

# SHERIFF'S SALE COST SHEET

Fuelhome Mkt. Co. vs. Wynn, Miss  
 NO. 165-07 ED NO. 635-07 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</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	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>314.50</u>	

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

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 589.50

Refund \$ 760.50

1350.00 (Dep)

**Phelan Hallinan and Schmieg, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy  
Suite 1400  
Philadelphia, PA 19103-1814  
215-583-7000  
Main Fax 215-583-5534**

Peter J. Tremper  
Legal Assistant, Ext. 1481

Representing Lenders in  
Pennsylvania and New Jersey

July 9, 2007

**Via Telefax 570-389-5625**

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

EVERHOME MORTGAGE COMPANY

vs.

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS  
COLUMBIA- No. 2007-CV-635

Premises: 1116 FREAS AVENUE, BERWICK, PA 18603

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **August 29, 2007**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

Defendant filed Bankruptcy on 7/2/07.

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

Very truly yours,

Peter J. Tremper

BERWICK AREA SCHOOL DISTRICT		2007 SCHOOL REAL ESTATE DATE 07/01/2007		BILL# 004379		TAXPAYER COPY	
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE C. GINGER 1615 LINCOLN AVENUE BERWICK, PA 18603		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
		REAL ESTATE	13406	48.100	631.93	644.83	709.31
HOURS Mon, Tue, Thur, 9:30am-4:00pm  PHONE 570-752-7442					631.93	644.83	709.31
					IF PAID ON OR BEFORE Aug 31	IF PAID ON OR BEFORE Oct 31	IF PAID AFTER Nov 1

NO REFUNDS UNDER \$5.00

M  
A WYNINGS ROBBIN  
I 1116 FREAS AVE  
L BERWICK PA 18603  
  
T  
O

PROPERTY DESCRIPTION		ACCT.	5835
PARCEL 04C01 09200000			
1116 FREAS AVE	2944.00	SCHOOL PENALTY 10%	
20050-5534	10462.00	DELINQUENT TAX TO	
0.17 ACRES		COURTHOUSE DEC 15	

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

**Tax Notice** 2007 County & Municipality  
BERWICK BORO  
**MAKE CHECKS PAYBLE TO:**  
Connie C Ginger  
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	BILL NO.		
			03/01/2007	6665		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY	
GENERAL	13,406	6.146	80.74	82.39	90.63	
SINKING		1.345	17.67	18.03	19.83	
LIGHT		1	13.14	13.41	14.08	
FIRE		1.25	16.42	16.76	17.60	
BORO RE		10.6	139.26	142.10	149.21	
The discount & penalty have been calculated for your convenience			267.23	272.69	291.35	
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WYNINGS ROBBIN  
1116 FREAS AVE  
BERWICK PA 18603

CNTY TWP Discount 2 % 2 % Penalty 10 % 5 % PARCEL: 04C-01 -092-00,000 1116 FREAS AVE .169 Acres Land 2,944 Buildings 10,462 Total Assessment 13,406	267.23 # 000 548188
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------

This tax returned to courthouse on:  
January 1, 2008  
  
**FILE COPY**  
EVER Home mty

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

*From*  
*Co. & Bro paid by Mortgage Co.*  
*Connie*  
*4/30/07*

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

EVERHOME MORTGAGE COMPANY

Docket # 105ED2007

VS

MORTGAGE FORECLOSURE

ROBBIN WYNINGS, A/K/A ROBBIN ANN  
WYNINGS

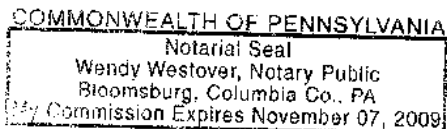
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JUNE 19, 2007, AT 8:55 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON ROBBIN WYNINGS AT 629 FREAS AVE., BERWICK BY HANDING  
TO ROBBIN WYNINGS, , 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 WEDNESDAY, JUNE 20, 2007

  
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

  
P. D'ANGELO  
DEPUTY SHERIFF

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

Article Addressed to:

or on the front if space permits.

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.

SENDER: COMPLETE THIS SECTION

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 *Samuel J. Venturi* ☐ Agent ☒ Address
- B. Received by (Printed Name) *Samuel J. Venturi* C. Date of Delivery *JUN 20 2004*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7006 2760 0004 5957 6684

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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 *T. Doyle* ☐ Agent ☒ Address
- B. Received by (Printed Name) *T. Doyle* C. Date of Delivery *JUN 20 2004*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7006 2760 0004 5957 6691

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Faith Alston* ☐ Agent ☒ Address
- B. Received by (Printed Name) *Faith Alston* C. Date of Delivery *6-21-04*
- 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

2. Article Number  
(Transfer from service label)

7006 2760 0004 5957 6653

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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:

2. Article Number  
(Transfer from service label)

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Name]* C. Date of Delivery *[Date]*

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/13/2007

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 105ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
ROBBIN WYNINGS
629 FREAS AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Robbin Wynings

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

DATE 06-19-07 TIME 0855 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 06-19-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/13/2007

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 105ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TENANT(S)

1116 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

ROSSO - VACANT

RELATIONSHIP

IDENTIFICATION

DATE 06.19.07

TIME

6:05

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

Pat Dill

DATE

06.19.07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/13/2007

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 105ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

*POSTED*

RELATIONSHIP

IDENTIFICATION

DATE 06-19-07 TIME 0910 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 D. De*

DATE 06-19-07



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/13/2007

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 105ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS  
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 06-19-07 TIME 0900 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

Ra Dll

DATE 06-19-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/13/2007

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 105ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JOE HORVAT

RELATIONSHIP Deputy Director IDENTIFICATION \_\_\_\_\_

DATE 6-19-7 TIME 0850 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

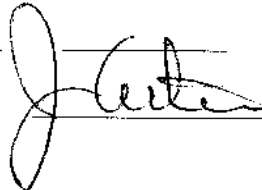
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-19-7

June 19, 2007

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

**EVERHOME MORTGAGE COMPANY**

**VS.**

**ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS**

**DOCKET # 105ED2007**

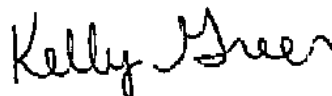
**JD # 635JD2007**

Dear Timothy:

The balance due on sewer account #112163 for the property located at 1116 Frcas Avenue Berwick, Pa through September 2007 is \$341.16.

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

Sincerely,



Kelly Greer  
Authority Clerk

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 06/18/2007

Fee: \$5.00

Cert. NO: 3552

WYNINGS ROBBIN  
1116 FREAS AVE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20050 -5534  
Location: LOT 1012  
Parcel Id: 04C-01 -092-00,000

Assessment: 13,406  
Balances as of 06/18/2007

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

By: Timothy T. Chamberlain, Sheriff Per: \_\_\_\_\_  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/13/2007

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 105ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 6-18-7 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

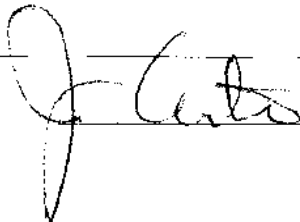
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-18-7

# REAL ESTATE OUTLINE

ED # 105-07

DATE RECEIVED 6-13-07  
DOCKET AND INDEX 6-13-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>602909</u>

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

SALE DATE	<u>Aug. 29, 07</u>	TIME <u>0930</u>
POSTING DATE	<u>Aug. 28, 07</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Aug 8</u>	
	2 <sup>ND</sup> WEEK <u>15</u>	
	3 <sup>RD</sup> WEEK <u>22, 07</u>	

# SHERIFF'S SALE

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WEDNESDAY AUGUST 29, 2007 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 105 OF 2007 ED AND CIVIL WRIT NO. 635 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robbin Wynings, by Deed from Michelle Butz, fka, Michelle Moser and Ray Butz, dated 05/18/2005, recorded 06/01/2005, in Deed Mortgage Inst# 200505534.

Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

## 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.**

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1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

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WEDNESDAY AUGUST 29, 2007 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 105 OF 2007 ED AND CIVIL WRIT NO. 635 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

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

EVERHOME MORTGAGE COMPANY

vs.

ROBBIN WYNINGS,  
A/K/A ROBBIN ANN WYNINGS

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-635 Term 200\_\_

WRIT OF EXECUTION  
(Mortgage Foreclosure)

*2007-ED-105*

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: 1116 FREAS AVENUE, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due	<u>\$59,140.78</u>
Additional Fees and Costs	<u>\$ 1,791.00</u>
Interest from 5/25/07 to Sale	\$.....and costs.
at \$9.72per diem	

Dated

June 13, 2007  
(SEAL)

*Liane B. Klein*

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

## DESCRIPTION

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Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
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

EVERHOME MORTGAGE COMPANY  
8120 NATIONS WAY, BUILDING 100  
JACKSONVILLE, FL 32256

Plaintiff,

v.

ROBBIN WYNINGS,  
A/K/A ROBBIN ANN WYNINGS  
629 FREAS AVENUE  
BERWICK, PA 18603

Defendant(s).


: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2007-CV-635  
:  
:  
:  
:  
:

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:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- (X) 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



Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
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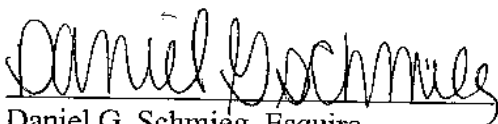
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:  
: NO. 2007-CV-635  
:  
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Attorney for Plaintiff

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**v.**

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629 FREAS AVENUE  
BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
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:  
: NO. 2007-CV-635  
:  
:  
:  
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:  
:**

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

**EVERHOME MORTGAGE COMPANY**, 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 **1116 FREAS AVENUE, 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.)

**ROBBIN WYNINGS,  
A/K/A ROBBIN ANN WYNINGS**

**629 FREAS AVENUE  
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.) |
| 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                                       | 1116 FREAS AVENUE<br>BERWICK, PA 18603                                                |
| DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY              | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE | P.O. BOX 2675<br>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.

June 7, 2007  
Date

  
Daniel G. Schmiege, Esquire  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
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**

**EVERHOME MORTGAGE COMPANY  
8120 NATIONS WAY, BUILDING 100  
JACKSONVILLE, FL 32256**

**Plaintiff,**

**v.**

**ROBBIN WYNINGS,  
A/K/A ROBBIN ANN WYNINGS  
629 FREAS AVENUE  
BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2007-CV-635  
:  
:  
:  
:  
:  
:**

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

**EVERHOME MORTGAGE COMPANY**, 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 **1116 FREAS AVENUE, 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.)

**ROBBIN WYNINGS,  
A/K/A ROBBIN ANN WYNINGS**

**629 FREAS AVENUE  
BERWICK, PA 18603**

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

NAME

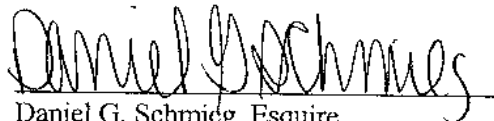
LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**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.) |
|------|---------------------------------------------------------------------------------------|
| 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                                       | 1116 FREAS AVENUE<br>BERWICK, PA 18603                                                |
| DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY              | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105                                                 |

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June 7, 2007  
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Attorney for Plaintiff

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By: Daniel G. Schmieg, Esquire  
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

**EVERHOME MORTGAGE COMPANY  
8120 NATIONS WAY, BUILDING 100  
JACKSONVILLE, FL 32256**

**Plaintiff,**

**v.**

**ROBBIN WYNINGS,  
A/K/A ROBBIN ANN WYNINGS  
629 FREAS AVENUE  
BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY  
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: COURT OF COMMON PLEAS  
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(Affidavit No.1)**

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**ROBBIN WYNINGS,  
A/K/A ROBBIN ANN WYNINGS**

**629 FREAS AVENUE  
BERWICK, PA 18603**

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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.) |
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June 7, 2007  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

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.

Amel Bachmies  
(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.

Amel Bachmies  
(Attorney for Plaintiff(s)) (SEAL)

\_\_\_\_\_, 20\_\_\_\_

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: EVERHOME MORTGAGE COMPANY vs ROBBIN WYNINGS, A/K/A  
ROBBIN ANN WYNINGS and

The defendant(s) will be found at 629 FREAS AVENUE, BERWICK, PA 18603

Amel Bachmies  
Attorney for Plaintiff

If Writ of Exccution, 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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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.

Carmel Bachmies (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.

Carmel Bachmies (SEAL)  
(Attorney for Plaintiff(s))

\_\_\_\_\_, 20\_\_\_\_

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Sheriff

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Carmel Bachmies 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

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

**Phelan Hallinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
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**

<b>EVERHOME MORTGAGE COMPANY</b>	:	<b>COLUMBIA COUNTY</b>
<b>8120 NATIONS WAY, BUILDING 100</b>	:	
<b>JACKSONVILLE, FL 32256</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>Plaintiff,</b>	:	
<b>v.</b>	:	<b>CIVIL DIVISION</b>
<b>ROBBIN WYNINGS,</b>	:	
<b>A/K/A ROBBIN ANN WYNINGS</b>	:	<b>NO. 2007-CV-635</b>
<b>629 FREAS AVENUE</b>	:	
<b>BERWICK, PA 18603</b>	:	
<b>Defendant(s).</b>	:	

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

**TO: ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS**  
**629 FREAS AVENUE**  
**BERWICK, PA 18603**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **1116 FREAS AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff’s Sale on \_\_\_\_\_, at \_\_\_\_\_ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$59,140.78** obtained by **EVERHOME MORTGAGE COMPANY**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER’S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF’S SALE**

To prevent this Sheriff’s Sale, you must take immediate action:

- 1. The Sale will be cancelled if you pay to the Mortgagee, **EVERHOME MORTGAGE COMPANY** , the back payments, late charges, costs and reasonable attorney’s fees due. To find out how much you must pay, you may call (215) 563-7000.
- 2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
- 3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the 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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robbin Wynings, by Deed from Michelle Butz, fka, Michelle Moser and Ray Butz, dated 05/18/2005, recorded 06/01/2005, in Deed Mortgage Inst# 200505534.

Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

## DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

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Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603  
Tax Parcel #04C-01-092-00.000

# SHERIFF'S RETURN

EVERHOME MORTGAGE COMPANY

Plaintiff

vs.

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2007-CV-635 CD Term, 200\_\_

WRIT

ISSUED

NOW, \_\_\_\_\_ 2007, 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 <b>EVERHOME MORTGAGE COMPANY</b>	Court Number <b>2007-CV-635</b>
Defendant <b>ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS &amp;</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 10px;"> <b>SERVE</b>    <b>AT</b> </div> <div style="border-left: 1px solid black; padding-left: 10px;"> NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  <b>ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS</b>  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) </div> </div>	
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 <b>(215)563-7000</b>	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

PLAINTIFF	Court Number
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<b>RETURNED:</b> 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

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Expiration date

Plaintiff

EVERHOME MORTGAGE COMPANY

Court Number

2007-CV-635

Defendant

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS &

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

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.

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Signature of Attorney or other Originator requesting service on behalf of ☒ 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

## 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  
EVERHOME MORTGAGE COMPANY

Court Number  
2007-CV-635

Defendant  
ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS &

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.  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
1116 FREAS AVENUE, BERWICK, PA 18603

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.

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### 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  
3-180/360  
PHILADELPHIA, PA 19148

CHECK NO  
602909

DATE	AMOUNT
06/07/2007	*****1,350.00

DATA ON BACK

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Frank S. Hallinan*

VOID after 180 days

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

602909 036001808136 150866 811