  
**856. 669. 5400**  
**FAX: 856. 669. 5399**

**PENNSYLVANIA OFFICE**  
**215-568-9500**

**MARK J. UDREN\***  
**STUART WINNEG\*\***  
**GAYL SPIVAK ORLOFF\*\*\***  
**HEIDI R. SPIVAK\*\*\***  
**MARISA JOY COHEN\*\*\***  
**LORRAINE DOYLE\*\***  
**ALAN M. MINATO\*\*\***  
**\*ADMITTED NJ, PA, FL**  
**\*\*ADMITTED PA**  
**\*\*\*ADMITTED NJ, PA**  
**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**PLEASE RESPOND TO NEW JERSEY OFFICE**

February 27, 2007

Sent via telefax #1-570-389-5625  
and Regular Mail

Columbia County Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Sheriff Chamberland

Re: The Bank of New York, as Trustee  
vs.  
Thomas E. Crane  
Columbia County C.C.P. No. 2006 CV 1248 MF  
Premises: 247 Mountain Road, Catawissa, PA 17820  
SS Date:

Dear Sheriff Chamberland:

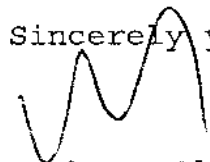
Please **STAY** the Sheriff's Sale scheduled for **February 28, 2007**.

Sale is stayed for the following reason:

Due to loan payoff. Amount collected \$99,928.56.

Thank you for your attention to this matter.

Sincerely yours,



Mark J. Udren  
UDREN LAW OFFICES, P.C.

/kab

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

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FACSIMILE TRANSMITTAL SHEET

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TO:

*Mark J. Wilson*

FROM:

*Tim Chamberlain*

COMPANY:

DATE:

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

*2*

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE:

YOUR REFERENCE NUMBER:

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☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

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NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

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**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD**  
**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**

**856. 669. 5400**

**FAX: 856. 669. 5399**

**PENNSYLVANIA OFFICE**  
**215-368-9500**

**MARK J. UDREN\***  
**STUART WINNEG\*\***  
**GAYL SPIVAK ORLOFF\*\*\***  
**HEIDI R. SPIVAK\*\*\***  
**MARISA JOY COHEN\*\*\***  
**LORRAINE DOYLE\*\***  
**ALAN M. MINATO\*\*\***  
**\*ADMITTED NJ, PA, FL**  
**\*\*ADMITTED PA**  
**\*\*\*ADMITTED NJ, PA**  
**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**PLEASE RESPOND TO NEW JERSEY OFFICE**

February 27, 2007

Sent via telefax #1-570-389-5625  
and Regular Mail

Columbia County Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Sheriff Chamberland

Re: The Bank of New York, as Trustee  
vs.  
Thomas E. Crane  
Columbia County C.C.P. No. 2006 CV 1248 MF  
Premises: 247 Mountain Road, Catawissa, PA 17820  
SS Date:

Dear Sheriff Chamberland:

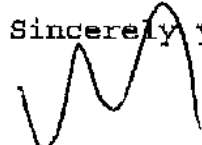
Please STAY the Sheriff's Sale scheduled for February 28, 2007.

Sale is stayed for the following reason:

Due to loan payoff. Amount collected \$99,928.56.

Thank you for your attention to this matter.

Sincerely yours,



Mark J. Udren  
UDREN LAW OFFICES, P.C.

/kab

# SHERIFF'S SALE COST SHEET

The Bank of NY vs. Thomas Crane  
 NO. 161-06 ED NO. 1748-06 JD DATE/TIME OF SALE Feb. 28, 07 09:00

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$37.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$15.00</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>\$5.50</u>	
NOTARY	<u>\$10.00</u>	
TOTAL *****		<u>\$406.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$119.24</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$1369.24</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	<u>\$4.50</u>	
TOTAL *****		<u>\$5.50</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		<u>\$0.00</u>

SURCHARGE FEE (DSTE)		<u>\$120.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		<u>\$0.00</u>

TOTAL COSTS (OPENING BID) \$1952.24

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of NY vs Thomas Crane

NO. 161-06 ED NO. 1248-06 JD

DATE/TIME OF SALE: Feb. 28 07 0900

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

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

7005 1160 0000 3415 1107

Address

B. Received by (Printed Name)

102395-02-M-1

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

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

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

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

PS Form 3811, February 2004

Domestic Return Receipt

Article Number  
(Transfer from service label)

7005 1160 0000 3415 1121

PS Form 3811, February 2004

Domestic Return Receipt

Article Number  
(Transfer from service label)

7005 1160 0000 3415 1114

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

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

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

PS Form 3811, February 2004

Domestic Return Receipt

Article Number  
(Transfer from service label)

7005 1160 0000 3415 1121

PS Form 3811, February 2004

Domestic Return Receipt

Article Number  
(Transfer from service label)

7005 1160 0000 3415 1114

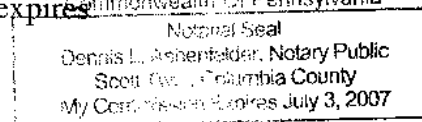
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 7, 14, 21, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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.

..... PJ Barry .....  
Sworn and subscribed to before me this 22<sup>ND</sup> day of February, 2007.....

..... [Signature] .....  
(Notary Public)

My commission expires Commonwealth Of Pennsylvania



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

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.

THE BANK OF NEW YORK

VS.

THOMAS CRANE

WRIT OF EXECUTION #161 OF 2006 ED

POSTING OF PROPERTY

January 22, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF THOMAS CRANE AT 247 MOUNTAIN ROAD CATAWISSA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23<sup>RD</sup> DAY OF JANUARY 2007

COMMONWEALTH OF PENNSYLVANIA

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

THE BANK OF NEW YORK, AS TRUSTEE

Docket # 161ED2006

VS

MORTGAGE FORECLOSURE


THOMAS E. CRANE

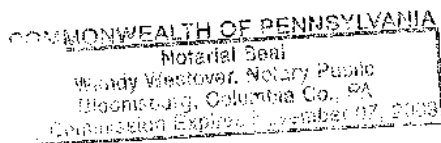
AFFIDAVIT OF SERVICE

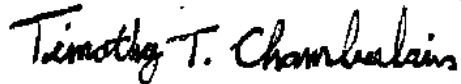
NOW, THIS TUESDAY, DECEMBER 05, 2006, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON THOMAS CRANE AT 247 MOUNTAIN ROAD, CATAWISSA BY HANDING TO THOMAS CRANE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, DECEMBER 05, 2006

  
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

  
P. D'ANGELO  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/20/2006

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 161ED2006

PLAINTIFF THE BANK OF NEW YORK, AS TRUSTEE

DEFENDANT THOMAS E. CRANE  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
LUANN SHARROW-TAX COLLECTOR
RIVERHILL
CATAWISSA

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON LUANN SHARROW

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

DATE 12-08-06 TIME 1050 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 12-08-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/20/2006

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 161ED2006

PLAINTIFF THE BANK OF NEW YORK, AS TRUSTEE

DEFENDANT THOMAS E. CRANE  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
THOMAS CRANE	MORTGAGE FORECLOSURE
247 MOUNTAIN ROAD	
CATAWISSA	

SERVED UPON Thomas Crane

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

DATE 12-05-06 TIME 0935 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE

12-05-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/20/2006

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 161ED2006

PLAINTIFF THE BANK OF NEW YORK, AS TRUSTEE

DEFENDANT THOMAS E. CRANE  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON CHRIS NANNI

RELATIONSHIP EXT OFFICER IDENTIFICATION \_\_\_\_\_

DATE 12.05.06 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

Farrell

DATE 12.05.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:

DATE RECEIVED 10/20/2006

SERVICE# 9 - OF - 12 SERVICES

DOCKET # 161ED2006

PLAINTIFF

THE BANK OF NEW YORK, AS TRUSTEE

DEFENDANT

THOMAS E. CRANE

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Deb Miller

RELATIONSHIP

CLERK

IDENTIFICATION

DATE 12-4-6

TIME 1620

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

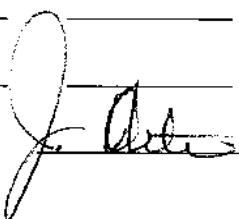
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-4-6

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 12/05/2006

Fee: \$5.00

Cert. NO: 2779

CRANE THOMAS E  
247 MOUNTAIN RD  
CATAWISSA PA 17820

District: CATAWISSA TWP  
Deed: 20010 -7006  
Location: 247 MOUNTAIN RD  
Parcel Id:09 -06 -001-08,000

Assessment: 30,340  
Balances as of 12/05/2006

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

By: Timothy T. Chamberlain Per: clm.  
Sheriff

# REAL ESTATE OUTLINE

ED # 164-06

DATE RECEIVED 10-4-06  
DOCKET AND INDEX 10-2-06

## 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 15000.00 CK# 77700

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

SALE DATE Feb. 28 TIME 9:00  
POSTING DATE Mar. 27  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Feb. 7  
2<sup>ND</sup> WEEK 14  
3<sup>RD</sup> WEEK 21

*10-4-06 10-2-06 10-2-06 10-2-06 10-2-06*

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, quire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

The Bank of New York, as  
Trustee  
4828 Loop Central Drive  
Houston, TX 77081  
Plaintiff

v.

Thomas E. Crane  
247 Mountain Road  
Catawissa, PA 17820  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006 CV 1248 MF

*2006-ED-161*

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

247 Mountain Road Catawissa, PA 17820  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$100,093.06

Interest From October 21, 2006

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$18.74

to actual date of sale including if sale is  
held at a later date

(Costs to be added)

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

Prothonotary

By *Tami B. Kline/EAB*

Clerk

Date 10-20-06

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, quire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
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CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

The Bank of New York, as  
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4828 Loop Central Drive  
Houston, TX 77081  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

v.

Thomas E. Crane  
247 Mountain Road  
Catawissa, PA 17820  
Defendant(s)

NO. 2006 CV 1248 MF

*2006-ED-161*

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(Costs to be added)

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

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By *Tami B. Kline/EAB*

Clerk

Date *10-20-2006*

BY: Mark J. Udren, Esquire  
ATTY I.D. NO.04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
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Columbia County

MORTGAGE FORECLOSURE

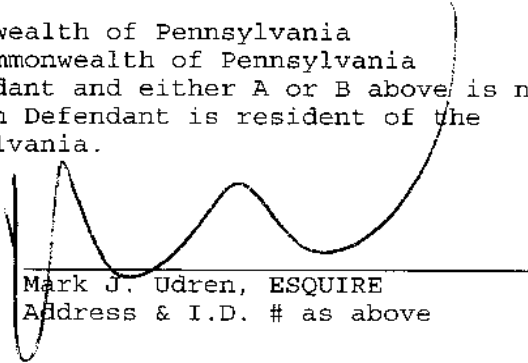
NO. 2006 CV 1248 MF

*2006-ED-161*

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
  - ☐ B. In Trespass (Accident)
  - ☒ C. In Mortgage Foreclosure
  - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☒ A. An individual
  - ☐ B. Tenants by Entireties
  - ☐ C. Joint Tenants with right of survivorship
  - ☐ D. A partnership
  - ☐ E. Tenants in Common
  - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
  - ☐ B. Not resident in the Commonwealth of Pennsylvania
  - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
- Resident:

  
Mark J. Udren, ESQUIRE  
Address & I.D. # as above

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

The Bank of New York, as  
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Plaintiff

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COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006 CV 1248 MF

*2006-ED-161*

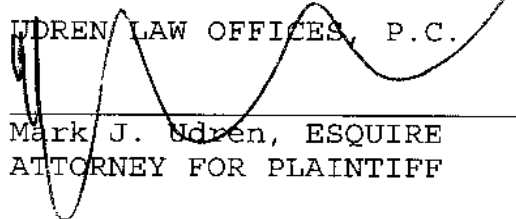
### C E R T I F I C A T E

Mark J. Udren, 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 insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006 CV 1248 MF

*2006-ED-161*

C E R T I F I C A T E

Mark J. Udren, 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 insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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The Bank of New York, as  
Trustee  
4828 Loop Central Drive  
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Plaintiff

v.

Thomas E. Crane  
247 Mountain Road  
Catawissa, PA 17820

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006 CV 1248 MF

*2006-ED-161*

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York, as Trustee, Plaintiff in the above action, by its attorney, Mark J. Udren, 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: 247 Mountain Road Catawissa, PA 17820

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

Thomas E. Crane 247 Mountain Road  
Catawissa, PA 17820

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

SAME AS #1 ABOVE

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

None

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

Plaintiff herein. See Caption above.

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

Name

Address

Kathryn Leighon, by her Attorney, William S. Beckley, Esq.                      Bloomsburg, PA

Pennsylvania Power & Light Company and the Bell Telephone Company                      Address to Follow

The American Telegraph and Telephone Company of Pennsylvania                      Address to Follow

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

Address

Columbia County Tax Claim Bureau                      PO Box 380, Bloomsburg, PA 17815

Domestic Relations Section                      PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue                      Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

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:

Name

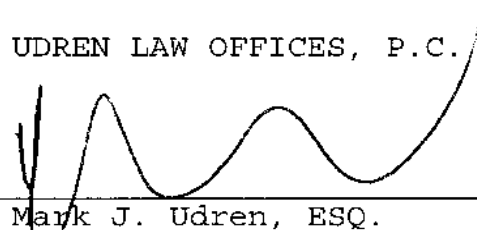
Address

Tenants/Occupants                      247 Mountain Road  
Catawissa, PA 17820

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.

UDREN LAW OFFICES, P.C.

DATED: October 20, 2006

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

The Bank of New York, as  
Trustee  
4828 Loop Central Drive  
Houston, TX 77081

Plaintiff

v.

Thomas E. Crane  
247 Mountain Road  
Catawissa, PA 17820

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006 CV 1248 MF

*2006-ED-161*

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information concerning the real property located at: 247  
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1. Name and address of Owner(s) or reputed Owner(s):  
Name Address

Thomas E. Crane 247 Mountain Road  
Catawissa, PA 17820

2. Name and address of Defendant(s) in the judgment:  
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SAME AS #1 ABOVE

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

None

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

Plaintiff herein.

See Caption above.

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

Name	Address
Kathryn Leighon, by her Attorney, William S. Beckley, Esq.	Bloomsburg, PA

Pennsylvania Power & Light Company and the Bell Telephone Company	Address to Follow
---	-------------------

The American Telegraph and Telephone Company of Pennsylvania	Address to Follow
--	-------------------

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	Address
Columbia County Tax Claim Bureau	PO Box 380, Bloomsburg, PA 17815
Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

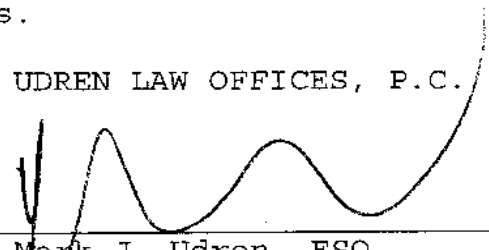
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	247 Mountain Road Catawissa, PA 17820

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.

DATED: October 20, 2006

UDREN LAW OFFICES, P.C.



---

Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

The Bank of New York, as  
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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006 CV 1248 MF

*2006-ED-161*

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

TO: Thomas E. Crane  
247 Mountain Road  
Catawissa, PA 17820

Your house (real estate) at 247 Mountain Road Catawissa, PA 17820 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$100,093.06, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**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 payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 856-669-5400.
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 856-669-5400.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 Schedule of Distribution is filed.
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.**

**LAWYER REFERRAL SERVICE**  
Susquehanna Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**ASSOCIATION DE LICENCIADOS**  
Susquehanna Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

ALL THAT CERTAIN LOT, PARCEL, PIECE OF GROUND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN CATAWISSA TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE NORTHERN EDGE OF RIGHT OF WAY OF TOWNSHIP ROUTE 403, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE SAID NORTHERN EDGE OF T.R. 403, SOUTH SIXTY (60) DEGREES THREE (3) MINUTES TWO (2) SECONDS WEST, SIXTY-EIGHT AND EIGHTY-TWO HUNDREDTHS (68.82) FEET; THENCE BY THE SAME SOUTH FIFTY-SEVEN (57) DEGREES THIRTEEN (13) MINUTES TEN (10) SECONDS WEST, ONE HUNDRED FORTY-THREE AND THIRTY-SEVEN HUNDREDTHS (143.37) FEET TO A POINT, HAVING AN EXISTING IRON PIPE ONE AND EIGHTY HUNDREDTHS (1.80) FEET FROM CORNER; THENCE BY LANDS NOW OR LATE OF JOHN E. AND CHRISTINIA K. MARSHALL, NORTH FORTY-EIGHT (48) DEGREES TEN (10) MINUTES ZERO (0) SECONDS WEST, ONE HUNDRED FIFTY-EIGHT AND SEVENTY-THREE HUNDREDTHS (158.73) FEET TO AN EXISTING IRON BAR; THENCE BY THE SAME SOUTH FIFTY-SIX (56) DEGREES TWENTY-SIX (26) MINUTES TWENTY-ONE (21) SECONDS WEST, ONE HUNDRED NINETY-NINE AND SIXTY-EIGHT HUNDREDTHS (199.68) FEET TO AN EXISTING IRON BAR; THENCE BY LOT NO. 7 OF DISORDO, NORTH TWENTY-EIGHT (28) DEGREES FIFTY (50) MINUTES TWENTY-NINE (29) SECONDS WEST TWO HUNDRED FORTY AND FIFTEEN HUNDREDTHS (240.15) FEET TO AN IRON PIN; THENCE BY LOT NO. 9, NORTH SIXTY-FIVE (65) DEGREES TWENTY-SIX (26) MINUTES TWENTY-FOUR (24) SECONDS EAST FOUR HUNDRED NINETY-THREE AND FORTY-THREE HUNDREDTHS (493.43) FEET AND CROSSING A FIFTY (50) FOOT PROPOSED RIGHT OF WAY AND ALSO CROSSING AN EXISTING FIELD ROAD TO AN IRON PIN; THENCE BY LANDS NOW OR LATE OF BARRY C. AND LORI A. BROBST, SOUTH TWENTY-THREE (23) DEGREES FORTY-EIGHT (48) MINUTES NINETEEN (19) SECONDS EAST, THREE HUNDRED TWENTY-SIX AND SEVENTY-SIX HUNDREDTHS (326.76) FEET TO THE IRON PIN, THE PLACE OF BEGINNING.

CONTAINING 3.127 ACRES OF LAND AND HAVING AN AREA MINUS RIGHT OF WAY LEAVING A BALANCE OF 2.752 ACRES OF LAND AND ALSO HAVING A SIXTEEN (16) FOOT COMMON DRIVEWAY ON THE ABOVE DESCRIBED LANDS.

BY ACCEPTING THIS DEED GRANTEE(S) AGREE TO ASSUME THEIR RIGHTFUL PRO-RATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE FIFTY (50) FOOT RIGHT OF WAY SERVICING THE LOT OF LAND HEREIN CONVEYED TO THE GRANTEE(S). THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUB-DIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS AND ASSIGNS.

BEING KNOWN AS: 247 Mountain Road Catawissa, PA 17820

PROPERTY ID NO.: 09-06-001-08

TITLE TO SAID PREMISES IS VESTED IN THOMAS E. CRANE, A MARRIED MAN BY DEED FROM THOMAS E. CRANE AND MARY A. CRANE, HIS WIFE DATED 7/13/01 RECORDED 7/19/01 INSTRUMENT NO. 200107006.

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BEING KNOWN AS: 247 Mountain Road Catawissa, PA 17820

PROPERTY ID NO.: 09-06-001-08

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Woodcrest Corporate Center  
111 Woodcrest Road  
Cherry Hill, New Jersey 08003  
856-669-5400  
856-669-5399

**Udren Law Offices, P.C**

# Fax

To: Sheriff Chamberland From: K. BLACK  
Fax: 1-570-389-5625 Pages: 3 including cover  
Phone: \_\_\_\_\_ Date: 12-04-06  
Re: \_\_\_\_\_ CC: \_\_\_\_\_  
☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle  
• Comments: \_\_\_\_\_

*Amended copy*

UDREN LAW OFFICE, P.C.

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

ATTORNEY FOR PLAINTIFF

The Bank of New York, as  
Trustee  
4828 Loop Central Drive  
Houston, TX 77081

Plaintiff

v.

Thomas E. Crane  
247 Mountain Road  
Catawissa, PA 17820

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006 CV 1248 MF

## AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York, as Trustee, Plaintiff in the above action, by its attorney, Mark J. Udren, 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: 247 Mountain Road Catawissa, PA 17820

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

Thomas E. Crane  
247 Mountain Road  
Catawissa, PA 17820

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

SAME AS #1 ABOVE

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

None

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

Plaintiff herein.

See Caption above.

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

Name	Address
Pennsylvania Power & Light Company	2 N. 9 <sup>th</sup> Street Allentown, PA 18101
Bell Telephone Company	26 W. Chelton Avenue Philadelphia, PA 19144
The American Telegraph and Telephone Company of Pennsylvania c/o CT Corp. System	123 Broad Street Philadelphia, PA 19107

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	Address
Columbia County Tax Claim Bureau	PO Box 380, Bloomsburg, PA 17815
Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

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:

Name	Address
Tenants/Occupants	247 Mountain Road Catawissa, PA 17820

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.

UDREN LAW OFFICES, P.C.

DATED: October 20, 2006

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Mark J. Udren, ESQ.  
Attorney for Plaintiff

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BEING KNOWN AS: 247 Mountain Road Catawissa, PA 17820

PROPERTY ID NO.: 09-06-001-08

TITLE TO SAID PREMISES IS VESTED IN THOMAS E. CRANE, A MARRIED MAN BY DEED FROM THOMAS E. CRANE AND MARY A. CRANE, HIS WIFE DATED 7/13/01 RECORDED 7/19/01 INSTRUMENT NO. 200107006.

**UDREN LAW OFFICES, P.C.**

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669-5400

FAX: 856 . 669-5399

PENNSYLVANIA OFFICE

215-568-9500

215-568-1141 FAX

MARK J. UDREN\*

STUART WINNEG\*\*

GAYL SPIVAK ORLOFF\*\*\*

HEIDI R. SPIVAK\*\*\*

MARISA JOY MYERS\*\*\*

LORRAINE DOYLE\*\*

ALAN M. MINATO\*\*\*

DWIGHT MICHAELSON\*\*\*

\*ADMITTED NJ, PA, FL

\*\*ADMITTED PA

\*\*\*ADMITTED NJ, PA

TINA MARIE RICH

OFFICE ADMINISTRATOR

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

October 20, 2006

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

Re: The Bank of New York, as Trustee  
vs.  
Thomas E. Crane  
Columbia County C.C.P. No. 2006 CV 1248 MF

Dear Sir:

Please serve the Defendant(s), Thomas E. Crane at 247 Mountain Road  
Catawissa, PA 17820.

Please then, **POST** the property with the Handbill at 247 Mountain  
Road Catawissa, PA 17820.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

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Mark J. Udren, Esquire  
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

UDREN LAW OFFICES, PC  
PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



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1-800-YES-2000  
3-180/380

72920

72920

NUMBER

\*\*One Thousand Five hundred dollars and Zero cents\*\*

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

DATE

10/17/2006

AMOUNT

\$1,500.00

VOID AFTER 90 DAYS

For Sheriff Sale Deposit: 06080416 Crane

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

#072920# 1:0360018081: 36 589745 3#

Security Features Included: Microprint, Watermark, Heat Sensitive Ink, Void After 90 Days



# SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 161 OF 2006 ED AND CIVIL WRIT NO. 1248 OF 2006 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 KNOWN AS: 247 MOUNTAIN ROAD CATAWISSA, PA 17820

PROPERTY ID NO.: 09-06-001-908

TITLE TO SAID PREMISES IS VESTED IN THOMAS E. CRANE, A MARRIED MAN BY DEED FROM THOMAS E. CRANE AND MARY A. CRANE, HIS WIFE DATED 7/13/01 RECORDED 7/19/01 INSTRUMENT NO. 200107006.

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PROPERTY ID NO.: 09-06-001-908

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