

SHERIFF'S SALE COST SHEET

Countywide Farm Loans vs. E. Robert Yenkeisen
 NO. 121-01 ED NO. 907-97 JD DATE/TIME OF SALE 2/27/21 1230

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>410.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>245.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>5.00</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>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>1448.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>643.48</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>868.48</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>415.00</u>	
TOTAL *****		\$ <u>515.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>1.4</u>	
SCHOOL DIST. 20	\$ <u>1.4</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>8.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>110.50</u>	
WATER 20	\$ <u>10.50</u>	
TOTAL *****		\$ <u>121.00</u>

SURCHARGE FEE (DSTE)	\$ <u>15.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>15.00</u>

TOTAL COSTS (OPENING BID) \$ 1693.58

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

Cantypore Jane Lane VS Elizabeth Hancock

NO. 139-07 ED NO. 901-01 JD

DATE/TIME OF SALE: Oct 21 3:30

BID PRICE (INCLUDES COST) \$ 17500

POUNDAGE - 2% OF BID \$ 350

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 17850

Agent for Phelan Hallinan Schmiegel

PURCHASER(S): Theresa P. Mull

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 17850

LESS DEPOSIT: \$ 13500

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 4350

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

October 26, 2007

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

Re: Yenkevich, Edward D. & Elizabeth
1313 Ornace Street
Berwick, PA 18603-2718
No. 2007-CV-901

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. 14568²481

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Date of Acceptance of Document

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

C PROPERTY LOCATION

Street Address		City, Township, Borough	
1313 Orname Street, Berwick, PA 18603-2718		Berwick Borough	
County	School District	Tax Parcel Number	
COLUMBIA	Berwick Borough	04D-08-213-.00,000	

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,693.56	+ -0-	= \$1,693.56
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$18,662.00	x 3.55	= \$ 66,250.10

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number Instrument No. 200708765, 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: 10/26/07
---	-------------------

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
638950

Pay THREE HUNDRED SEVENTY SEVEN AND 43/100 DOLLARS

DATE	AMOUNT
10/26/2007	*****377.43

Void after 180 days

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

Thomas S. Hallinan

THIS DOCUMENT CONTAINS NEAR SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.
"638950" "036001808136 150866 6"

STATE OF PENNS.

COMMONWEALTH OF PENNSYLVANIA

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

October 3, 10, 17, 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 10th day of October 2007.....

.....
.....

My commission
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Daniel R. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedpnc.com

September 27, 2007

Office of the Sheriff
COLUMBIA County Courthouse

RE: COUNTRYWIDE HOME LOANS, INC.
V. ELIZABETH YENKEVICH
COLUMBIA COUNTY, NO. 2007-CV-901

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

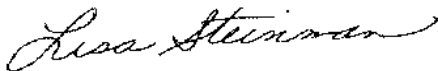
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 10/24/07 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: COUNTRYWIDE HOME LOANS, INC.

) CIVIL ACTION

vs.

ELIZABETH YENKEVICH

) CIVIL DIVISION
) NO. 2007-CV-901

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

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

DATE: September 27, 2007


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

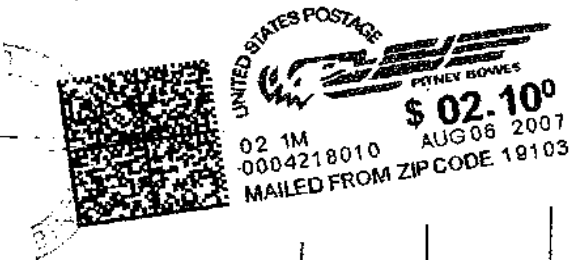
Name and Address of Sender

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	Postage	Fee
1	*****	TENANT/OCCUPANT 1313 ORANGE STREET 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		COMMONWEALTH OF PA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTENTION: JOHN MURPHY 6TH FL, STRAWBERRY SQ. DEPT. 280601 HARRISBURG, PA 17128		
5		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
6		DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486		
7				
8				
9		RE:ELIZABETH YENKEVICH PHS #153850. TEAM 3/GUY		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



139

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Kevin.Olinger@fedphe.com

Kevin Olinger
Legal Assistant, Ext. 1365

Representing Lenders in
Pennsylvania and New Jersey

September 26, 2007

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

COUNTRYWIDE HOME LOANS, INC.

vs.

ELIZABETH YENKEVICH

COLUMBIA- No. 2007-CV-901 MF

Action in Mortgage Foreclosure

Premises: 1313 ORANGE STREET

BERWICK, PA 18603

Dear Sir/Madam:

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

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

Sincerely,



Kevin Olinger
Enclosure

AFFIDAVIT OF SERVICE

Plaintiff: COUNTRYWIDE HOME LOANS, INC.

Columbia County
No 2007-CV-901 MF

Defendant(s): ELIZABETH YENKEVICH

Serve: ELIZABETH YENKEVICH
Address: 317 WEST FRONT STREET, APT 113
BERWICK, PA 18603

Our File#153850
Type of Action
- Notice of Sheriff's Sale

Sale Date: 10-24-07

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to ELIZABETH YENKEVICH, Defendant, on the 23rd day of August, 2007, at 9:15 o'clock A.m., at 317 W. Front St. Apt 113, Berwick, Commonwealth of PENNA, in the manner described below:

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

Description: Age 60⁵ Height 5'4" Weight 145 Race W Sex F Other _____

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

Sworn to and subscribed
before me this 23rd day
of August, 2007
Notary: _____

By: STEVEN V FRANKS
MY COMMISSION EXPIRES
03 11 2009

Ronald Moll
NOT SERVED

On the _____ day of _____, 2007, at _____ o'clock _____m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2007
Notary: _____

By: _____

Attorney for Plaintiff

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

COUNTRYWIDE HOME LOANS, INC..

VS.

ELIZABETH YENKEVICH

WRIT OF EXECUTION #139 OF 2007 ED

POSTING OF PROPERTY

September 19, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ELIZEBETH YENKEVICH. AT 1313 ORANGE STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF SEPTEMBER 2007



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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

COUNTRYWIDE HOME LOANS, INC.

Docket # 139ED2007

VS

MORTGAGE FORECLOSURE

ELIZABETH YENKEVICH

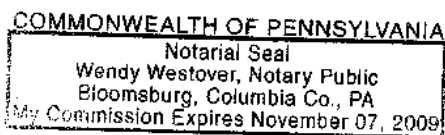
AFFIDAVIT OF SERVICE

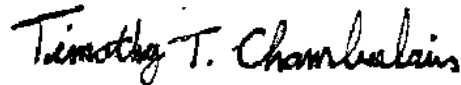
NOW, THIS MONDAY, AUGUST 06, 2007, AT 3:34 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ELIZABETH YENKEVICH AT 317 WEST FRONT STREET APT 113, BERWICK BY HANDING TO ELIZABETH YENKEVICH, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, AUGUST 07, 2007


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. DEVANEY
DEPUTY SHERIFF



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.

ELIZABETH YENKEVICH

DOCKET # 139ED2007

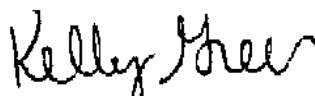
JD # 901JD2007

Dear Timothy:

The balance due on sewer account #137063 for the property located at 1313 Orange Street Berwick, Pa through October 2007 is \$170.58.

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

Sincerely,


Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/27/2007

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 139ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ELIZABETH YENKEVICH
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
ELIZABETH YENKEVICH
317 WEST FRONT STREET APT 113
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEFENDANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8/6/07 TIME 1534 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

[Signature]

DATE

8/6/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/27/2007

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 139ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ELIZABETH YENKEVICH
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
1313 ORANGE STREET	
BERWICK	

SERVED UPON POSTED AT RESIDENCE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8/6/07 TIME 1230 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

☒ OTHER (SPECIFY) POSTED RESIDENCE IS
VACANT

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

8/6/07 1230 59 POSTED (VACANT)

DEPUTY

[Signature] DATE 8/6/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/27/2007

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 139ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ELIZABETH YENKEVICH
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 CONNIE GINGHER - TAX COLLECTOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8/6/07 TIME 1136 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

Joseph J. Chamberlain

DATE

8/6/07

Tax Notice 2006 County & Municipality**BERWICK BORO****MAKE CHECKS PAYABLE TO:**

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM

CLOSED WEDNESDAY & HOLIDAYS.

CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442**FOR: COLUMBIA COUNTY****DATE**
J3/01/2006**BILL NO.**
6651

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	18,662	5.646	103.26	105.37	115.91
SINKING		1.345	24.60	25.10	27.61
LIGHT		.75	13.72	14.00	14.70
FIRE		8.6	22.86	23.33	24.50
BORO RE			157.28	160.49	168.51
The discount & penalty have been calculated for your convenience			321.72	328.29	351.23
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

YENKEVICH EDWARD D & ELIZABET
1313 ORANGE STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-08 -213-00,000
1313 ORANGE ST
.1726 Acres Land
Buildings
Total Assessment

NREIS
escrow

3,008
15,654
18,662

This tax returned to
courthouse on:
January 1, 2007

CK 351.23

FILE COPY

CK # 360874

if you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

10/17/06

		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE C. GINGHER 1615 LINCOLN AVENUE BERWICK, PA 18603		REAL ESTATE	18662	48.100	879.69	897.64	987.40
HOURS Mon, Tue, Thur, 9:30am-4:00pm PHONE 570-752-7442					879.69	897.64	987.40
					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 YENKEVICH EDWARD D & ELIZABET
I 1313 ORANGE STREET
L BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04D08 21300000 WKE 012		7942
1313 ORANGE ST	3008.00	SCHOOL PENALTY 10%
0288-0620	15654.00	DELINQUENT TAX TO
0.17 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/27/2007

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 139ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ELIZABETH YENKEVICH
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Kelly Greer (Clerk)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8/6/01 TIME 1358 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) Served on Clerk at
Water & Sewer Office

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Just Terry

DATE 8/6/01

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/27/2007

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 139ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ELIZABETH YENKEVICH
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Robert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-31 TIME 1310 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

TC

DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/27/2007

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 139ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT ELIZABETH YENKEVICH
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Annette Hoffmann

RELATIONSHIP Chick IDENTIFICATION _____

DATE 7-31 TIME 1030 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

TR DATE _____

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 07/31/2007

Fee: \$5.00

Cert. NO: 3677

YENKEVICH EDWARD D & ELIZABETH
1313 ORANGE STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0288 -0620
Location: LOT 322
Parcel Id:04D-08 -213-00,000

Assessment: 18,662
Balances as of 07/31/2007

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

NO TAX CLAIM TAXES DUE

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

REAL ESTATE OUTLINE

ED # 139-07

DATE RECEIVED 7-27-07

DOCKET AND INDEX 7-30-07

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# 614380

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

SALE DATE

Oct. 24, 07 TIME 1030

POSTING DATE

Sept. 18, 07

ADV. DATES FOR NEWSPAPER

1ST WEEK Oct. 3

2ND WEEK 10

3RD WEEK 17, 07

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 139 OF 2007 ED AND CIVIL WRIT NO. 901 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 PROPERTY SITUATED IN THE BOROUGH OF BERWICK IN THE COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 08/21/1978 AND RECORDED 08/23/1978, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 288 AND PAGE 620.

ADDRESS: 1313 ORANGE ST.; BERWICK, PA 18603

TAX MAP OR PARCEL ID NO.: 04D-08-213

Vested by Warranty Deed, dated 8/21/1978, given by Edward S. Ambruch, unmarried and Kay L. Amruch, unmarried to Edward D. Yenkevich and Elizabeth Yenkevich, his wife and recorded 8/23/1978 in Book 288 Page 620.

Premises being: 1313 ORANGE STREET, BERWICK, PA 18603

Tax Parcel #04D-08-213.-00,000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 10:30 AM

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Tax Parcel #04D-08-213.-00,000

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

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

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

COUNTRYWIDE HOME LOANS, INC.

vs.

ELIZABETH YENKEVICH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-901 MF Term 200

WRIT OF EXECUTION
(Mortgage Foreclosure)

2007-ED-139

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: 1313 ORANGE STREET, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	<u>\$ 72,572.84</u>
Additional Fees and Costs	<u>\$ 1,370.00</u>
Interest from 7/16/07 to Sale	\$ _____ and costs.
at \$ 11.93 per diem	

Dated 07-27-07
(SEAL)

Tamara B. Kline
Barbara N. Schutte
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna. By

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

DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF BERWICK IN THE COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 08/21/1978 AND RECORDED 08/23/1978, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 288 AND PAGE 620.

ADDRESS: 1313 ORANGE ST.; BERWICK, PA 18603 TAX MAP OR PARCEL ID NO.: 04D-08-213

Vested by Warranty Deed, dated 8/21/1978, given by Edward S. Ambruch, unmarried and Kay L. Amruch, unmarried to Edward D. Yenkevich and Elizabeth Yenkevich, his wife and recorded 8/23/1978 in Book 288 Page 620.

Premises being: 1313 ORANGE STREET, BERWICK, PA 18603
Tax Parcel #04D-08-213.-00,000

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

COUNTRYWIDE HOME LOANS, INC.

vs.

ELIZABETH YENKEVICH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-901 MF Term 200

WRIT OF EXECUTION
(Mortgage Foreclosure)

2007-ED-139

Commonwealth of Pennsylvania:

County of

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Interest from 7/16/07 to Sale	<u>\$</u> and costs.
at \$ 11.93 per diem	

Dated 07-27-07
(SEAL)

Tamara B. Khan
Barbara J. Delveth
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna. *Cy dept*

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

DESCRIPTION

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Premises being: 1313 ORANGE STREET, BERWICK, PA 18603
Tax Parcel #04D-08-213.-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

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

Plaintiff,

v.

ELIZABETH YENKEVICH
317 WEST FRONT STREET, APT 113
BERWICK, PA 18603

Defendant(s).

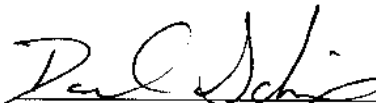
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-901 MF
:
:
:
:
:

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
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.

ELIZABETH YENKEVICH
317 WEST FRONT STREET, APT 113
BERWICK, PA 18603

Defendant(s).

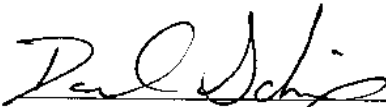
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-901 MF
:
:
:
:
:
:

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:

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- () non-owner occupied
- () vacant
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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.

**ELIZABETH YENKEVICH
317 WEST FRONT STREET, APT 113
BERWICK, PA 18603**

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-901 MF
:
:
:
:
:
:**

**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 **1313 ORANGE STREET, 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.)

ELIZABETH YENKEVICH

**317 WEST FRONT STREET, APT 113
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 recorded 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.)

**COMMONWEALTH OF PA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
ATTENTION: JOHN MURPHY**

**6TH FL, STRAWBERRY SQ.
DEPT. 280601
HARRISBURG, PA 17128**

**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486**

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

**1313 ORANGE STREET
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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

July 23, 2007

Date



Daniel G. Schmieg, Esquire
Attorney for Plaintiff

DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF BERWICK IN THE COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 08/21/1978 AND RECORDED 08/23/1978, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 288 AND PAGE 620.

ADDRESS: 1313 ORANGE ST.; BERWICK, PA 18603 TAX MAP OR PARCEL ID NO.: 04D-08-213

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Premises being: 1313 ORANGE STREET, BERWICK, PA 18603
Tax Parcel #04D-08-213.-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

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

Plaintiff,

v.

**ELIZABETH YENKEVICH
317 WEST FRONT STREET, APT 113
BERWICK, PA 18603**

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007-CV-901 MF**
:
:
:
:
:
:

**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 **1313 ORANGE STREET, BERWICK, PA 18603**.

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ELIZABETH YENKEVICH

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SAME AS ABOVE

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

NONE

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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.)

**COMMONWEALTH OF PA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
ATTENTION: JOHN MURPHY**

**6TH FL, STRAWBERRY SQ.
DEPT. 280601
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**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486**

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

**1313 ORANGE STREET
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**

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July 23, 2007

Date



Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF BERWICK IN THE COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 08/21/1978 AND RECORDED 08/23/1978, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 288 AND PAGE 620.

ADDRESS: 1313 ORANGE ST.; BERWICK, PA 18603 TAX MAP OR PARCEL ID NO.: 04D-08-213

Vested by Warranty Deed, dated 8/21/1978, given by Edward S. Ambruch, unmarried and Kay L. Amruch, unmarried to Edward D. Yenkevich and Elizabeth Yenkevich, his wife and recorded 8/23/1978 in Book 288 Page 620.

Premises being: 1313 ORANGE STREET, BERWICK, PA 18603
Tax Parcel #04D-08-213.-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

COUNTRYWIDE HOME LOANS, INC.	:	COLUMBIA COUNTY
7105 CORPORATE DRIVE	:	
PLANO, TX 75024	:	COURT OF COMMON PLEAS
	:	
Plaintiff,	:	CIVIL DIVISION
	:	
v.	:	
ELIZABETH YENKEVICH	:	NO. 2007-CV-901 MF
317 WEST FRONT STREET, APT 113	:	
BERWICK, PA 18603	:	
	:	
Defendant(s).	:	
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ELIZABETH YENKEVICH
317 WEST FRONT STREET, APT 113
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 **1313 ORANGE STREET, 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 \$ **72,572.84** 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 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION


ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF BERWICK IN THE COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 08/21/1978 AND RECORDED 08/23/1978, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 288 AND PAGE 620.

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Premises being: 1313 ORANGE STREET, BERWICK, PA 18603
Tax Parcel #04D-08-213.-00,000

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

 (SEAL)
(Attorney for Plaintiff(s))

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

 (SEAL)
(Attorney for Plaintiff(s))

_____, 20____

HARRY A. ROADARMEL

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 ELIZABETH YENKEVICH and

The defendant(s) will be found at 317 WEST FRONT STREET, APT 113, BERWICK, PA/ 18603

 Attorney for Plaintiff


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

See attached legal description _____

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

 (SEAL)
(Attorney for Plaintiff(s))

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

 (SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL
Columbia County, Pa.

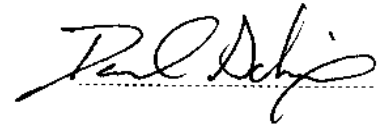
Sheriff

Sir: --- There will be placed in your hands

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

follows: COUNTRYWIDE HOME LOANS, INC. vs ELIZABETH YENKEVICH and


The defendant(s) will be found at 317 WEST FRONT STREET, APT 113, BERWICK, PA/ 18603

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 (SEAL)
(Attorney for Plaintiff(s))

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(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Sheriff

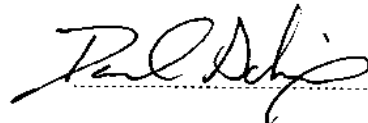
Columbia County, Pa.

Sir: — There will be placed in your hands

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The defendant(s) will be found at 317 WEST FRONT STREET, APT 113, BERWICK, P/ 18603

 Attorney for Plaintiff

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

See attached legal description

SHERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

ELIZABETH YENKEVICH

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-901 MF 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, _____, Sec 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-901 MF

Defendant

ELIZABETH YENKEVICH &

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.

ELIZABETH YENKEVICH

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 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

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-901 MF

Defendant

ELIZABETH YENKEVICH &

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)

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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

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-901 MF

Defendant
ELIZABETH YENKEVICH &

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)
1313 ORANGE STREET, 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
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 _____

DESCRIPTION

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180360

CHECK NO
614380

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
07/23/2007	*****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.

⑈614380⑈ ⑈036001808⑈36 150866 6⑈