

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Countywide, Inc. Lewis vs Scott Fastenak

NO. 128-07 ED NO. 114-07 JD

DATE/TIME OF SALE: Sept. 11 0930

BID PRICE (INCLUDES COST) \$ 1696.59

POUNDAGE - 2% OF BID \$ 33.93

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1730.52

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan & Schmieg

Larry J. Mull

TOTAL DUE: \$ 1730.52

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 380.52

# SHERIFF'S SALE COST SHEET

Countywide Inc. vs. Scott Fenske 119Ker  
 NO. 128-07 ED NO. 11-07 JD DATE/TIME OF SALE Sept 12 09 30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>125.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>33.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.50</u>
TOTAL ***** \$ <u>407.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>783.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1008.68</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>1.00</u>
SCHOOL DIST. 20	\$ <u>1.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>104.21</u>
WATER 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>104.21</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.50</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 125.59

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER  
PHELAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-190/350

CHECK NO  
629742

Pay THREE HUNDRED EIGHTY AND 52/100 DOLLARS

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

DATE	AMOUNT
09/20/2007	*****380.52

VOID after 180 days

*Travis S. Hallinan*

128  
"629742" :036001808:36 150855 6"

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

Security Features included.

Details on back

1416969

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

Countrywide Home Loans vs Scott Fenstermaker

NO. 128-07 ED NO. 114-07 JD

DATE/TIME OF SALE: Sept. 19 0930

BID PRICE (INCLUDES COST) \$ 1696.59

POUNDAGE - 2% OF BID \$ 33.93

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1730.52

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan-Schmieg  
Tammy L Mull

TOTAL DUE: \$ 1730.52

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 380.52

## SHERIFF'S SALE COST SHEET

Countywide Home Loans vs. Scott Fenstermaker  
 NO. 128-07 ED NO. 114-07 JD DATE/TIME OF SALE Sept. 19 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>407.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>783.88</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1008.88</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>00</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>104.21</u>	
WATER 20	\$	
TOTAL *****		\$ <u>104.21</u>

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC. _____	\$ _____	
TOTAL *****		\$ <u>00</u>

TOTAL COSTS (OPENING BID) \$ 1696.59

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.  
09/20/2007 629742

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
629742	000785563	09/20/2007		146969	380.52	0.00	380.52
NMF [146969] 128840467 FINSTEMAKER, SCOTT							
							380.52

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

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

September 19, 2007

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

Re: Scott D. Fenstermaker  
611 Eckard Avenue  
Berwick, PA 18603  
No. 2007-CV-114

**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: Countrywide Home Loans, Inc.

Account No. 128945467

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

### B TRANSFER DATA

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

### C PROPERTY LOCATION

Street Address: 611 Eckard Avenue, Berwick, PA 18603 City, Township, Borough: Berwick Borough  
County: COLUMBIA School District: Berwick Borough Tax Parcel Number: 04C-04-224

### D VALUATION DATA

1. Actual Cash Consideration \$49,600.00	2. Other Consideration + -0-	3. Total Consideration = \$49,600.00
4. County Assessed Value \$11,120.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$39,476.00

### E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 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 200702864, Page Number
- ☐ 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  
DANIEL G. SCHMIEG, ESQUIRE

Date:

9/19/04

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

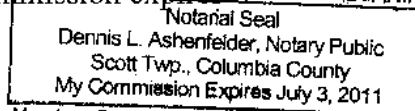
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 August 29 and September 5, 12, 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 12<sup>th</sup> day of September, 2007.....

.....  
(Notary Public)

My commission expires.....  
COMMONWEALTH OF PENNSYLVANIA



Member, Pennsylvania Association of Notaries

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

August 16, 2007

Office of the Sheriff  
Columbia County Courthouse

RE: COUNTRYWIDE HOME LOANS, INC.  
vs. SCOTT D. FENSTEMAKER  
COLUMBIA COUNTY NO: 2007-CV-114

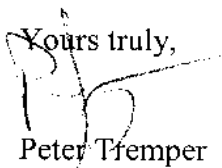
Dear Sir or Madam:

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 Columbia County Prothonotary's Office as of the date of this letter.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

Yours truly,  


Peter Tremper  
for PHELAN HALLINAN & SCHMIEG

**\*\*\*PROPERTY IS LISTED FOR THE 9/19/07 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COUNTRYWIDE HOME LOANS, INC.

vs.

No.: 2007-CV-114

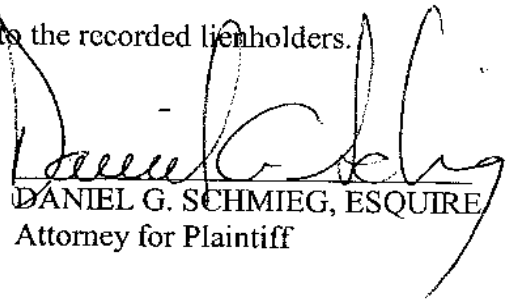
SCOTT D. FENSTEMAKER

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                     )  
Sale Date: 9/19/07

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **COUNTRYWIDE HOME LOANS, INC.** hereby verify that on **JULY 27, 2007** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders.

DATE: August 16, 2007

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and  
Address  
of Sender

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

TEAM 3

Support

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	*****	TENANT/OCCUPANT 611 ECKARD AVENUE BERWICK, PA 18603
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		GARY WAMSER, ESQ. NORTH PENN LEGAL SERVICES 168 EAST FIFTH STREET BLOOMSBURG, PA 17815
5		
6		
7		
8		
9		
10		
11		
15		RE:SCOTT D. FENSTEMAKER      PHS #146969.      TEAM 3/SXM
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office
		Postmaster, Per (Name of Receiving Employee)

UNITED STATES POSTAGE  
\$01.40  
02 1M  
0004218010 JUL 27 2007  
MAILED FROM ZIP CODE 19103





August 10, 2007

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

**COUNTRY WIDE HOME LOANS, INC.**

**VS.**

**SCOTT D. FENSTEMAKER**

**DOCKET # 128ED2007**

**JD # 114JD2007**

Dear Timothy:

The balance due on sewer account #131154 for the property located at 611 Eckard Avenue Berwick, Pa through September 2007 is \$104.21.

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

Sincerely,

Kelly Groer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/10/2007

SERVICE# 3 - OF - 12 SERVICES  
DOCKET # 128ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT D. FENSTEMAKER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

**PERSON/CORP TO SERVED**

GARY WAMSER, ESQ.-NORTH PENN  
LEGAL SERVICES  
168 E. 5TH ST.  
BLOOMSBURG

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON KAREN HARBIS

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

DATE 8-8-7 TIME 0530 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

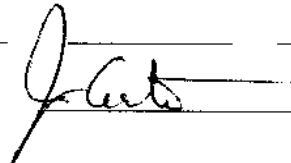
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 8-8-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/10/2007

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 128ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT D. FENSTEMAKER  
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 Cleric IDENTIFICATION \_\_\_\_\_

DATE 8-6-7 TIME 1025 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

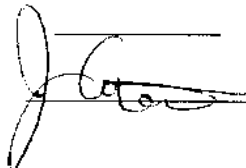
REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY



DATE 8-6-7

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 08/06/2007

Fee: \$5.00

Cert. NO: 3704

FENSTEMAKER SCOTT D  
611 ECKARD AVE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20060 -7771  
Location: 611 ECKERD AVE PT LO  
Parcel Id:04C-04 -224-00,000

Assessment: 11,120  
Balances as of 08/06/2007

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: T. CHAMBERLAIN  
DATE RECEIVED 7/10/2007

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 128ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT D. FENSTEMAKER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON 1107 Green

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

DATE 08-02-07 TIME 1450 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

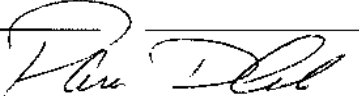
Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY  DATE 08-02-07

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

Article Addressed to:

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:

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

2. Article Number  
(Transfer from service label)

7006 2760 0004 5957 7193

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address: *[Address]*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *7/16/07*  
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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

2. Article Number  
(Transfer from service label)

7006 2760 0004 5957 7186

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address: *[Address]*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *JUL 13 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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

7006 2760 0004 5957 7209

S Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address: *[Address]*  
B. Received by (Printed Name) *ROBERTA COLLIER* C. Date of Delivery *7/16/07*  
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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address: *[Address]*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *JUL 13 2007*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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.

COUNTRYWIDE HOME LOANS INC.,

VS.

SCOTT FENSTEMAKER


WRIT OF EXECUTION #128 OF 2007 ED

POSTING OF PROPERTY

August 16, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF SCOTT FENSTEMAKER. AT 611 ECKARD AVENUE BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

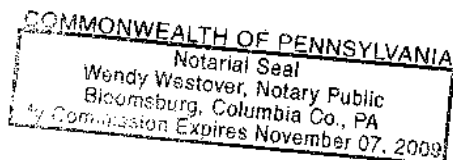
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16<sup>TH</sup> DAY OF AUGUST 2007





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

**COUNTRYWIDE HOME LOANS, INC.**

**Docket # 128ED2007**

**VS**

**MORTGAGE FORECLOSURE**

**SCOTT D. FENSTEMAKER**

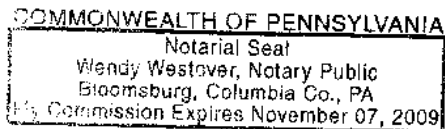
**AFFIDAVIT OF SERVICE**

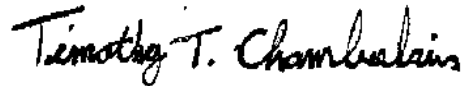
NOW, THIS TUESDAY, JULY 31, 2007, AT 8:15 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SCOTT FENSTEMAKER AT 611 ECKARD AVENUE, BERWICK BY HANDING TO SCOTT FENSTEMAKER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

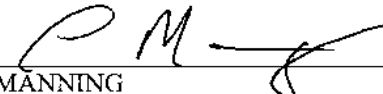
SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, AUGUST 01, 2007

  
\_\_\_\_\_  
NOTARY PUBLIC





X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
\_\_\_\_\_  
F. MANNING  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/10/2007

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 128ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT D. FENSTEMAKER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
SCOTT FENSTEMAKER
611 ECKARD AVENUE
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

OFF OF  
WASHINGTON ST.  
BY BALLFIELD  
CANT LOCATE  
ADDRESS ?

SERVED UPON SCOTT FENSTEMAKER

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

DATE 7/31/07 TIME 2015 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 PM DATE 7/31/07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/10/2007

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 128ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT D. FENSTEMAKER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAGGIE FITZ

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

DATE 07.30.07 TIME 1530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

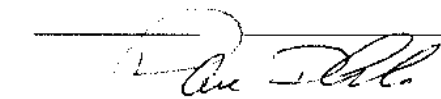
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 07.30.07

**BERWICK AREA SCHOOL DISTRICT**

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 001283

Original

MAKE CHECKS PAYABLE TO:  
 CONNIE C. GINGER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	11120	48.100	524.17	534.87	588.36
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			<b>PAY THIS AMOUNT</b> IF PAID ON OR BEFORE Aug 31	IF PAID ON OR BEFORE Oct 31	IF PAID AFTER Nov 1

HOURS Mon, Tue, Thur, 9:30am-4:00pm

PHONE 570-752-7442

M  
 A FENSTEMAKER SCOTT D  
 I 611 ECKARD AVE  
 L BERWICK PA 18603

T  
 O

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04004 22400000	6575
11 ECKARD AVE AVE	SCHOOL PENALTY 10%
20080-7771	DELINQUENT TAX TO
0.06 ACRES	COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

**Tax Notice:** 2007 County & Municipality  
 BERWICK BORO  
 MAKE CHECKS PAYABLE 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 03/01/2007

BILL NO. 3550

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	11,120	6.146	66.97	68.34	75.17
SINKING		1.345	14.66	14.96	16.46
LIGHT		1	10.90	11.12	11.68
FIRE		1.25	13.62	13.90	14.60
BORO RE		10.6	115.51	117.87	123.76
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b> 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.**

FENSTEMAKER SCOTT D  
 611 ECKARD AVE  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04C-04-224-00,000  
 611 ECKARD AVE AVE  
 0.0551 Acres Land 2,500  
 Buildings 8,620  
 Total Assessment 11,120

This tax returned to courthouse on: January 1, 2008

FILE COPY

If you desire a receipt, please attach this stamped envelope with your payment.  
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

3-14

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/10/2007

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 128ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT SCOTT D. FENSTEMAKER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAURZON Cols

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 7-16-07 TIME 10545 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

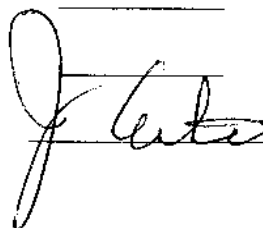
REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY



DATE 7-16-07

# REAL ESTATE OUTLINE

ED # 128-07

DATE RECEIVED 7-10-07

DOCKET AND INDEX 7-11-07

## 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# 609538

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

SALE DATE

Sept. 19, 07 TIME 0730

POSTING DATE

Aug. 15, 07

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK Aug. 29

2<sup>ND</sup> WEEK Sept. 5

3<sup>RD</sup> WEEK 12, 07

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 19, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 128 OF 2007 ED AND CIVIL WRIT NO. 114 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 situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the northwest corner of Lot No. 1, Section 2, of Berwick Land Improvement Company's Addition to Berwick west of LaSalle Street the easterly side of an alley; thence northerly along said alley a distance of 40 feet to the southwest corner of Lot No. 3, Section 2; thence along said lot a distance of 60 feet, more or less, to a corner of lot late of Alan Massimo, now or late of Louis Orse and wife; thence southerly along said lot a distance of 40 feet to the northerly line of Lot No. 1, Section 2, aforesaid; thence westerly along said lot a distance of 60 feet more or less, to the corner, the place of beginning. BEING the westerly part of Lot No. 2, Section 2 of Berwick Land Improvement Company's Addition to Berwick.

BEING the same premises conveyed by Pasko Anddore and Helen Anddore, his wife, to Pasko Addore and Helen Anddore, his wife by deed dated January 30, 1962, which was recorded on February 5, 1962 in Columbia County Record Book 211, Page 197. Pasko Anddore died March 14, 1994, leaving Helen Anddore, Grantor herein, sole owner of the above-described premises by the doctrine of survivorship with respect to property held by husband and wife by the entireties.

Vested by Special Warranty Deed, dated 06/29/2006, given by Tillie M. Reider and Lyle A. Reider, Sr., her husband to Scott D. Fenstemaker and recorded 7/31/2006 Instrument # 200607771

Premises being: 611 ECKARD AVENUE, BERWICK, PA 18603

Tax Parcel #04C-04-224

## 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 19, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 128 OF 2007 ED AND CIVIL WRIT NO. 114 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 situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the northwest corner of Lot No. 1, Section 2, of Berwick Land Improvement Company's Addition to Berwick west of LaSalle Street the easterly side of an alley; thence northerly along said alley a distance of 40 feet to the southwest corner of Lot No. 3, Section 2; thence along said lot a distance of 60 feet, more or less, to a corner of lot late of Alan Massimo, now or late of Louis Orse and wife; thence southerly along said lot a distance of 40 feet to the northerly line of Lot No. 1, Section 2, aforesaid; thence westerly along said lot a distance of 60 feet more or less, to the corner, the place of beginning. BEING the westerly part of Lot No. 2, Section 2 of Berwick Land Improvement Company's Addition to Berwick.

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Vested by Special Warranty Deed, dated 06/29/2006, given by Tillie M. Reider and Lyle A. Reider, Sr., her husband to Scott D. Fenstemaker and recorded 7/31/2006 Instrument # 200607771

Premises being: 611 ECKARD AVENUE, BERWICK, PA 18603

Tax Parcel #04C-04-224

## TERMS OF SALE

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

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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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 19, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 128 OF 2007 ED AND CIVIL WRIT NO. 114 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 situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the northwest corner of Lot No. 1, Section 2, of Berwick Land Improvement Company's Addition to Berwick west of LaSalle Street the easterly side of an alley; thence northerly along said alley a distance of 40 feet to the southwest corner of Lot No. 3, Section 2; thence along said lot a distance of 60 feet, more or less, to a corner of lot late of Alan Massimo, now or late of Louis Orse and wife; thence southerly along said lot a distance of 40 feet to the northerly line of Lot No. 1, Section 2, aforesaid; thence westerly along said lot a distance of 60 feet more or less, to the corner, the place of beginning. BEING the westerly part of Lot No. 2, Section 2 of Berwick Land Improvement Company's Addition to Berwick.

BEING the same premises conveyed by Pasko Addore and Helen Addore, his wife, to Pasko Addore and Helen Addore, his wife by deed dated January 30, 1962, which was recorded on February 5, 1962 in Columbia County Record Book 211, Page 197. Pasko Addore died March 14, 1994, leaving Helen Addore, Grantor herein, sole owner of the above-described premises by the doctrine of survivorship with respect to property held by husband and wife by the entireties.

Vested by Special Warranty Deed, dated 06/29/2006, given by Tillie M. Reider and Lyle A. Reider, Sr., her husband to Scott D. Fenstemaker and recorded 7/31/2006 Instrument # 200607771

Premises being: 611 ECKARD AVENUE, BERWICK, PA 18603

Tax Parcel #04C-04-224

## TERMS OF SALE

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

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

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

COUNTRYWIDE HOME LOANS, INC.

vs.

SCOTT D. FENSTEMAKER

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-114 Term 200\_\_

*2007-ED-128*  
WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 611 ECKARD AVENUE, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due	<u>\$39,539.47</u>
Additional Fees and Costs	<u>\$1,681.00</u>
Interest from 5/19/07 to Sale	\$_____and costs.
at \$6.50per diem	

Dated 7-10-07  
(SEAL)

*Fanni B. Riney/EB*  
\_\_\_\_\_  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the northwest corner of Lot No.1, Section 2, of Berwick Land Improvement Company's Addition to Berwick west of LaSalle Street the easterly side of an alley; thence northerly along said alley a distance of 40 feet to the southwest corner of Lot No. 3, Section 2; thence along said lot a distance of 60 feet, more or less, to a corner of lot late of Alan Massimo, now or late of Louis Orse and wife; thence southerly along said lot a distance of 40 feet to the northerly line of Lot No. 1, Section 2, aforesaid; thence westerly along said lot a distance of 60 feet more or less, to the corner, the place of beginning. BEING the westerly part of Lot No. 2, Section 2 of Berwick Land Improvement Company's Addition to Berwick.  
BEING the same premises conveyed by Pasko Anddore and Helen Anddore, his wife, to Pasko Addore and Helen Anddore, his wife by deed dated January 30, 1962, which was recorded on February 5, 1962 in Columbia County Record Book 211, Page 197. Pasko Anddore died March 14, 1994, leaving Helen Anddore, Grantor herein, sole owner of the above-described premises by the doctrine of survivorship with respect to property held by husband and wife by the entireties.

Vested by Special Warranty Deed, dated 06/29/2006, given by Tillie M. Reider and Lyle A. Reider, Sr., her husband, 2006 Instrument # 200607771

PA 18603

<b>SENDER: COMPLETE THIS SECTION</b>	
1. Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230	
2. Article Number (Transfer from service label) 7006 2760 0004 5957 7179	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. <input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Signature A. Signature B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? If YES, enter delivery address below: 102595-02	

PS Form 3811, February 2004  
Pre Tax  
Domestic Return Receipt


**Attorney for Plaintiff**

**COLUMBIA COUNTY**  
**COURT OF COMMON PLEAS**  
**CIVIL DIVISION**

**NO. 2007-CV-114**

2007-ED-128

**Defendant(s).**

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Attorney for Plaintiff**

**COLUMBIA COUNTY**  
**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2007-CV-114**

2007.ED.128


## CERTIFICATION

( ) an FHA Mortgage

( ) non-owner occupied

( ) vacant

(X) Act 91 procedures have been fulfilled

  
Daniel G. Schmieg, 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**

**COUNTRYWIDE HOME LOANS, INC.,  
7105 CORPORATE DRIVE  
PLANO, TX 75024**

**Plaintiff,**

**v.**

**SCOTT D. FENSTEMAKER  
611 ECKARD AVENUE  
BERWICK, PA 18603**

**Defendant(s).**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2007-CV-114**  
: *2007-ED-128*  
:  
:  
:  
:  
:

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

**COUNTRYWIDE HOME LOANS, INC.**, 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 **611 ECKARD 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.)

**SCOTT D. FENSTEMAKER**

**611 ECKARD 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.)

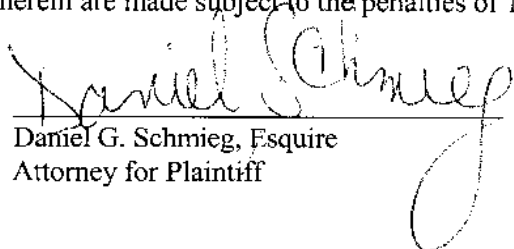
**SAME AS ABOVE**

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                                       | 611 ECKARD 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   |
| GARY WAMSER, ESQ.<br>NORTH PENN LEGAL SERVICES        | 168 EAST FIFTH STREET<br>BLOOMSBURG, PA 17815   |

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.

July 2, 2007

Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

## DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the northwest corner of Lot No.1, Section 2, of Berwick Land Improvement Company's Addition to Berwick west of LaSalle Street the easterly side of an alley; thence northerly along said alley a distance of 40 feet to the southwest corner of Lot No. 3, Section 2; thence along said lot a distance of 60 feet, more or less, to a corner of lot late of Alan Massimo, now or late of Louis Orse and wife; thence southerly along said lot a distance of 40 feet to the northerly line of Lot No. 1, Section 2, aforesaid; thence westerly along said lot a distance of 60 feet more or less, to the corner, the place of beginning. BEING the westerly part of Lot No. 2, Section 2 of Berwick Land Improvement Company's Addition to Berwick.

BEING the same premises conveyed by Pasko Anddore and Helen Anddore, his wife, to Pasko Addore and Helen Anddore, his wife by deed dated January 30, 1962, which was recorded on February 5, 1962 in Columbia County Record Book 211, Page 197. Pasko Anddore died March 14, 1994, leaving Helen Anddore, Grantor herein, sole owner of the above-described premises by the doctrine of survivorship with respect to property held by husband and wife by the entireties.

Vested by Special Warranty Deed, dated 06/29/2006, given by Tillie M. Reider and Lyle A. Reider, Sr., her husband to Scott D. Fenstermaker and recorded 7/31/2006 Instrument # 200607771

Premises being: 611 ECKARD AVENUE, BERWICK, PA 18603  
Tax Parcel #04C-04-224

**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**

**COUNTRYWIDE HOME LOANS, INC.**

**7105 CORPORATE DRIVE**

**PLANO, TX 75024**

**Plaintiff,**

**v.**

**SCOTT D. FENSTEMAKER**

**611 ECKARD AVENUE**

**BERWICK, PA 18603**

**Defendant(s).**

**: COLUMBIA COUNTY**  
**:**  
**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2007-CV-114**  
**:**  
**: 2007-ED-128**  
**:**  
**:**

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

**TO: SCOTT D. FENSTEMAKER**

**611 ECKARD 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 **611 ECKARD 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 **\$39,539.47** obtained by **COUNTRYWIDE HOME LOANS, INC.**, (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, **COUNTRYWIDE HOME LOANS, INC.**, 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

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BEING the same premises conveyed by Pasko Anddore and Helen Anddore, his wife, to Pasko Addore and Helen Anddore, his wife by deed dated January 30, 1962, which was recorded on February 5, 1962 in Columbia County Record Book 211, Page 197. Pasko Anddore died March 14, 1994, leaving Helen Anddore, Grantor herein, sole owner of the above-described premises by the doctrine of survivorship with respect to property held by husband and wife by the entireties.

Vested by Special Warranty Deed, dated 06/29/2006, given by Tillie M. Reider and Lyle A. Reider, Sr., her husband to Scott D. Fenstermaker and recorded 7/31/2006 Instrument # 200607771

Premises being: 611 ECKARD AVENUE, BERWICK, PA 18603  
Tax Parcel #04C-04-224

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

**COUNTRYWIDE HOME LOANS, INC.**  
**7105 CORPORATE DRIVE**  
**PLANO, TX 75024**

Plaintiff,

v.

**SCOTT D. FENSTEMAKER**  
**611 ECKARD AVENUE**  
**BERWICK, PA 18603**

Defendant(s).

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2007-CV-114**  
: *2007-ED-128*  
:  
:  
:  
:  
:

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

**COUNTRYWIDE HOME LOANS, INC.**, 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 **611 ECKARD 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.)

**SCOTT D. FENSTEMAKER**

**611 ECKARD 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

611 ECKARD AVENUE  
BERWICK, PA 18603

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

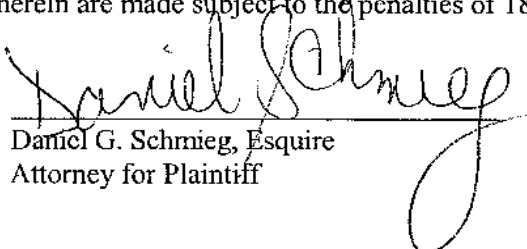
GARY WAMSER, ESQ.  
NORTH PENN LEGAL SERVICES

168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815

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.

July 2, 2007

Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**DESCRIPTION**

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the northwest corner of Lot No.1, Section 2, of Berwick Land Improvement Company's Addition to Berwick west of LaSalle Street the easterly side of an alley; thence northerly along said alley a distance of 40 feet to the southwest corner of Lot No. 3, Section 2; thence along said lot a distance of 60 feet, more or less, to a corner of lot late of Alan Massimo, now or late of Louis Orse and wife; thence southerly along said lot a distance of 40 feet to the northerly line of Lot No. 1, Section 2, aforesaid; thence westerly along said lot a distance of 60 feet more or less, to the corner, the place of beginning. BEING the westerly part of Lot No. 2, Section 2 of Berwick Land Improvement Company's Addition to Berwick.

BEING the same premises conveyed by Pasko Anddore and Helen Anddore, his wife, to Pasko Addore and Helen Anddore, his wife by deed dated January 30, 1962, which was recorded on February 5, 1962 in Columbia County Record Book 211, Page 197. Pasko Anddore died March 14, 1994, leaving Helen Anddore, Grantor herein, sole owner of the above-described premises by the doctrine of survivorship with respect to property held by husband and wife by the entireties.

Vested by Special Warranty Deed, dated 06/29/2006, given by Tillie M. Reider and Lyle A. Reider, Sr., her husband to Scott D. Fenstermaker and recorded 7/31/2006 Instrument # 200607771

Premises being: 611 ECKARD AVENUE, BERWICK, PA 18603  
Tax Parcel #04C-04-224

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under 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.

*Daniel Schmitz*  
(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.

*Daniel Schmitz*  
(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: COUNTRYWIDE HOME LOANS, INC. vs SCOTT D. FENSTEMAKER and

The defendant(s) will be found at 611 ECKARD AVENUE, BERWICK, PA 18603

*Daniel Schmitz* 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

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

SCOTT D. FENSTEMAKER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2007-CV-114 CD Term, 200\_\_

WRIT

ISSUED

NOW, \_\_\_\_\_ 200\_\_, 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 COUNTRYWIDE HOME LOANS, INC.	Court Number 2007-CV-114
---	-----------------------------

Defendant SCOTT D. FENSTEMAKER	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.  
SCOTT D. FENSTEMAKER  
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.

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 _____	

# 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

COUNTRYWIDE HOME LOANS, INC.

Court Number

2007-CV-114

Defendant

SCOTT D. FENSTEMAKER &

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)

611 ECKARD 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.

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

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

## DESCRIPTION

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Premises being: 611 ECKARD AVENUE, BERWICK, PA 18603  
Tax Parcel #04C-04-224

## DESCRIPTION

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**BEGINNING** at the northwest corner of Lot No.1, Section 2, of Berwick Land Improvement Company's Addition to Berwick west of LaSalle Street the easterly side of an alley; thence northerly along said alley a distance of 40 feet to the southwest corner of Lot No. 3, Section 2; thence along said lot a distance of 60 feet, more or less, to a corner of lot late of Alan Massimo, now or late of Louis Orse and wife; thence southerly along said lot a distance of 40 feet to the northerly line of Lot No. 1, Section 2, aforesaid; thence westerly along said lot a distance of 60 feet more or less, to the corner, the place of beginning. **BEING** the westerly part of Lot No. 2, Section 2 of Berwick Land Improvement Company's Addition to Berwick.

**BEING** the same premises conveyed by Pasko Anddore and Helen Anddore, his wife, to Pasko Addore and Helen Anddore, his wife by deed dated January 30, 1962, which was recorded on February 5, 1962 in Columbia County Record Book 211, Page 197. Pasko Anddore died March 14, 1994, leaving Helen Anddore, Grantor herein, sole owner of the above-described premises by the doctrine of survivorship with respect to property held by husband and wife by the entireties.

Vested by Special Warranty Deed, dated 06/29/2006, given by Tillie M. Reider and Lyle A. Reider, Sr., her husband to Scott D. Fenstermaker and recorded 7/31/2006 Instrument # 200607771

Premises being: 611 ECKARD AVENUE, BERWICK, PA 18603  
Tax Parcel #04C-04-224

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER  
PHELAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180360

CHECK NO  
609538

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
07/02/2007	*****1,350.00

Void after 180 days

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

*Travis S. Hallinan*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT  
"609538" :036001808:36 150866 6"