

SHERIFF'S SALE COST SHEET

PHH Mott vs. Sllemoni's
 NO. 50-06 ED NO. 39-06 JD DATE/TIME OF SALE Stacyal

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>324.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>—</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>225.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
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>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>120.00</u>
MISC. <u>Perindage</u>	\$ <u>248.18</u>
TOTAL ***** \$ <u>248.18</u>	

TOTAL COSTS (OPENING BID)

1350.00 Def.
 \$ 922.68
 427.32 Ref.

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

Peter J. Tremper
Legal Assistant, Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

April 4, 2006

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

**PHH MORTGAGE CORPORATION, FKA CENDANT MORTGAGE
CORPORATION**

vs.

**DONNA C. SHEMONIS
COLUMBIA- No. 2006-CV-39**

**Premises: 2105 HEIGHTS ROAD
BERWICK, PA 18603**

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **JULY 12, 2006**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

\$12,408.84 was received in consideration for the stay.

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

Very truly yours,

Peter J. Tremper

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

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

Docket # 50ED2006

MORTGAGE FORECLOSURE

DONNA C. SHEMONIS

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MARCH 20, 2006, AT 9:25 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DONNA SHEMONIS AT 2105 HEIGHTS ROAD, BERWICK BY HANDING TO DONNA SHEMONIS, 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 20, 2006


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/16/2006

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 50ED2006

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DONNA C. SHEMONIS
PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leshia LEVAN

RELATIONSHIP Court Service IDENTIFICATION _____

DATE 3-20-6 TIME 0845 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

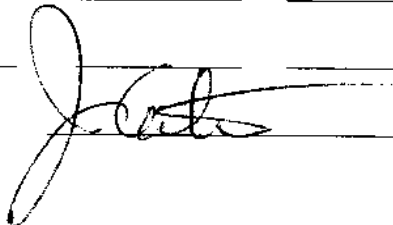
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-20-6

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/20/2006

Fee: \$5.00

Cert. NO: 1823

SHEMONIS DONNA C
2105 HEIGHTS ROAD
BERWICK PA 18603

District: BERWICK BORO
Deed: 0708 -0742
Location: LOTS 35-36
Parcel Id: 04B-01 -039-00,000

Assessment: 32,140
Balances as of 03/20/2006

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/16/2006

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 50ED2006

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DONNA C. SHEMONIS
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DONNA SHEMONIS

2105 HEIGHTS ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Donna Shemonis

RELATIONSHIP

IDENTIFICATION

DATE 03.20.06

TIME

0925

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

03.17.06

1625

DANIELLO

L/C

DEPUTY

Tom Dill

DATE

03.20.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/16/2006

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 50ED2006

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

DEFENDANT DONNA C. SHEMONIS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE.	
BERWICK	

SERVED UPON MALCIS FRITZ

RELATIONSHIP Civil IDENTIFICATION _____

DATE 03.12.06 TIME 1430 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

Paul Hall

DATE 03.12.06

Tax Notice 2006 County & Municipality

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY DATE 03/01/2006 BILL NO. 5829

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	32,140	5.646	177.83	181.46	199.61
SINKING		1.345	42.37	43.23	47.55
LIGHT		.75	23.63	24.11	25.32
FIRE		1.25	39.38	40.18	42.19
BORO RE		8.6	270.87	276.40	290.22
The discount & penalty have been calculated for your convenience			554.08 April 30 If paid on or before	565.38 June 30 If paid on or before	604.89 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SHEMONIS DONNA C
2105 HEIGHTS ROAD
BERWICK PA 18603

CNTY TWP

Discount 2 % 2 %

Penalty 10 % 5 %

PARCEL: 04B-01 -039-00,000

2105 HEIGHTS RD

2479 Acres Land

Buildings

Total Assessment

4,320

27,820

32,140

This tax returned to
courthouse on:
January 1, 2007

FILE COPY

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/16/2006

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 50ED2006

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DONNA C. SHEMONIS
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KRISTI RUMIC

RELATIONSHIP CLIENT IDENTIFICATION _____

DATE 03.17.06 TIME 1415 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

Phelan DeLo

DATE 03.17.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/16/2006

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 50ED2006

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

DONNA C. SHEMONIS
PHELAN HALLINAN AND SCHMIEG

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 3-20-6 TIME 0810 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. Cal

DATE 3-20-6



March 17, 2006

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

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

VS

DONNA C. SHEMONIS

DOCKET # 50ED2006

JD # 39JD2006

Dear Timothy:

The balance on sewer account #108961 for the property located at 2105 Heights Road, Berwick through July 2006 is \$1,029.75. The amount to pay the sewer bill through July 2006 is \$913.75, plus \$116.00 to satisfy Lien No. 264 M.L.D. 2003.

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

Sincerely,

Kristy Romig
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

REAL ESTATE OUTLINE

ED # 50-06

DATE RECEIVED 3-16-06
DOCKET AND INDEX 3-17-06
SET FILE FOLDER UP 3-17-06

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 ✓ CK# 489384

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

SALE DATE July 12, 06 TIME 0930
POSTING DATE June 8, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK June 21, 06
2ND WEEK 28
3RD WEEK July 5, 06

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 50 OF 2006 ED AND CIVIL WRIT NO. 39 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Woodin Road at the corner of Lot No. 34; thence along Woodin Road in a Northerly direction 135 feet to the corner of Lot No. 38; thence along said lot in a Westerly direction 120 feet to a 15 foot alley; thence along said alley in a Southerly direction 135 feet to Lot No. 34; thence along the same in an Easterly direction 120 feet to the place of beginning.

BEING Lots Nos. 35, 36 and 37 in the Park Real Estate Addition.

EXCEPTING however, Lot No. 37 which was sold by Ruby B. Work, widow, to Paul Fahringer and Helen Fahringer, his wife, by Deed dated June 30, 1989 and recorded July 6, 1989 in Record Book 431 Page 1079. Said lot being 45' x 120'.

TITLE TO SAID PREMISES IS VESTED IN Donna C. Shemonis by Deed from Mary K. Buck and Robert Carl Buck, wife and husband, dated 10/12/1999 and recorded 10/15/1999 in Deed Book 19990, page 9493.

PARCEL IDENTIFICATION NO: 04B-01-039-00,000

Premises being: 2105 Heights Road, Berwick, PA 18603

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

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

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

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

Sheriff of Columbia County
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If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 50 OF 2006 ED AND CIVIL WRIT NO. 39 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 piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Woodin Road at the corner of Lot No. 34; thence along Woodin Road in a Northerly direction 135 feet to the corner of Lot No. 38; thence along said lot in a Westerly direction 120 feet to a 15 foot alley; thence along said alley in a Southerly direction 135 feet to Lot No. 34; thence along the same in an Easterly direction 120 feet to the place of beginning.

BEING Lots Nos. 35, 36 and 37 in the Park Real Estate Addition.

EXCEPTING however, Lot No. 37 which was sold by Ruby B. Work, widow, to Paul Fahringer and Helen Fahringer, his wife, by Deed dated June 30, 1989 and recorded July 6, 1989 in Record Book 431 Page 1079. Said lot being 45' x 120'.

TITLE TO SAID PREMISES IS VESTED IN Donna C. Shemonis by Deed from Mary K. Buck and Robert Carl Buck, wife and husband, dated 10/12/1999 and recorded 10/15/1999 in Deed Book 19990, page 9493.

PARCEL IDENTIFICATION NO: 04B-01-039-00,000

Premises being: 2105 Heights Road, Berwick, PA 18603

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.

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

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

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Premises being: 2105 Heights Road, Berwick, PA 18603

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

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

- 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:

Beneficial Cons. Dis. Co.
38 South Main St.
Shenandoah, PA 17976

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7004 0550 0000 7003 6843

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7004 1160 0005 9399 0958

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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 6850

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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 1160 0005 9399 0941

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Robert A. Cassin ☐ Agent ☒ Address

B. Received by (Printed Name)

Robert A. Cassin ☒ Address

C. Date of Delivery

MAR 20 2006 ☐ Yes

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Venturo ☐ Agent ☒ Address

B. Received by (Printed Name)

MAR 20 2006 ☐ Yes

C. Date of Delivery

MAR 20 2006 ☐ Yes

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Bob P. ... ☐ Agent ☒ Address

B. Received by (Printed Name)

MAR 20 2006 ☐ Yes

C. Date of Delivery

MAR 20 2006 ☐ Yes

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

COMPLETE THIS SECTION ON THE NEXT PAGE

- 1. Article Addressed to:**

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

3. Service Type
- | | |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail |
| <input type="checkbox"/> Registered | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> C.O.D. |
4. Restricted Delivery? (Extra Fee)
- | |
|------------------------------|
| <input type="checkbox"/> Yes |
|------------------------------|

D. Is delivery address different from item 13. ☒ Yes
if YES, enter delivery address below: ☐ No

A. Signature David A. A. ☐ Agent ☒ Advocate

B. Received by/ Printed Name [Signature]

C. Date of delivery MAR 20 2006

2. Article Number
(Transfer from service label)

959 7003 0000 0550 4002

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-19

COMPLETE THIS SECTION ON DELIVERY

- 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 **flap** if space permits.

- 1. Article Addressed to:**

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

3. Service Type
- | | |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail |
| <input type="checkbox"/> Registered | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> C.O.D. |
-
4. Restricted Delivery? (Extra Fee)
- ☐ Yes

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7004 0550 0000 7003 666

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-M-1;

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:30 AM

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BEING Lots Nos. 35, 36 and 37 in the Park Real Estate Addition.

EXCEPTING however, Lot No. 37 which was sold by Ruby B. Work, widow, to Paul Fahringer and Helen Fahringer, his wife, by Deed dated June 30, 1989 and recorded July 6, 1989 in Record Book 431 Page 1079. Said lot being 45' x 120'.

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PARCEL IDENTIFICATION NO: 04B-01-039-00,000

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

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

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257**

PHH MORTGAGE
CORPORATION, FKA CENDANT
MORTGAGE CORPORATION

vs.
DONNA C. SHEMONIS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-39 Term 2005

2006-ED-50

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF _____ COLUMBIA _____ COUNTY, PENNSYLVANIA:

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

PREMISES: 2105 HEIGHTS ROAD, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	<u>\$97,376.41</u>
Additional Fees and Costs	<u>\$ 1,785.00</u>
Interest from 2/16/06 to Sale	<u>\$</u> _____ and costs.
at \$16.01per diem	

Dated 3-16-06
(SEAL)

Fanni B. Kline EAO
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Woodin Road at the corner of Lot No. 34; THENCE along Woodin Road in a Northerly direction 135 feet to the corner of Lot No. 38; THENCE along said lot in a Westerly direction 120 feet to a 15 foot alley; THENCE along said alley in a Southerly direction 135 feet to Lot No. 34; THENCE along the same in an easterly direction 120 feet to the place of BEGINNING. BEING Lots Nos. 35, 36 and 37 in the Park Real Estate Addition.

EXCEPTING, HOWEVER, Lot No. 37 which was sold by Ruby B. Work, widow, to Paul Fahringer and Helen Fahringer, his wife, by deed dated June 30, 1989, and recorded July 6, 1989, in Record Book 431, Page 1079, Said lot being 45 feet x 120 feet.

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PARCEL IDENTIFICATION NO: 04B-01-039-00,000
Premises being: 2105 HEIGHTS ROAD, BERWICK, PA 18603

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**PHH MORTGAGE CORPORATION, FKA
CENDANT MORTGAGE CORPORATION
3000 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054**

Plaintiff,

v.

**DONNA C. SIEMONIS
2105 HEIGHTS ROAD
BERWICK, PA 18603**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2006-CV-39

2006-ED-50

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☒ (X) an FHA Mortgage
- ☐ () non-owner occupied
- ☐ () vacant
- ☐ () Act 91 procedures have been fulfilled

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

NAME

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

**BENEFICIAL CONSUMER
DISCOUNT COMPANY, D/B/A
BENEFICIAL MORTGAGE
COMPANY OF PENNSYLVANIA**

**38 SOOUTH MAIN STREET
SHENANADOAH, PA 17976**

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

NAME

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

None

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

NAME

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

None

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

NAME

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

TENANT/OCCUPANT

**2105 HEIGHTS ROAD
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF COLUMBIA
COUNTY**

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


**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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

March 14, 2006

Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION
3000 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054**

Plaintiff,

v.

**DONNA C. SHEMONIS
2105 HEIGHTS ROAD
BERWICK, PA 18603**

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2006-CV-39**
: *2006 ED. 50*
:
:
:
:
:

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

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION,
Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **2105 HEIGHTS ROAD, BERWICK, PA 18603.**

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

NAME

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

DONNA C. SHEMONIS

**2105 HEIGHTS ROAD
BERWICK, PA 18603**

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

NAME

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

Same as above

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

NAME

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

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

NAME

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

**BENEFICIAL CONSUMER
DISCOUNT COMPANY, D/B/A
BENEFICIAL MORTGAGE
COMPANY OF PENNSYLVANIA**

**38 SOOUTH MAIN STREET
SHENANADOAH, PA 17976**

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

NAME

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

None

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

NAME

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

None

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

NAME

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

TENANT/OCCUPANT

**2105 HEIGHTS ROAD
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF COLUMBIA
COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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

March 14, 2006

Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
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 a 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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the 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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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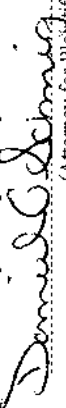
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PARCEL IDENTIFICATION NO: 04B-01-039-00,000
Premises being: 2105 HEIGHTS ROAD, BERWICK, PA 18603

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

hands

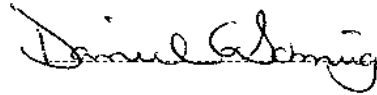
_____, 20____

Sir: — There will be placed in your

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

follows: PIII MORTGAGE CORPORATION, FKA CENDANT
MORTGAGE CORPORATION vs DONNA C. SHEMONIS and

The defendant will be found at 2105 HEIGHTS ROAD, BERWICK,
PA 18603

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description_____

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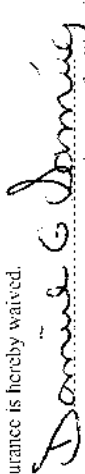
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(Attorney for Plaintiff(s))

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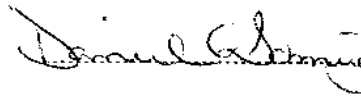
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Premises being: 2105 HEIGHTS ROAD, BERWICK, PA 18603

SHERIFF'S RETURN

PHH MORTGAGE CORPORATION, FKA/A
CENDANT MORTGAGE CORPORATION

Plaintiff

vs.

DONNA C. SHEMONIS

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2006-CV-39 CD Term, 2000

WRIT

ISSUED

NOW, _____ 2001, I, _____ High Sheriff of Columbia County, Pennsylvania,
do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation
being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within

_____ upon _____

_____ at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____
Sheriff

20, _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this


return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff PHH MORTGAGE CORPORATION, FKA CENDANT MORTGAGE CORPORATION		Expiration date Court Number 2006-CV-39	
Defendant DONNA C. SHEMONIS &		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>DONNA C. SHEMONIS</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>2105 HEIGHTS ROAD, BERWICK, PA 18603</u>		

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	(215)563-7000	


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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
Sheriff of		

SHERIFF'S DEPARTMENT

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PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL HEAT SENSITIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180360

CHECK NO
489384

03142006

DATE	AMOUNT
03/14/2006	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Thomas S. Hallinan

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

489384 0306001808136 150866 611