

# SHERIFF'S SALE COST SHEET

CIT Group vs. Janet Johnson  
 NO. 34-06 ED NO. 47-06 JD DATE/TIME OF SALE 5/10/06

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$22.50</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	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	<u>\$5.00</u>
NOTARY	<u>\$10.00</u>
TOTAL ***** \$ <u>285.00</u>	

WEB POSTING	<u>285</u> \$150.00
PRESS ENTERPRISE INC.	\$ <u>      </u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>150.00</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>      </u>
SCHOOL DIST. 20	\$ <u>      </u>
DELINQUENT 20 <u>37</u>	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>                    </u>	\$ <u>      </u>
<u>                            </u>	\$ <u>      </u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1500.00 Dep  
\$550.00  
38 \$950.00 Refund

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\*\*\*  
\*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

April 19, 2006

Sent via telefax #1-570-389-5636  
and Regular Mail

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

Re: The CIT Group / Consumer Finance, Inc.  
vs.  
Pamela M. Johnson  
Columbia County C.C.P. No. 2006-CV-49-MF  
Premises: 2227 Old Berwick Road  
(Scott Township), Bloomsburg, PA 17815  
SS Date: May 24, 2006

Dear Sheriff Chamberland:


Please STAY the Sheriff's Sale scheduled for May 24, 2006.

Sale is stayed for the following reason:

Property has been acquired via Deed-In-Lieu.

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

THE CIT GROUP/ CONSUMER FINANCE,  
INC.

Docket # 34ED2006

VS

MORTGAGE FORECLOSURE

PAMELA M. JOHNSON

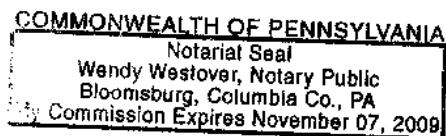
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 03, 2006, AT 3:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PAMELA JOHNSON AT 28 STRAWBERRY LANE, BERWICK BY HANDING TO MIKE SAMSEL, HUSBAND, 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 MONDAY, MARCH 06, 2006

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

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

THE CIT GROUP/ COMSUMER FINANCE,  
INC.

VS.

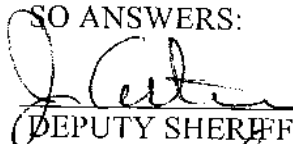
PAMELA JOHNSON

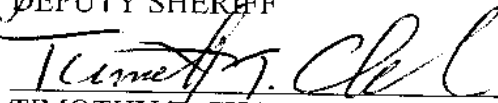
WRIT OF EXECUTION #34 OF 2006 ED

POSTING OF PROPERTY

April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF PAMELA JOHNSON AT 2227 OLD BERWICK ROAD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

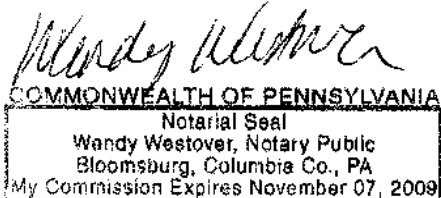
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF APRIL 2006



# SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 OF 2006 ED AND CIVIL WRIT NO. 49 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:

ALL THAT CERTAIN lot of land in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

ON the South by the Main Street of said Village; on the west by lot formerly of Joseph Hippenstiel; on the north by an alley, and on the east by lot now or late of Wilson Hummel; said lot being 26 feet front on said Main Street and running back of that width about 182 ½ feet to said alley. UPON which is erected a frame dwelling house. Together with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, in law, equity, or otherwise howsoever, of, in, to, or out of the same:

BEING KNOWN AS: 2227 OLD BERWICK ROAD, (SCOTT TOWNSHIP)  
BLOOMSBURG, PA 17815

PROPERTY ID NO.: 31-3C1-054

TITLE TO SAID PREMISES IS VESTED IN PAMELA M. JOHNSON, SINGLE BY DEED FROM SHEILA JORDAN MILLER, INDIVIDUALLY AND AS A PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. KELLY A/K/A MARGARET K. GRAHN A/K/A MARGARET ANN KELLY A/K/A MAGGIE A. KELLY DATED 9/24/01 RECORDED 10/25/01 IN DEED BOOK VOLUME 200110671

## 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  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

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 CIT GROUP/ CONSUMER FINANCE,  
INC.

VS.

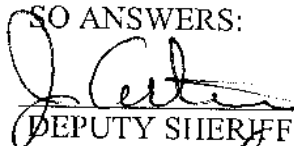
PAMELA JOHNSON

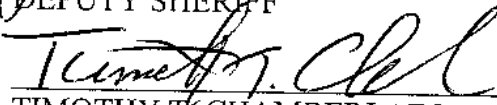
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POSTING OF PROPERTY

April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF PAMELA JOHNSON AT 2227 OLD BERWICK ROAD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.


SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF APRIL 2006

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
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THE CIT GROUP/ CONSUMER FINANCE,  
INC.

Docket # 34ED2006

VS

MORTGAGE FORECLOSURE

PAMELA M. JOHNSON

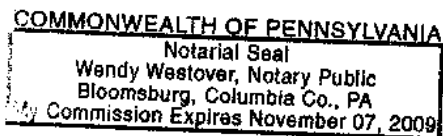
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 03, 2006, AT 3:20 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON PAMELA JOHNSON AT 28 STRAWBERRY LANE, BERWICK BY  
HANDING TO MIKE SAMSEL, HUSBAND, 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 MONDAY, MARCH 06, 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 3/1/2006

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 34ED2006

PLAINTIFF

THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT  
ATTORNEY FIRM

PAMELA M. JOHNSON  
MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED

PAMELA JOHNSON  
28 STRAWBERRY LANE  
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

380-1362

C-570-356-881  
MIKE

SERVED UPON MIKE Samson

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

DATE 03.03.06 TIME 1520 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

03.02.06

1125

DANCOLO

26

DEPUTY

Flora DM DATE 03.03.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/1/2006

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 34ED2006

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT PAMELA M. JOHNSON  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

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

SERVED UPON Leslie L. Evans

RELATIONSHIP Cost Services IDENTIFICATION \_\_\_\_\_

DATE 3-26 TIME 1115 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. [Signature] DATE 3-2-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/1/2006

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 34ED2006

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT PAMELA M. JOHNSON  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
2227 OLD BERWICK RD	
BLOOMSBURG	

SERVED UPON EMPTY House

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

DATE 3-1-6 TIME 1530 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. Carter

DATE 3-1-6

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

Wednesday, March 01, 2006

**TENANT(S)**  
**2227 OLD BERWICK RD**  
**BLOOMSBURG, PA 17815-**

**THE CIT GROUP/ CONSUMER FINANCE, INC.**  
**VS**  
**PAMELA M. JOHNSON**

**DOCKET # 34ED2006**

**JD # 49JD2006**

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

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 CIT Group/Consumer  
Finance, Inc.  
10500 Barkley, Suite 102  
Overland Park, KS 66212  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

Pamela M. Johnson  
227 Old Berwick Road  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2006-CV-49-MF

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

To: Pamela M. Johnson  
28 Strawberry Lane  
Berwick, PA 18603

Your house (real estate) at 2227 Old Berwick Road, (Scott Township) Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on May 24, 2006 at 9:30 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$68,544.13, 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 of land in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:*

*ON the South by the Main Street of said Village; on the west by lot formerly of Joseph Hippensteel; on the north by an alley, and on the east by lot now or late of Wilson Hummel; said lot being 26 feet front on said Main Street and running back of that width about 182-1/2 feet to said alley. UPON which is erected a frame dwelling house.*

*Together with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, in law, equity, or otherwise howsoever, of, in, to, or out of the same.*

BEING KNOWN AS: 2227 OLD BERWICK ROAD, (SCOTT TOWNSHIP)  
BLOOMSBURG, PA 17815

PROPERTY ID NO.: 31-3C1-054

TITLE TO SAID PREMISES IS VESTED IN PAMELA M. JOHNSON, SINGLE BY DEED FROM SHEILA JORDON MILLER, INDIVIDUALLY AND AS A PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. KELLY A/K/A MARGARET K. GRAHN A/K/A MARGARET ANN KELLY A/K/A MAGGIE A. KELLY DATED 9/24/01 RECORDED 10/25/01 IN DEED BOOK VOLUME 200110671.

*ALL THAT CERTAIN lot of land in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:*

*ON the South by the Main Street of said Village; on the west by lot formerly of Joseph Hippensteel; on the north by an alley, and on the east by lot now or late of Wilson Hummel; said lot being 26 feet front on said Main Street and running back of that width about 182-1/2 feet to said alley. UPON which is erected a frame dwelling house.*

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BEING KNOWN AS: 2227 OLD BERWICK ROAD, (SCOTT TOWNSHIP)  
BLOOMSBURG, PA 17815

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*ALL THAT CERTAIN lot of land in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:*

*ON the South by the Main Street of said Village; on the west by lot formerly of Joseph Hippert; on the north by an alley, and on the east by lot now or was of Wilson Hummel; said lot being 26 feet front on said Main Street and running back of that width about 182-1/2 feet to said alley. UPON which is erected a frame dwelling house.*

*Together with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, in law, equity, or otherwise howsoever, of, in, to, or out of the same.*

BEING KNOWN AS: 2227 OLD BERWICK ROAD, (SCOTT TOWNSHIP)  
BLOOMSBURG, PA 17815

PROPERTY ID NO.: 31-3C1-054

TITLE TO SAID PREMISES IS VESTED IN PAMELA M. JOHNSON, SINGLE BY DEED FROM SHEILA JORDON MILLER, INDIVIDUALLY AND AS A PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. KELLY A/K/A MARGARET K. GRAHN A/K/A MARGARET ANN KELLY A/K/A MAGGIE A. KELLY DATED 9/24/01 RECORDED 10/25/01 IN DEED BOOK VOLUME 200110671.

## 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)

7004 0550 0000 7003 6294

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

34 Agent

B. Received by (Printed Name)

MAR 03 2004

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

## 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)

7004 0550 0000 7003 6232

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

MAR 03 2004 Agent

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

## SENDER: COMPLETE THIS SECTION

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- 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  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

2. Article Number  
(Transfer from service label)

7004 0550 0000 7003 6225

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

34 Agent

B. Received by (Printed Name)

MAR 06 2006

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

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

February 28, 2006

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

Re: The CIT Group/Consumer Finance, Inc.  
vs.  
Pamela M. Johnson  
Columbia County C.C.P. No. 2006-CV-49-MF

Dear Sir:

Please serve the Defendant(s), Pamela M. Johnson at 28 Strawberry Lane, Berwick, PA 18603.

Please then, POST the property with the Handbill at 2227 Old Berwick Road, (Scott Township) Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856 . 669-5400  
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\*\*ADMITTED PA  
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PLEASE RESPOND TO NEW JERSEY OFFICE

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UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

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

**Commerce Bank**  
America's Most Convenient Bank®  
1-800-YES-2000  
3-180/360

54497

54497

NUMBER

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

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

DATE

02/24/2006

AMOUNT

\$1,500.00

VOID AFTER 90 DAYS

*[Signature]*

For SHERIFF SALE DEPOSIT 05110452 Johnson

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

⑈054497⑈ ⑈036001808⑈ 36 589745 3⑈

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/1/2006

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 34ED2006

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT PAMELA M. JOHNSON  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
H. JAMES HOCK-TAX COLLECTOR	MORTGAGE FORECLOSURE
2626 OLD BERWICK RD	
BLOOMSBURG	

SERVED UPON Drop in Mail Box

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

DATE 3-1-6 TIME 1540 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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. Carter

DATE 3-1-6

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/1/2006

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 34ED2006

PLAINTIFF THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT PAMELA M. JOHNSON  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED	PAPERS TO SERVED
SCOTT TWP SEWER AUTHORITY	MORTGAGE FORECLOSURE
TENNY ST.	
BLOOMSBURG	

SERVED UPON Deloris Hock

RELATIONSHIP OFFICE ASST. IDENTIFICATION \_\_\_\_\_

DATE 3-1-06 TIME 1600 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

3-1-06

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:02-MAR-06

FEE:\$5.00

CERT. NO:1748

SAMSEL PAMELA M  
2227 OLD BERWICK ROAD  
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP  
DEED 20011-0671  
LOCATION: 2227 OLD BERWICK ROAD  
PARCEL: 31 -3C1-054-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2004	PRIM	869.39	16.79		55.00	941.18
2005	PRIM	834.86	17.51		30.00	882.37
TOTAL DUE :						\$1,823.55

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2005

REQUESTED BY: Timothy I. Chamberlain, Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/1/2006

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 34ED2006

PLAINTIFF

THE CIT GROUP/ CONSUMER FINANCE, INC.

DEFENDANT  
ATTORNEY FIRM

PAMELA M. JOHNSON  
MARK J. UDREN & ASSOCIATES

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Dee Miller

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

DATE 3-1-6 TIME 1525 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. Galt

DATE 3-1-6

# REAL ESTATE OUTLINE

ED # 34-06

DATE RECEIVED 3-1-06  
DOCKET AND INDEX 3-1-06  
SET FILE FOLDER UP 3-1-06

## 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 1500.00 ☒ CK# 54497  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE May 2nd 06 TIME 09:30  
POSTING DATE Apr 19, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK May 3  
2<sup>ND</sup> WEEK 10  
3<sup>RD</sup> WEEK 17, 06

# SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 OF 2006 ED AND CIVIL WRIT NO. 49 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:

ALL THAT CERTAIN lot of land in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

ON the South by the Main Street of said Village; on the west by lot formerly of Joseph Hippenstiel; on the north by an alley, and on the east by lot now or late of Wilson Hummel; said lot being 26 feet front on said Main Street and running back of that width about 182 ½ feet to said alley. UPON which is erected a frame dwelling house. Together with all and singular ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, in law, equity, or otherwise howsoever, of, in, to, or out of the same:

BEING KNOWN AS: 2227 OLD BERWICK ROAD, (SCOTT TOWNSHIP)  
BLOOMSBURG, PA 17815

PROPERTY ID NO.: 31-3C1-054

TITLE TO SAID PREMISES IS VESTED IN PAMELA M. JOHNSON, SINGLE BY DEED FROM SHEILA JORDAN MILLER, INDIVIDUALLY AND AS A PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. KELLY A/K/A MARGARET K. GRAHN A/K/A MARGARET ANN KELLY A/K/A MAGGIE A. KELLY DATED 9/24/01 RECORDED 10/25/01 IN DEED BOOK VOLUME 200110671

## 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  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

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BEING KNOWN AS: 2227 OLD BERWICK ROAD, (SCOTT TOWNSHIP)  
BLOOMSBURG, PA 17815

PROPERTY ID NO.: 31-3C1-054

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Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

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BLOOMSBURG, PA 17815

PROPERTY ID NO.: 31-3C1-054

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Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

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  
856-669-5000

ATTORNEY FOR PLAINTIFF

The CIT Group/Consumer  
Finance, Inc.  
10500 Barkley, Suite 102  
Overland Park, KS 66212  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

Pamela M. Johnson  
227 Old Berwick Road  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2006-CV-49-MF

*Writ*  
*2006 ED 34*

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:

2227 Old Berwick Road  
(Scott Township)  
Bloomsburg, PA 17815  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$68,544.13

Interest From 3/1/06  
to Date of Sale \_\_\_\_\_  
Ongoing Per Diem of \$14.27  
to actual date of sale including if sale is  
held at a later date

(Costs to be added) \$ \_\_\_\_\_

Prothonotary

By Pam B. Kline  
Clerk

Date March 1, 2006

*Print Name of Officer*

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 CIT Group/Consumer  
Finance, Inc.  
10500 Barkley, Suite 102  
Overland Park, KS 66212  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

Pamela M. Johnson  
227 Old Berwick Road  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2006-CV-49-MF

Writ 2006ED34

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:

2227 Old Berwick Road  
(Scott Township)  
Bloomsburg, PA 17815  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$68,544.13

Interest From 3/1/06  
to Date of Sale \_\_\_\_\_  
Ongoing Per Diem of \$14.27  
to actual date of sale including if sale is  
held at a later date

(Costs to be added) \$ \_\_\_\_\_

Prothonotary

By: Pamela B. Klein  
Clerk

Date March 1, 2006

UDREN LAW OFFICES, P.C.  
BY: MARK J. UDREN, Esquire  
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CIVIL DIVISION  
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MORTGAGE FORECLOSURE

v.  
Pamela M. Johnson  
227 Old Berwick Road  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2006-CV-49-MF

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

COUNTY OF CAMDEN

:  
:  
: SS

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Servicemembers' Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Pamela M. Johnson  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Name: MARK J. UDREN, ESQ.  
Title: ATTORNEY FOR PLAINTIFF  
Company: UDREN LAW OFFICES, P.C.

Sworn to and subscribed  
before me this 28<sup>th</sup> day  
of February, 2006.

*Kristen Annette Pluck*  
Notary Public

KRISTEN ANNETTE PLUCK  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 5/31/2007

2006 FEB 28 A 11:54

FILED  
NOTARIAL

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO.04302

WOODCREST CORPORATE CENTER

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Plaintiff

v.

Pamela M. Johnson  
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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-49-MF

**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

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CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

Pamela M. Johnson  
227 Old Berwick Road  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2006-CV-49-MF

### 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.  
BY: Mark J. Udren, Esquire  
ATTY. I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
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ATTORNEY FOR PLAINTIFF

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Plaintiff  
v.

Pamela M. Johnson  
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Bloomsburg, PA 17815  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-49-M

**COPY**

### 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

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Pamela M. Johnson  
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Bloomsburg, PA 17815  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-49-MF

AFFIDAVIT PURSUANT TO RULE 3129.1

The CIT Group/Consumer Finance, Inc., 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: 2227 Old Berwick Road, (Scott Township) Bloomsburg, PA 17815

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

Pamela M. Johnson 28 Strawberry Lane  
Berwick, PA 18603

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

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

Address

Columbia County Tax  
Claim Bureau

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. 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

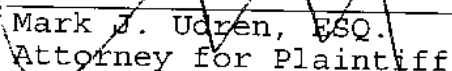
Tenants/Occupants

2227 Old Berwick Road  
(Scott Township)  
Bloomsburg, PA 17815

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: February 28, 2006

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

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  
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ATTORNEY FOR PLAINTIFF

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v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

Pamela M. Johnson  
227 Old Berwick Road  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2006-CV-49-MF

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The CIT Group/Consumer Finance, Inc., 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: 2227 Old Berwick Road, (Scott Township) Bloomsburg, PA 17815

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Name Address

Pamela M. Johnson 28 Strawberry Lane  
Berwick, PA 18603

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

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

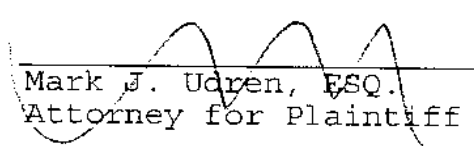
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	2227 Old Berwick Road (Scott Township) Bloomsburg, PA 17815

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: February 28, 2006

  
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

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Columbia County

MORTGAGE FORECLOSURE

Pamela M. Johnson  
227 Old Berwick Road  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2006-CV-49-MF

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

To: Pamela M. Johnson  
28 Strawberry Lane  
Berwick, PA 18603

Your house (real estate) at 2227 Old Berwick Road, (Scott Township) Bloomsburg, PA 17815 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 \$68,544.13, 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