

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLD]

CHECK DATE CHECK NO.
05/03/2007 594479

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
594479	000741369	05/03/2007		133087	3,846.21	0.00	3,846.21
NMF [133087] 5302973200 ROEDER, STEPHEN							
2006-CV-769							
							3,846.21

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE 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

3-180/360

CHECK NO
594479

DATE	AMOUNT
05/03/2007	*****3,846.21

Void after 180 days

Pay THREE THOUSAND EIGHT HUNDRED FORTY SIX AND 21/100 DOLLARS

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

Francis S. Hallinan

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

594479 03600180836 150866 6

SHERIFF'S SALE COST SHEET

Washington Mutual Bank VS. Stephen + Beverly Lecker
 NO. 1-07 ED NO. 757-06 JD DATE/TIME OF SALE Mar 26 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</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>121.00</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>418.00</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>662.20</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****	\$ <u>887.20</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>240.76</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****	\$ <u>245.76</u>	

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1413.75</u>	
WATER 20	\$	
TOTAL *****	\$ <u>1413.75</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****	\$ <u>0</u>	

TOTAL COSTS (OPENING BID) \$ 3146.21

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Bank vs Stephen & Brenda Roeder

NO. 1-07 ED NO. 769-06 JD

DATE/TIME OF SALE: Mar 28 0900

BID PRICE (INCLUDES COST) \$ 70,000.00

POUNDAGE - 2% OF BID \$ 1800.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5196.21

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): James S. Muell

Agent for Phelen Hallinan + Schmieg

TOTAL DUE: \$ 5196.21

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3846.21

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Nora

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 5

Phone:

Date: March 30, 2007

Re: Roeder & Waltman

CC:

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

● **Comments:**

Roeder \$3,846.21 due

Waltman \$1,459.82 due

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

March 28, 2007

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: ROEDER, Stephen a/k/a Steven D. Roeder & Brenda S.
344 West 3rd Street
Mifflinville, PA 18631
No. 2006-CV-769

URGENT

Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me Daniel G. Schmieg as "attorney-on-the-writ" to FANNIE MAE, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Please send a copy of the Deed via facsimile, record the original and send notification of the recording date. Enclosed please find two Realty Transfer Tax Statement of Values and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,


Nora Ferrer

Enclosure

cc: Washington Mutual Bank

Account No. 5302973200

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA. 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:
Daniel G. Schmieg, Esquire Suite 1400	Area Code (215) 563-7000
Street Address	City State Zip Code
One Penn Center at Suburban Station 1617 JFK Blvd.	Philadelphia PA 19103

B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	FANNIE MAE
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	1900 Market Street, Suite 800
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Philadelphia PA 19103

C PROPERTY LOCATION

Street Address	City, Township, Borough	
344 West 3rd Street, Mifflinville, PA 18631	Village of Mifflinville	
County	School District	Tax Parcel Number
COLUMBIA	Village of Mifflinville	23-05A-060-00-000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$90,000.00	+ -0-	= \$90,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$26,731.00	x 3.47	= \$ 82,346.57

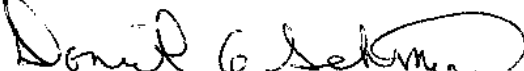
E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2004, Page Number 11975.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☒ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete

Signature of Correspondent or Responsible Party	Date:
DANIEL G. SCHMIEG, ESQUIRE 	3/28/07

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

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.

WASHINGTON MUTUAL

VS.


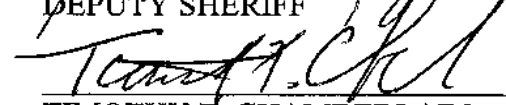
STEPHEN & BRENDA ROEDER

WRIT OF EXECUTION #1 OF 2007 ED

POSTING OF PROPERTY

February 21, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEPHEN & BRENDA ROEDER. AT 344 W. 3RD STREET MIFFLINVILLE
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF FEBRUARY 2007



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

WASHINGTON MUTUAL BANK, F.A.

1ED2007

VS

STEPHEN D. ROEDER AKA STEVEN D.
ROEDER
BRENDA S. ROEDER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 20, 2007, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO BRENDA ROEDER AT 2720 WILKES AVENUE,
DAVENPORT WITH BRENDA ROEDER SIGNING FOR A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 20, 2007

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

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

February 21, 2007

Office of the Sheriff
COLUMBIA County Courthouse

RE: WASHINGTON MUTUAL BANK, F.A.v. STEPHEN D. ROEDER A/K/A
STEVEN D. ROEDER and BRENDA S. ROEDER
COLUMBIA COUNTY, NO. 2006-CV-769

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

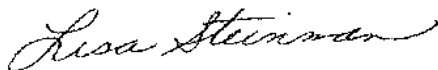
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 3/28/07 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WASHINGTON MUTUAL BANK, F.A.

) CIVIL ACTION

vs.

STEPHEN D. ROEDER A/K/A
STEVEN D. ROEDER
BRENDA S. ROEDER

) CIVIL DIVISION
) NO. 2006-CV-769

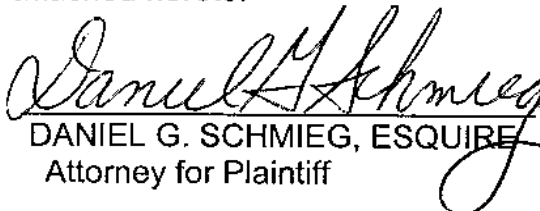
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WASHINGTON MUTUAL BANK, F.A.** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: February 21, 2007


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

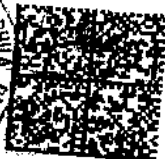
Name and Address of Sender

PHILAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Support

TEAM 3

Line	Article Number	Name of Addressee, Street, and Post Office Address	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	For
1	*****	TENANT/OCCUPANT 344 WEST 3RD STREET MIFELINVILLE, PA 18632			
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815			
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105			
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15		RE:STEPHEN D. ROEDER A/K/A STEVEN D. ROEDER	PHS #133087,	TEAM 3/SSG	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		



UNITED STATES POSTAGE
02 1M
0004218010
JAN 12 2007
MAILED FROM ZIP CODE 19103

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

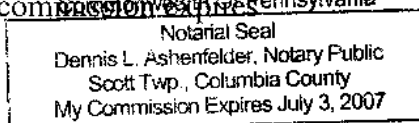
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

March 7, 14, 21, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
Sworn and subscribed to before me this 22ND day of MARCH 2007.....

.....
(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.

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Kevin.Olinger@fedpnc.com

Kevin Olinger
Legal Assistant, Ext. 1365

Representing Lenders in
Pennsylvania and New Jersey

February 20, 2007

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

WASHINGTON MUTUAL BANK, F.A.

vs.

STEPHEN D. ROEDER A/K/A STEVEN D. ROEDER

BRENDA S. ROEDER

COLUMBIA- No. 2006-CV-769

Action in Mortgage Foreclosure

Premises: 344 WEST 3RD STREET

MIFFLINVILLE, PA 18632

Dear Sir/Madame:

Enclosed are Affidavits of Service for the above captioned matter for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,



Kevin Olinger
Enclosure

AFFIDAVIT OF SERVICE

Plaintiff: WASHINGTON MUTUAL BANK, F.A.

**Defendant(s): STEPHEN D. ROEDER
A/K/A STEVEN D. ROEDER
BRENDA S. ROEDER**

**Serve: BRENDA S. ROEDER
Address: 2720 WILKES AVENUE
DAVENPORT, IA 52804**

**LAS
COLUMBIA County
No 2006-CV-769**

**Our File#133087
Type of Action
- Notice of Sheriff's Sale**

Sale Date: 3-28-07

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to Brenda S. Roeder, Defendant, on the 23rd day of Jan, 2007, at 6:32 o'clock p.m., at 2720 Wilkes Ave, Davenport Iowa state Commonwealth of Iowa, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 55 Height 5'8 Weight 140 Race W Sex F Other _____

I, Cynthia Renee Ortiz, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 23rd day
of January, 2007

Notary: Sharon L Low

By:



NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock __.m., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

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

WASHINGTON MUTUAL BANK, F.A.

Docket # 1ED2007

VS

MORTGAGE FORECLOSURE

STEPHEN D. ROEDER AKA STEVEN D.
ROEDER
BRENDA S. ROEDER

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JANUARY 08, 2007, AT 4:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON STEPHEN ROEDER AKA STEVEN ROEDER AT 724 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO STEPHEN ROEDER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 09, 2007



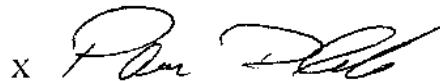
NOTARY PUBLIC

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

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 

P. D'ANGELO
DEPUTY SHERIFF

6
FILED
PROTHONOTARY

2007 FEB -6 A 9:50

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

Washington Mutual Bank, F.A.	:	Court of Common Pleas
	:	
Plaintiff	:	Civil Division
	:	
vs.	:	Columbia County
	:	
Stephen D. Roeder	:	No. 2006-CV-769
A/K/A Steven D. Roeder	:	
Brenda S. Roeder	:	
Defendants	:	

ORDER

AND NOW, this 5th day of February, 2007 the Prothonotary is ORDERED to amend the judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$124,157.98
Interest Through 3/28/07	10,702.06
Per Diem \$20.83	
Late Charges	881.92
Legal fees	2,175.00
Cost of Suit and Title	1,597.50
Sheriff's Sale Costs	0.00
Property Inspections	1,346.00
Appraisal/BPO	0.00
MIP/PMI	0.00
NSF	0.00

Suspense/Misc. Credits
Escrow Deficit

0.00
2,761.59

TOTAL

\$143,622.05

Plus interest from 3/28/07 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

151 Scott W. Natus

133087

1. Article Addressed to:

Brenda Roeder
2720 Wilkes Avenue
Davenport, IA 52804

2. Article Number (Transfer from service label) 7005 1160 0000 3415 1824

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature ☒ Agent ☐ Addressee

6. Received by (Printed Name) B. Roeder **7. Date of Delivery** 1-12-07

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

9. Service Type

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

10. Restricted Delivery? (Extra Fee) ☐ Yes

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 (Transfer from service label) 7005 1160 0000 3415 1817

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature ☒ Agent ☐ Addressee

6. Received by (Printed Name) **7. Date of Delivery** 1/8/07

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

9. Service Type

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

10. Restricted Delivery? (Extra Fee) ☐ Yes

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) 7005 1160 0000 3415 1817

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature ☒ Agent ☐ Addressee

6. Received by (Printed Name) **7. Date of Delivery** 1/8/07

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

9. Service Type

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

10. Restricted Delivery? (Extra Fee) ☐ Yes

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) 7005 1160 0000 3415 1817

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature ☒ Agent ☐ Addressee

6. Received by (Printed Name) **7. Date of Delivery** 1/8/07

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

9. Service Type

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

10. 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:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent
☐ Address

B. Received by (Printed Name)

T. DOYLE

☒ Agent
☐ Address

C. Date of Delivery

JAN 08 2007

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

If YES, enter delivery address below:

2. Article Number

(Transfer from service label)

7005 1160 0000 3415 1794

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent
☐ Address

B. Received by (Printed Name)

☒ Agent
☐ Address

C. Date of Delivery

JAN 08 2007

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

If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7005 1160 0000 3415 1831

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15



January 12, 2007

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

WASHINGTON MUTUAL BANK, F.A.

VS.

**STEPHEN D. ROEDER AKA STEVEN D. ROEDER
BRENDA S. ROEDER**

DOCKET # 1ED2007

JD # 769JD2006

Dear Timothy:

The balance due on sewer account # for the property located at 332 West 3rd Street Mifflinville, Pa through March is \$1413.75. The amount owed for the sewer account through March is \$156.75, plus \$1257.00 is due for tap-in fees for connection to the public sewer system.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

"BAJSA is an Equal Opportunity Provider and Provider"

Hearing Impaired 711

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/4/2007

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 1ED2007

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT STEPHEN D. ROEDER AKA STEVEN D. ROEDER
BRENDA S. ROEDER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
STEPHEN ROEDER AKA STEVEN ROEDER
344 W 3RD ST. MIFFLINVILLE AKA 332 W 3RD
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

(99 W. 3RD APT B
NESCOPECK -)

SERVED UPON STEPHEN ROEDER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-08-07 TIME 1610 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) 724 O.B.R. APT B

BLOOMSBURG

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

01-08-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/4/2007

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 1ED2007

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT STEPHEN D. ROEDER AKA STEVEN D. ROEDER
BRENDA S. ROEDER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
MIFFLIN WATER-C/O CURT	MORTGAGE FORECLOSURE
MOOREHEAD	
2ND ST.	
MIFFLINVILLE	

SERVED UPON CURT MOOREHEAD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-08-07 TIME 1325 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) _____

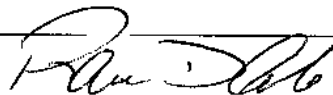
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 01-08-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/4/2007

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 1ED2007

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT STEPHEN D. ROEDER AKA STEVEN D. ROEDER
BRENDA S. ROEDER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Kelly Green

RELATIONSHIP

IDENTIFICATION

DATE *01-08-07*

TIME *1355*

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

01-08-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/4/2007

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 1ED2007

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT STEPHEN D. ROEDER AKA STEVEN D. ROEDER
BRENDA S. ROEDER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
SUSAN NEVEL-TAX COLLECTOR
226 E. 5TH STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON: POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-08-07 TIME 1340 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 Hallinan

DATE

01.08.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/4/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 1ED2007

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT STEPHEN D. ROEDER AKA STEVEN D. ROEDER
BRENDA S. ROEDER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Leslie Levan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 1-8-7 TIME 1400 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. Col. DATE 1-8-7

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/08/2007

Fee: \$5.00

Cert. NO: 2877

ROEDER STEVEN D & BRENDA S
344 WEST 3RD STREET
MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 0624 -0584
Location: 332 W THIRD ST
Parcel Id: 23 -05A-060-00,000

Assessment: 26,731
Balances as of 01/08/2007

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

By: Timothy J. Chamberlain, Sheriff Per: dm.

* This does not include 2006 Taxes.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/4/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 1ED2007

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT STEPHEN D. ROEDER AKA STEVEN D. ROEDER
BRENDA S. ROEDER

ATTORNEY FIRM 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 1-8-7 TIME 1300 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 1-8-7

REAL ESTATE OUTLINE

ED # 1-01

DATE RECEIVED 1-25-07
DOCKET AND INDEX 1-25-07

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# 562457

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

SALE DATE Mar 28, 07 TIME 8:55
POSTING DATE Feb. 28, 07
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 28, 07
2ND WEEK Mar 29, 07
3RD WEEK Mar 30, 07

SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1 OF 2007 ED AND CIVIL WRIT NO. 769 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 tract or parcel of land situate in the Village of Mifflinville, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEING marked in the general plan of said Village as number forty nine (49) bounded North by Second Street, South by Third Street, East by lot Number forty eight (48) and west by Street, being in length fourteen (14) rods in breadth four (4) rods.

BEING the same premises conveyed to Rendon H. Knecht and Ruth T. Knecht, his wife, by Heister R. Levan and Lockwood J. Levan by deed dated May 27, 1942, and recorded in Columbia County Deed Book 121 at page 269.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Roeder and Brenda S. Roeder, husband and wife, by Deed from Olen R. Knecht and Edwin W. Knecht and Jay K. Knecht, Co-Executors of the Premises being: 344 WEST 3RD STREET, MIFFLINVILLE, PA 18632
Tax Parcel #23-05A-060-00-000

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.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1 OF 2007 ED AND CIVIL WRIT NO. 769 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 tract or parcel of land situate in the Village of Mifflinville, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEING marked in the general plan of said Village as number forty nine (49) bounded North by Second Street, South by Third Street, East by lot Number forty eight (48) and west by Street, being in length fourteen (14) rods in breadth four (4) rods.

BEING the same premises conveyed to Rendon H. Knecht and Ruth T. Knecht, his wife, by Heister R. Levan and Lockwood J. Levan by deed dated May 27, 1942, and recorded in Columbia County Deed Book 121 at page 269.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Roeder and Brenda S. Roeder, husband and wife, by Deed from Olen R. Knecht and Edwin W. Knecht and Jay K. Knecht, Co-Executors of the Premises being: 344 WEST 3RD STREET, MIFFLINVILLE, PA 18632
Tax Parcel #23-05A-060-00-000

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.

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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.sheriffcolumbiacounty.com

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

WASHINGTON MUTUAL BANK,
F.A.

vs.

STEPHEN D. ROEDER
A/K/A STEVEN D. ROEDER
BRENDA S. ROEDER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-769 Term 2005

WRIT OF EXECUTION
(Mortgage Foreclosure)

Writ
2007-ED-1

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: 344 WEST 3RD STREET, MIFFLINVILLE, PA 18632
(See Legal Description attached)

Amount Due	<u>\$135,054.07</u>
Additional Fees and Costs	<u>\$2,707.50</u>
Interest from 12/27/06 to Sale	\$_____ and costs.
at \$22.20per diem	

Dated Jan. 4, 2007
(SEAL)

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

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in the Village of Mifflinville, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEING marked in the general plan of said Village as number forty nine (49) bounded North by Second Street, South by Third Street, East by lot Number forty eight (48) and west by Street, being in length fourteen (14) rods in breadth four (4) rods.

BEING the same premises conveyed to Rendon H. Knecht and Ruth T. Knecht, his wife, by Heister R. Levan and Lockwood J. Levan by deed dated May 27, 1942, and recorded in Columbia County Deed Book 121 at page 269.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Roeder and Brenda S. Roeder, husband and wife, by Deed from Olen R. Knecht and Edwin W. Knecht and Jay K. Knecht, Co-Executors of the

Premises being: 344 WEST 3RD STREET, MIFFLINVILLE, PA 18632
Tax Parcel #23-05A-060-00-000

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

WASHINGTON MUTUAL BANK, F.A.

11200 WEST PARKLAND AVE.

MILWAUKEE, WI 53224

Plaintiff,

v.

STEPHEN D. ROEDER

A/K/A STEVEN D. ROEDER

344 WEST 3RD STREET

MIFFLINVILLE, PA 18632

BRENDA S. ROEDER

2720 WILKES AVENUE

DAVEN PORT, IA 52804

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

WASHINGTON MUTUAL BANK, F.A., 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 **344 WEST 3RD STREET, MIFFLINVILLE, PA 18632**.

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

NAME

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

**STEPHEN D. ROEDER
A/K/A STEVEN D.
ROEDER**

**344 WEST 3RD STREET
MIFFLINVILLE, PA 18632**

BRENDA S. ROEDER

**2720 WILKES AVENUE
DAVEN PORT, IA 52804**

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.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
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 | 344 WEST 3RD STREET
MIFFLINVILLE, PA 18632 |
| 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.

December 29, 2006
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

WASHINGTON MUTUAL BANK, F.A.

11200 WEST PARKLAND AVE.

MILWAUKEE, WI 53224

Plaintiff,

v.

STEPHEN D. ROEDER

A/K/A STEVEN D. ROEDER

344 WEST 3RD STREET

MIFFLINVILLE, PA 18632

BRENDA S. ROEDER

2720 WILKES AVENUE

DAVEN PORT, IA 52804

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

WASHINGTON MUTUAL BANK, F.A., 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 **344 WEST 3RD STREET, MIFFLINVILLE, PA 18632**.

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

NAME

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

**STEPHEN D. ROEDER
A/K/A STEVEN D.
ROEDER**

**344 WEST 3RD STREET
MIFFLINVILLE, PA 18632**

BRENDA S. ROEDER

**2720 WILKES AVENUE
DAVEN PORT, IA 52804**

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.) |
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
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 | 344 WEST 3RD STREET
MIFFLINVILLE, PA 18632 |
| 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.

December 29, 2006
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in the Village of Mifflinville, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEING marked in the general plan of said Village as number forty nine (49) bounded North by Second Street, South by Third Street, East by lot Number forty eight (48) and west by Street, being in length fourteen (14) rods in breadth four (4) rods.

BEING the same premises conveyed to Rendon H. Knecht and Ruth T. Knecht, his wife, by Heister R. Levan and Lockwood J. Levan by deed dated May 27, 1942, and recorded in Columbia County Deed Book 121 at page 269.

TITLE TO SAID PREMISES IS VESTED IN Steven D. Roeder and Brenda S. Roeder, husband and wife, by Deed from Olen R. Knecht and Edwin W. Knecht and Jay K. Knecht, Co-Executors of the

Premises being: 344 WEST 3RD STREET, MIFFLINVILLE, PA 18632
Tax Parcel #23-05A-060-00-000

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Premises being: 344 WEST 3RD STREET, MIFFLINVILLE, PA 18632
Tax Parcel #23-05A-060-00-000

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

..... (SEAL)
(Attorney for Plaintiff(s))

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

..... (SEAL)
(Attorney for Plaintiff(s))

....., 20
HARRY A. ROADARMEL
COLUMBIA County, Pa. Sheriff

Sir: -- There will be placed in your hands
for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: WASHINGTON MUTUAL BANK, F.A. vs STEPHEN D. ROEDER A/K/A
STEVEN D. ROEDER and BRENDA S. ROEDER

The defendant(s) will be found at 344 WEST 3RD STREET, MIFFLINVILLE, PA 18632
2720 WILKES AVENUE, DAVENPORT, IA 52804

Daniel D. Schilling 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

.....

.....

SHERIFF'S RETURN

WASHINGTON MUTUAL BANK, F.A.

Plaintiff

vs.

STEPHEN D. ROEDER

A/K/A STEVEN D. ROEDER

BRENDA S. ROEDER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2006-CV-769 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.


Expiration date _____

Plaintiff
WASHINGTON MUTUAL BANK, F.A.

Court Number
2006-CV-769

Defendant
STEPHEN D. ROEDER A/K/A STEVEN D. ROEDER & BRENDA S. ROEDER

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.
STEPHEN D. ROEDER A/K/A STEVEN D. ROEDER
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
344 WEST 3RD STREET, MIFFLINVILLE, PA 18632

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 XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date _____

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

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 WASHINGTON MUTUAL BANK, F.A.		Expiration date Court Number 2006-CV-769
Defendant STEPHEN D. ROEDER A/K/A STEVEN D. ROEDER & BRENDA S. ROEDER		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. BRENDA S. ROEDER ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 344 WEST 3RD STREET, MIFFLINVILLE, PA 18632	

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

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.

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 ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	-----------------------------------	------

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 _____	

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE 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
562457

JRNO 12/29/2006

DATE	AMOUNT
12/29/2006	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

Security Features
1. Use a magnifying glass to inspect the microprinted border.
2. Use a heat source to reveal the hidden image.
3. Use a UV light to reveal the hidden image.

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

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