

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

July 24, 2006

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: HSBC Mortgage Services, Inc.
vs.
Richard T. Shannon
Kim L. Shannon
Columbia County C.C.P. No. 2006-CV-463
Premises: 428 Ridge Road
(Montour Township), Bloomsburg, PA 17815
SS Date: July 26, 2006

Dear Sheriff Chamberland:

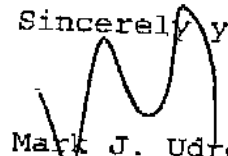
Please **STAY** the Sheriff's Sale scheduled for July 26, 2006.

Sale is stayed for the following reason:

Due to completed deed-in-lieu. No money collected.

Thank you for your attention to this matter.

Sincerely yours,


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

/kab

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

HSBC Bank, Sec. vs Richard & Kim Strunk

NO. 83-06 ED NO. 46806 JD

DATE/TIME OF SALE: July 2, 200

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 \$ _____

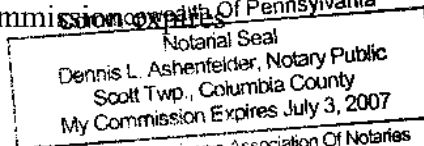
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, 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 July 5, 12, 19, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 21st day of July, 2006.

(Notary Public)

My commission expires July 3, 2007



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.

A. *Received by (Printed Name)* **MAJ 30 2006** **Address**

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

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

2005 1160 0000 0372 76477

SENDER: COMPLETE THIS SECTION

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

2. Article Number **7630**
(Transfer from service label)

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Insured Mail ☐ C.O.D.

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

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

6. Date of Delivery **5/30/68**

7. Received by (Printed Name) **[Signature]**

8. Signature **[Signature]**

9. Agent ☐ **83**

10. Address ☒ **[Address]**

COMPLETE THIS SECTION ON DELIVERY

85

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME DATE OF BIRTH SOCIAL SECURITY#

RICHARD T SHANNON 6-1-62 210-54 1201

DATE: 7-8-06

REQUESTOR: Sheriff
Print Name

2006-CV-463
Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED
INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED
BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A
LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED
BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

1797.90

Date: 7-8-06

BY: [Signature]

TITLE: Cust Svs.

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

HSBC Mortgage Services, Inc.
1270 Northland Drive, Suite
200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2006-CV-463

v.

Richard T. Shannon
Kim L. Shannon
229 West Street
Bloomsburg, PA 17815
Defendant(s)

DATE: June 19, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Richard T. Shannon & Kim L. Shannon

PROPERTY: 428 Ridge Road
(Montour Township), Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on July 26, 2006, at 10:00am, at the COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

JUN 22 2006
DO NOT WRITE

SHERIFF'S SALE COST SHEET

HSPC Mort. Sec. vs. Richard & Rina Shapiro
 NO. 83-06 ED NO. 463-06 JD DATE/TIME OF SALE May 31 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>14.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>373.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>799.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1024.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>214.77</u>
TOTAL ***** \$ _____	

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

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

TOTAL COSTS (OPENING BID) \$ _____

SHERIFF'S SALE COST SHEET

HSC Unit, vs. Shannon
 NO. 83-65 ED NO. 4330C JD DATE/TIME OF SALE Stoget

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$8.00</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>\$5.00</u>
NOTARY	<u>\$15.00</u>
TOTAL ***** \$ <u>288.00</u>	

WEB POSTING	\$150.00 - PD
PRESS ENTERPRISE INC.	<u>\$799.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1024.00</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>110.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1500.00
 \$ 1427.00
 \$ 73.00 Refund

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.

HSBC MORTGAGE SERVICES, INC.

VS.

RICHARD & KIM SHANNON

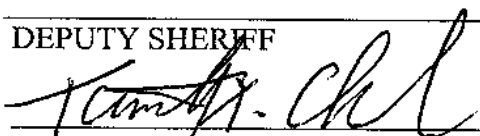
WRIT OF EXECUTION #83 OF 2006 ED

POSTING OF PROPERTY

JUNE 20, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RICHARD & KIM SHANNON AT 428 RIDGE ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF JUNE 2006



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

HSBC MORTGAGE SERVICES, INC.

Docket # 83ED2006

VS

MORTGAGE FORECLOSURE

RICHARD T. SHANNON
KIM L. SHANNON

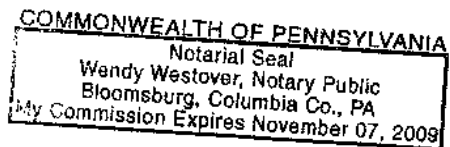
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MAY 31, 2006, AT 3:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KIM SHANNON AT 229 WEST STREET, BLOOMSBURG BY HANDING TO KIM SHANNON, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

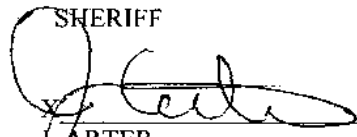
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JUNE 01, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
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
(570) 784-6308

HSBC MORTGAGE SERVICES, INC.

Docket # 83ED2006

VS

MORTGAGE FORECLOSURE

RICHARD T. SHANNON
KIM L. SHANNON

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 01, 2006, AT 2:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RICHARD SHANNON AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO RICHARD SHANNON A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JUNE 01, 2006

Wendy Westover

NOTARY PUBLIC

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
(570) 784-4300

HSBC MORTGAGE SERVICES, INC.

Docket # 83ED2006

VS

MORTGAGE FORECLOSURE

RICHARD T. SHANNON
KIM L. SHANNON

AFFIDAVIT OF SERVICE

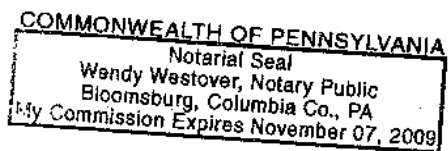
NOW, THIS WEDNESDAY, MAY 31, 2006, AT 3:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KIM SHANNON AT 229 WEST STREET, BLOOMSBURG BY HANDING TO KIM SHANNON, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

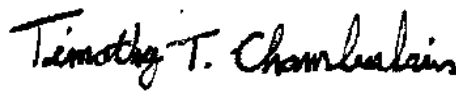
SO ANSWERS,

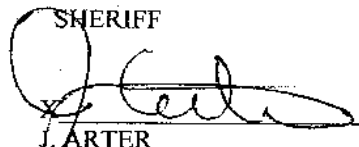
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JUNE 01, 2006



NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/24/2006

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 83ED2006

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT RICHARD T. SHANNON
KIM L. SHANNON

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
RICHARD SHANNON 387-9881
428 RIDGE ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE
441-7555

SERVED UPON Richard

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-1-06 TIME 1420 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ 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

06-1-6 1120 ARTER Card

DEPUTY

TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/24/2006

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 83ED2006

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT RICHARD T. SHANNON

KIM L. SHANNON

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
KIM SHANNON	MORTGAGE FORECLOSURE
229 WEST STREET	
BLOOMSBURG	

SERVED UPON Kim

RELATIONSHIP Def IDENTIFICATION _____

DATE 5-31-06 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

5-26-06 1055 AVT ER

DEPUTY

DATE 5-31-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/24/2006

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 83ED2006

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT RICHARD T. SHANNON
KIM L. SHANNON

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
MONTOUR TWP SEWER	MORTGAGE FORECLOSURE
RUPERT DRIVE	
BLOOMSBURG	

SERVED UPON TERRY ECKERT

RELATIONSHIP Chief IDENTIFICATION _____

DATE 5-26-06 TIME 1440 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

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

DEPUTY

J. Carl

DATE 5-26-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/24/2006

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 83ED2006

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT RICHARD T. SHANNON

KIM L. SHANNON

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
DAVID PENNYPACKER-TAX COLLECTOR	MORTGAGE FORECLOSURE
515 LEGION RD APT. 4	
BLOOMSBURG	

SERVED UPON David

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 5-26-06 TIME 1450 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 5-26-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/24/2006

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 83ED2006

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT RICHARD T. SHANNON

KIM L. SHANNON

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON LESLIE L. EVAN

RELATIONSHIP CCSO Service IDENTIFICATION _____

DATE 5-26-06 TIME 10:15 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 5-26-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/24/2006

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 83ED2006

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT RICHARD T. SHANNON

KIM L. SHANNON

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5-26-06 TIME 0940 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eys ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS

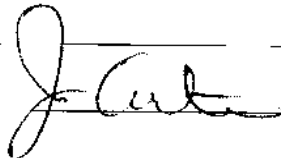
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-26-06

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:26-MAY-06

FEE:\$5.00

CERT. NO:2063

SHANNON RICHARD T & KIM L
428 RIDGE RD
BLOOMSBURG PA 17815

DISTRICT: MONTOUR TWP
DEED 20000-2638
LOCATION: 428 RIDGE RD
PARCEL: 25 -04 -016-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2005	PRIM	2,124.35	45.42		2,169.77
TOTAL DUE :					\$2,169.77

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff

REAL ESTATE OUTLINE

ED # 67-05

DATE RECEIVED 7-28-67
DOCKET AND INDEX 17-46-101

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 1000.00 CK# 67-05
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Sept 10 1967 TIME 1:00
POSTING DATE Sept 11 1967
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept 11-17 1967
2ND WEEK Sept 18-24 1967
3RD WEEK Sept 25-31 1967

SHERIFF'S SALE

WEDNESDAY JULY 26, 2006 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 83 OF 2006 ED AND CIVIL WRIT NO. 463 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, parcel or tract of land situate in Montour Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

Beginning at a point in the centerline of State Route No. 4004 (Ridge Road) and at the northwest corner of lands of David R. Ficca.; thence along the westerly line of lands of said Ficca and passing through a rebar found 24.46 feet from the last mentioned corner, South 03 degrees 33 minutes 57 seconds West (S 03X33'57" W), a distance of 336.37 feet to a rebar set at the northeast of lands of Mark J. and Tammy S. Vincent, Grantors herein; thence along the northerly line of lands of said Vincent, North 79 degrees 14 minutes 27 seconds West (N 79X14'27" W), a distance of 270.86 feet to a rebar set; thence along the easterly line of lands of said Vincent and passing through a rebar set 18.25 feet from the next mentioned corner, North 02 degrees 05 minutes 32 seconds West (N02X05'32" W), a distance of 279.94 feet to a point in the centerline of the aforesaid State Route No. 4004; thence along said centerline, North 87 degrees 54 minutes 29 seconds East (N 87X54'29" E), a distance of 119.29 feet to a point; thence along the same, North 89 degrees 39 minutes 54 seconds East (N 89X39'54" E), a distance of 178.03 feet to the place of BEGINNING.

CONTAINING: 2.00 Acres of land in all.

The foregoing description is designated as Lot No. 1 and is in accordance with a survey made October 19, 1999, by Drumheller Surveying and recorded in the Map Book of and for the Recorder of Deeds for Columbia County, Pennsylvania.

BEING KNOWN AS: 428 RIDGE ROAD, (MONTOUR TWP) BLOOMSBURG, PA 17815

PROPERTY ID NO.: 25-04-016-01

TITLE TO SAID PREMISES IS VESTED IN RICHARD T. AND KIM L. SHANNON, HUSBAND AND WIFE, BY DEED FROM TAMMY S. AND MARK J. VINCENT, HUSBAND AND WIFE, DATED 03/22/00 RECORDED 03/24/00 INSTRUMENT NO.: 200002638

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

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Plaintiff's Attorney
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111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
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
856-669-5400

ATTORNEY FOR PLAINTIFF

HSEC Mortgage Services, Inc.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff
v.

Richard T. Shannon
Kim L. Shannon
229 West Street
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-463

2006-ED-83

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:

428 Ridge Road
(Montour Township)
Bloomsburg, PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$272,412.78

Interest From 5/24/06
to Date of Sale _____
Ongoing Per Diem of \$55.61
to actual date of sale including if sale is
held at a later date

(Costs to be added) \$ _____

Prothonotary

By

Lanni B. Kline/ES
Clerk

Date

5/23/06

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

HSBC Mortgage Services, Inc.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

v.

Richard T. Shannon
Kim L. Shannon
229 West Street
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-463

2006-ED-83

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

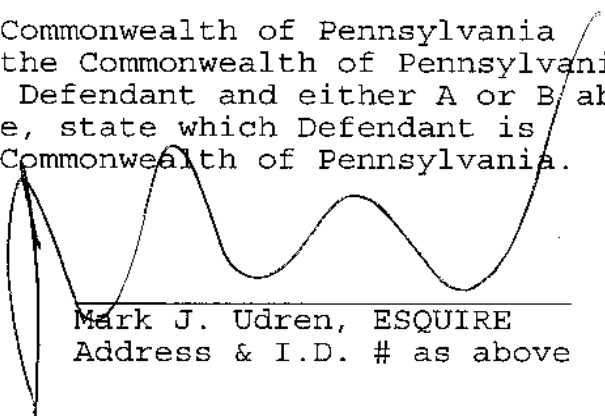
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

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
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ATTORNEY FOR PLAINTIFF

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Mendota Heights, MN 55120
Plaintiff

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CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-463

2006-ED-83

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
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

HSBC Mortgage Services, Inc.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

v.

Richard T. Shannon
Kim L. Shannon
229 West Street
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-463

2006-ED-83 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
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UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

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ATTORNEY FOR PLAINTIFF

HSBC Mortgage Services, Inc.
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Plaintiff

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Richard T. Shannon
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229 West Street
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-463

2006-ED-83

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Mortgage Services, 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: 428 Ridge Road, (Montour Township) Bloomsburg, PA 17815

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

Richard T. Shannon 428 Ridge Road
Bloomsburg, PA 17815

Kim L. Shannon 229 West Street
Bloomsburg, PA 17815

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	428 Ridge Road, (Montour Twp) 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.

DATED: May 23, 2006

UDREN LAW OFFICES, P.C.

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
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Mark J. Udren, ESQ.
Attorney for Plaintiff

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PROPERTY ID NO.: 25-04-016-01

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Beginning at a point in the centerline of State Route No. 4004 (Ridge Road) and at the northwest corner of lands of David R. Ficca; thence along the westerly line of lands of said Ficca and passing through a rebar found 24.46 feet from the last mentioned corner, South 03 degrees 33 minutes 57 seconds West (S 03x33'57" W), a distance of 336.37 feet to a rebar set at the northeast of lands of Mark J. and Tammy S. Vincent, Grantors herein; thence along the northerly line of lands of said Vincent, North 79 degrees 14 minutes 27 seconds West (N 79x14'27" W), a distance of 270.86 feet to a rebar set; thence along the easterly line of lands of said Vincent and passing through a rebar set 18.25 feet from the next mentioned corner, North 02 degrees 05 minutes 32 seconds West (N 02x05'32" W), a distance of 279.94 feet to a point in the centerline of the aforesaid State Route No. 4004; thence along said centerline, North 87 degrees 54 minutes 29 seconds East (N 87x54'29" E), a distance of 119.29 feet to a point; thence along the same, North 89 degrees 39 minutes 54 seconds East (N 89x39'54" E), a distance of 178.03 feet to the place of BEGINNING.
CONTAINING: 2.00 Acres of land in all.

The foregoing description is designated as Lot No. 1 and is in accordance with a survey made October 19, 1999, by Drumheller Surveying and recorded in the Map Book of and for the Recorder of Deeds for Columbia County, Pennsylvania

BEING KNOWN AS: 428 RIDGE ROAD, (MONTOUR TWP) BLOOMSBURG, PA 17815

PROPERTY ID NO.: 25-04-016-01

TITLE TO SAID PREMISES IS VESTED IN RICHARD T. AND KIM L. SHANNON, HUSBAND AND WIFE BY DEED FROM TAMMY S. AND MARK J. VINCENT, HUSBAND AND WIFE DATED 03/22/00 RECORDED 03/24/00 INSTRUMENT NO.: 200002638.

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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

215-568-9500

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

May 23, 2006

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

Re: HSBC Mortgage Services, Inc.
vs.
Richard T. Shannon
Kim L. Shannon
Columbia County C.C.P. No. 2006-CV-463

Dear Sir:

Please serve the Defendant(s), Richard T. Shannon at 428 Ridge Road, Bloomsburg, PA 17815 and Kim L. Shannon at 229 West Street, Bloomsburg, PA 17815.

*** Please serve personally ONLY due to divorce action. ***

Please then, POST the property with the Handbill at 428 Ridge Road, (Montour 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

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UDREN LAW OFFICES, P.C.

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

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

61034

61034

NUMBER

DATE

AMOUNT

05/19/2006

\$1,500.00

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

PAY TO THE ORDER OF

Sheriff of Columbia County

For SHERIFF SALE DEPOSIT 0603030 Shannon

Shannon
VOID AFTER 90 DAYS

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

⑈061034⑈ ⑆036001808⑆ 35 589745 3⑈

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Security

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Details on back.