

SHERIFF'S SALE COST SHEET

Deed, on 11/11/11 vs. 11/11/11
 NO. 142 07 ED NO. 2007 JD DATE/TIME OF SALE 11/11/11

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$180.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$15.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$15.00	
POSTING HANDBILL	\$10.00	
CRYING/ADJOURN SALE	\$35.00	
SHERIFF'S DEED	\$25.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$6.00	
COPIES	\$15.00	
NOTARY		
TOTAL *****		\$ 574.50

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$774.50	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ 1000.00

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		\$ 10.00

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$5.00	
TOTAL *****		\$ 5.00

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ 0.00

SURCHARGE FEE (DSTE)	\$100.00	
MISC.	\$	
TOTAL *****		\$ 100.00

TOTAL COSTS (OPENING BID) \$ 2000.00
 574.50

SHERIFF'S SALE COST SHEET

Decision One LLC vs. David A. Christie
 NO. 112-07 ED NO. _____ JD DATE/TIME OF SALE Oct. 21 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>55.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>4.00</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>0.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>433.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>774.52</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>999.52</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>129.77</u>
SCHOOL DIST. 20	\$ <u>1530.53</u>
DELINQUENT 20	\$ <u>165.17</u>
TOTAL ***** \$ <u>3620.93</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

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

TOTAL COSTS (OPENING BID) \$ 5284.95

GOLDBECK McCAFFERTY & McKEEVER
A Professional Corporation
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
(215) 627-7734 (Fax)

October 23, 2007

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: DECISION ONE MORTGAGE COMPANY, LLC
vs.
BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE
Term No. 2007 CV 966

Property address:

***81 Evansville Road
Berwick, PA 18603***

Sheriff's Sale Date: October 24, 2007

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: July 26, 2007
Case number: 07-51871 - Middle
Chapter: 13
Judge: Robert N. Opel

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/bethm

cc: John Gonzalez
HSBC MORTGAGE SERVICES
Acct. #17004037

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Decision One Mort. Co. vs Black & Christine Ballantyne

NO. 172-07 ED NO. 965-07 JD

DATE/TIME OF SALE: Oct. 24 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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 18th day of October 2007

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelder, 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.

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

September 19, 2007

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2007 CV 966
BROCK A. BALLANTYNE and CHRISTINE L.
BALLANTYNE

Real Estate Division:

The above case may be sold on October 24, 2007. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: **Antionette Black, Paralegal**
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

CWD-7766
CF: 06/15/2007
SD: 10/24/2007
\$128,239.14

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and
Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult (copy of return attached)~~ *Per Wendy @ S.O. 8/6/07*
☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
☐ Certified mail by Sheriff's Office.
☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

Joseph A. Goldbeck, Jr.
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

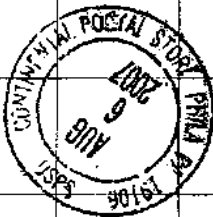
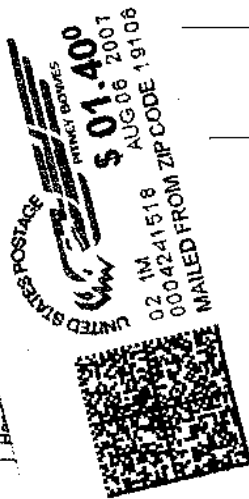
Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
 (If issued as a
 certificate of mailing,
 or for additional copies
 of this bill)
 Postmark and
 Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	SH	RD	RR
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815					
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2876					
3.	Harrisburg, PA 17105-2675]					
4.	MERS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC. P.O. BOX 2026 FLINT, MI 48501-2026					
5.	TENANTS/OCCUPANTS 81 Evansville Road Berwick, PA 18603					
6.						
7.						
8.						
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	See Privacy Act Statement on Reverse			



PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

CWD-7766 Columbia County Sale Date: 10/24/07

BROCK A. BALLANTYNE & CHRISTINE L. BALLANTYNE

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

AFFIDAVIT PURSUANT TO RULE 3129

DECISION ONE MORTGAGE COMPANY, LLC, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praeceipe for the writ of execution was filed the following information concerning the real property located at:

81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

3. Name and last known address of every judgment creditor whose judgment is a record lien on the property to be sold:

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

4. Name and address of the last recorded holder of every mortgage of record:

MERS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY
AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC.
P.O. BOX 2026
FLINT, MI 48501-2026

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.


7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
81 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: September 19, 2007


GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

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.

DECISION ONE MORTGAGE CO..

VS.

BROCK & CHRISTINE BALLANTYNE


WRIT OF EXECUTION #142 OF 2007 ED

POSTING OF PROPERTY

September 19, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BROCK & KELLY BALLANTYNE. AT 81 EVANSVILLE RD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

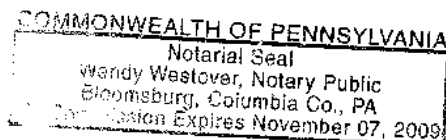
DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF SEPTEMBER 2007





1. Signature ☒ Agent ☐ Addressee
2. Received by (Printed Name) Michelle K. Grant Date of Delivery 2/11/2004
3. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

4. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
5. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540

1. Signature ☒ Agent ☐ Addressee
2. Received by (Printed Name) Michelle K. Grant Date of Delivery 2/11/2004
3. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

4. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
5. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540

1. Signature ☒ Agent ☐ Addressee
2. Received by (Printed Name) Michelle K. Grant Date of Delivery 2/11/2004
3. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

4. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
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Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
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☐ Registered ☐ Return Receipt for Merchandise
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4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540
Domestic Return Receipt
102595-02-M-1540

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

DECISION ONE MORTGAGE COMPANY,
LLC

Docket # 142ED2007

VS

MORTGAGE FORECLOSURE

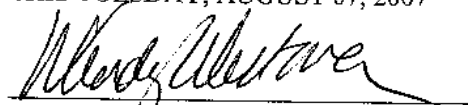
BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

AFFIDAVIT OF SERVICE

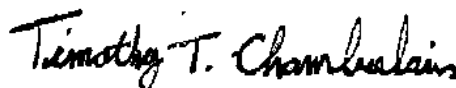
NOW, THIS MONDAY, AUGUST 06, 2007, AT 11:11 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BROCK BALLANTYNE AT 81 EVANSVILLE RD, BERWICK BY HANDING TO CHRISTINE BALLANTYNE, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

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


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. DEVANEY
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

DECISION ONE MORTGAGE COMPANY,
LLC

Docket # 142ED2007

VS

MORTGAGE FORECLOSURE

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

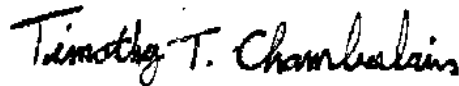
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, AUGUST 06, 2007, AT 11:11 AM; SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CHRISTINE BALLANTYNE AT 81 EVANSVILLE RD, BERWICK BY HANDING TO CHRISTINE BALLANTYNE, , 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

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

X 
J. DEVANEY
DEPUTY SHERIFF



August 10, 2007

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

DECISION ONE MORTGAGE COMPANY, LLC

VS.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

DOCKET # 142ED2007

JD # 966JD2007

Dear Timothy:

The property located at 81 Evansville Road Berwick, Pa is not currently hooked to public sewer.

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

Sincerely,


Kelly Greer
Authority Clerk

12/2
JOAN M. ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR

FACSIMILE COVER SHEET

TO: Jim

FAX NUMBER: 389-5625

DATE: 8-8-07

PAGES (inc. cover): 2

BERWICK AREA SCHOOL DISTRICT		2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 000067				Copy 1	
BRIAR CREEK TOWNSHIP MAKE CHECKS PAYABLE TO: JOAN M. ROTHERY 122 TWIN CHURCH ROAD BERWICK, PA 18603		DESCRIPTION REAL ESTATE	ASSESSMENT 28927	RATE 48.100	2% DISC 1363.56	PAGE AMOUNT 1391.39	10% PENALTY 1530.53
HOURS Tue & Wed 6pm-9pm Wed 1pm-4pm and 6pm-9pm Nov & Dec: Wed hours only PHONE 570-759-2118		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.		PAY THIS AMOUNT	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 **BALLANTYNE BROCK A & CHRISTINE**
I **81 EVANSVILLE ROAD**
L **BERWICK PA 18603**

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 09 02106000		9789
81 EVANSVILLE RD	5485.00	SCHOOL PENALTY 10%
20060-6403	23442.00	DELINQUENT TAX TO
1.04 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2007 County & Municipality
BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: TUES & THURS: 8PM TO 9PM
WEDNESDAY: 1PM - 4PM & 6PM - 9PM
NOV & DEC: WEDNESDAY HOURS ONLY

PHONE: 570-759-2118

FOR: COLUMBIA COUNTY			DATE 03/01/2007	BILL NO. 10256	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	28,927	6.148	174.23	177.79	195.57
SINKING		1.345	38.13	38.91	42.80
FIRE		1	28.35	28.93	31.82
TWP RE		5	141.75	144.64	159.10
The discount & penalty have been calculated for your convenience			382.46	390.27	429.29
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

BALLANTYNE BROCK A & CHRISTINE L
81 EVANSVILLE ROAD
BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 10 %
 PARCEL: 07 -09 -021-06,000
 81 EVANSVILLE RD
 1.04 Acres Land 5,485
 Buildings 23,442
 Total Assessment 28,927

This tax returned to
courthouse on:
January 1, 2008

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 7/26/2007

SERVICE# 1 - OF - 13 SERVICES
 DOCKET # 142ED2007

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
 CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BROCK BALLANTYNE	MORTGAGE FORECLOSURE
81 EVANSVILLE RD	
BERWICK	

SERVED UPON CHRISTINE BALLANTYNE

RELATIONSHIP Wife of Defendant IDENTIFICATION _____

DATE 08/6/07 TIME 1111 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) Served on Wife

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Just Terry

DATE

8/6/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/26/2007

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 142ED2007

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHRISTINE BALLANTYNE	MORTGAGE FORECLOSURE
81 EVANSVILLE RD	
BERWICK	

SERVED UPON CHRISTINE BALLANTYNE

RELATIONSHIP DEFENDANT IDENTIFICATION _____

DATE 8/6/07 TIME 1111 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) 9

ATTEMPTS

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

DEPUTY Jeff J. Cherry DATE 8/6/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/26/2007

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 142ED2007

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON Kacey Green

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8/6/07 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) Service on Clerk of
Sewage Office

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

8/6/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/26/2007

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 142ED2007

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

JOAN ROTHERY-TAX COLLECTOR

122 TWIN CHURCH ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Joan Rothery - Tax Collector

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8/6/07 TIME 1446 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

Jeff Chamberlain

DATE

8/6/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/26/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 142ED2007

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC
DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON H. West

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-31 TIME 1300 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/26/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 142ED2007

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON Annette Hoffman

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 7-31 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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY TC DATE _____

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:31-JUL-07

FEE:\$5.00

CERT. NO:3676

BALLANTYNE BROCK A & CHRISTINE
81 EVANSVILLE ROAD
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED 20060-6403
LOCATION: 81 EVANSVILLE RD BERWICK
PARCEL: 07 -09 -021-06,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	1,611.15	44.96		0.00	1,656.11
TOTAL DUE :						\$1,656.11

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 14-0-017

DATE RECEIVED 11-21-07
DOCKET AND INDEX 11-21-07

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 2000.00 CK# 203297
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Dec. 14, 07 TIME 1000
POSTING DATE Nov. 21, 07
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov. 28, 07
2ND WEEK Dec. 5, 07
3RD WEEK Dec. 12, 07

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 142 OF 2007 ED AND CIVIL WRIT NO. 966 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 piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Legislative Route No. 19042 leading from Evansville to Berwick, said pin being at the northwest corner of Lot No. 3; thence along the westerly line of Lot No. 3 south 10 degrees 54 minutes 00 seconds west 236.87 feet to an iron pin on the northerly line of Lot No. 7; thence along the northerly line of Lot No. 7, north 79 degrees 46 minutes 17 seconds west 185.00 feet to an iron pin on the easterly line of Lot No. 8; thence along the easterly line of Lot No. 8 north 2 degrees 16 minutes 42 seconds east 232.06 feet to an iron pin on the southerly right of way of the aforementioned Legislative Route No. 19042; thence along said right of way on a curve to the right having a Delta Angle of 2 degrees 52 minutes 26 seconds, a Radius of 800.00 feet and a Tangent of 20.07 feet for a distance of 40.13 feet to a point of Tangent; thence along said right of way south 81 degrees 20 minutes 20 seconds east 179.87 feet to the place of beginning. Being Lot No. 2 as laid out for Key Point Corporation, and shown on draft prepared by T. Bryce James, R.S., dated January 17, 1972, revised April 13, 1973.

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Containing 47,385.78 square feet of land in all.

TAX PARCEL NO: 07 -09-021-060

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
Joseph A. Goldbeck, Jr.
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 10:00 AM

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Containing 47,385.78 square feet of land in all.

TAX PARCEL NO: 07 -09-021-060

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
701 Market Street
Philadelphia, PA 19106

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

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

DECISION ONE MORTGAGE COMPANY, LLC
3023 IISBC Way
2nd Floor
Fort Mill, SC 29715

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2007 CV 966

2007-ED-142
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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 described property:

PREMISES: 81 Evansville Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	\$128,239.14
------------	--------------

Interest From 07/24/2007 Through Date of Sale	_____
--	-------

(Costs to be added)	_____
---------------------	-------

Dated: 07-26-07

Tamara B. Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

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

All that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Legislative Route No., 19042 leading from Evansville to Berwick, said pin being at the northwest corner of Lot No. 3; thence along the westerly line of Lot No. 3 south 10 degrees 54 minutes 00 seconds west 236.87 feet to an iron pin on the northerly line of Lot No. 7; thence along the northerly line of Lot No. 7, north 79 degrees 46 minutes 17 seconds west 185.00 feet to an iron pin on the easterly line of Lot No. 8; thence along the easterly line of Lot No. 8 north 2 degrees 16 minutes 42 seconds east 232.06 feet to an iron pin on the southerly right of way of the aforementioned Legislative Route No. 19042; thence along said right of way on a curve to the right having a Delta Angle of 2 degrees 52 minutes 26 seconds, a Radius of 800.00 feet and a Tangent of 20.07 feet for a distance of 40.13 feet to a point of Tangent; thence along said right of way south 81 degrees 20 minutes 20 seconds east 179.87 feet to the place of beginning.

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Containing 47,385.78 square feet of land in all.

TAX PARCEL NO: 07-09-021-0600

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All that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Legislative Route No., 19042 leading from Evansville to Berwick, said pin being at the northwest corner of Lot No. 3; thence along the westerly line of Lot No. 3 south 10 degrees 54 minutes 00 seconds west 236.87 feet to an iron pin on the northerly line of Lot No. 7; thence along the northerly line of Lot No. 7, north 79 degrees 46 minutes 17 seconds west 185.00 feet to an iron pin on the easterly line of Lot No. 8; thence along the easterly line of Lot No. 8 north 2 degrees 16 minutes 42 seconds east 232.06 feet to an iron pin on the southerly right of way of the aforementioned Legislative Route No. 19042; thence along said right of way on a curve to the right having a Delta Angle of 2 degrees 52 minutes 26 seconds, a Radius of 800.00 feet and a Tangent of 20.07 feet for a distance of 40.13 feet to a point of Tangent; thence along said right of way south 81 degrees 20 minutes 20 seconds east 179.87 feet to the place of beginning.

Being Lot No. 2 as laid out for Key Point Corporation, and shown on draft prepared by T. Bryce James, R.S., dated January 17, 1972, revised April 13, 1973.

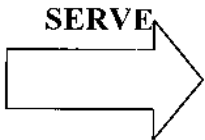
Under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the grantees, their heirs, executors, administrators and assigns by their acceptance of this deed.

Containing 47,385.78 square feet of land in all.

TAX PARCEL NO: 07-09-021-0600

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DECISION ONE MORTGAGE COMPANY, LLC	COURT NUMBER 2007 CV 966	
DEFENDANT/S/ BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
81 Evansville Road, Berwick, PA 18603

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

PLEASE POST HANDBILL.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

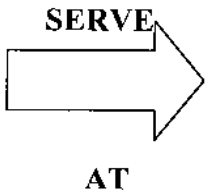
DATE
July 24, 2007

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

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NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
CHRISTINE L. BALLANTYNE

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
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GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

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215-825-6318

Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715
Plaintiff

vs.

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Mortgagor(s) and Record Owner(s)

81 Evansville Road
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BALLANTYNE, CHRISTINE
CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

Your house at 81 Evansville Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$128,239.14 obtained by DECISION ONE MORTGAGE COMPANY, LLC against you.

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 DECISION ONE MORTGAGE COMPANY, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 more chance you will have of stopping the sale. (See 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
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168 E. 5th Street

Bloomsburg, PA 17815

717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

Resources available for Homeowners in Foreclosure

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- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
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Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DECISION ONE MORTGAGE COMPANY, LLC	COURT NUMBER 2007 CV 966	
DEFENDANT/S/ BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
BROCK A. BALLANTYNE

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Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
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215-825-6318
Attorney for Plaintiff

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Plaintiff

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Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
(Mortgagor(s) and Record Owner(s))
81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

AFFIDAVIT PURSUANT TO RULE 3129

DECISION ONE MORTGAGE COMPANY, LLC, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., 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:

81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

3. Name and last known address of every judgment creditor whose judgment is a record lien on the property to be sold:

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380

Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

4. Name and address of the last recorded holder of every mortgage of record:

MERS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY
AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC.
P.O. BOX 2026
FLINT , MI 48501-2026

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

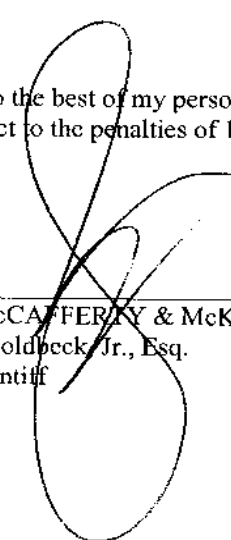
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
81 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: July 24, 2007



GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKee, Jr.
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
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Plaintiff

vs.

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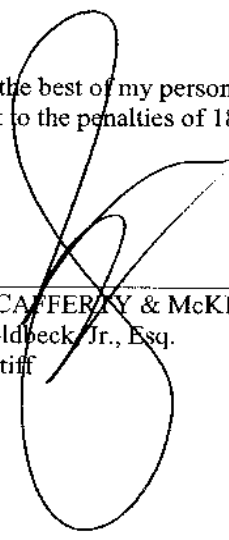
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vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)
81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

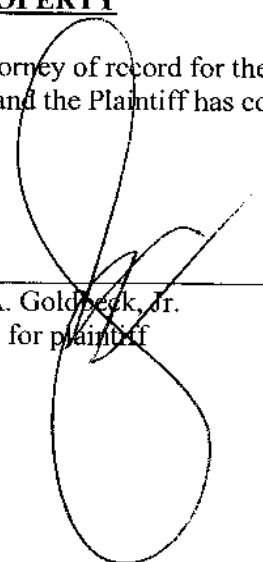
ACTION OF
MORTGAGE FORECLOSURE

NO. 2007 CV 966

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

Joseph A. Goldbeck, Jr.
Attorney for plaintiff



GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

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.

BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCafferty & McNEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

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.

BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McALEER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

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.

BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

SUITE 5000
MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

July 24, 2007

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE:

DECISION ONE MORTGAGE COMPANY, LLC

vs.

BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE
No. 2007 CV 966

Kindly take Judgment and issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Package prepared by TINAMARIE.

Judgment / Writ / Sale Department
Kelly Norris - Supervisor
Direct: (215) 825-6362
Fax: (215) 825-6462
KNorris@goldbecklaw.com

*****If you have received an incorrect filing fee. Please contact Kelly Norris at the phone number listed above or Barbara Hand (215) 825-6320, and we will immediately overnight a check to you for the correct amount.**

In the Court of Common Pleas of Columbia County

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
(Mortgagor(s) and Record Owner(s))
81 Evansville Road
Berwick, PA 18603

Defendant(s)

No. 2007 CV 966

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE by default for want of an Answer.

Assess damages as follows:

Debt

\$128,239.14

Interest from 07/24/2007 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff
I.D. #16132

AND NOW

25th July 2007
DECISION ONE MORTGAGE COMPANY, LLC and against BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE by default for want of an Answer and damages assessed in the sum of \$128,239.14 as per the above certification.

Prothonotary

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

No. 2007 CV 966

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
(Mortgagors and Record Owner(s))
81 Evansville Road
Berwick, PA 18603

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

Tami Kline
Prothonotary

By: Tami B. Kline/RA

~~Deputy~~

If you have any questions concerning the above, please contact:

Joseph A. Goldbeck, Jr.
Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: **July 11, 2007**

TO:

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
(Mortgagor(s) and Record Owner(s))
81 Evansville Road
Berwick, PA 18603

Defendant(s)

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

Action of
Mortgage Foreclosure

Term
No. 2007 CV 966

TO: **CHRISTINE L. BALLANTYNE**
81 Evansville Road
Berwick, PA 18603

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff
Suite 5000 - 701 Market Street.
Philadelphia, PA 19106 215-825-6318

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: **July 11, 2007**

TO:

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
(Mortgagor(s) and Record Owner(s))
81 Evansville Road
Berwick, PA 18603

Defendant(s)

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

Action of
Mortgage Foreclosure

Term
No. 2007 CV 966

TO: **BROCK A. BALLANTYNE**
81 Evansville Road
Berwick, PA 18603

IMPORTANT NOTICE

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Joseph A. Goldbeck, Jr
GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff
Suite 5000 - 701 Market Street.
Philadelphia, PA 19106 215-825-6318

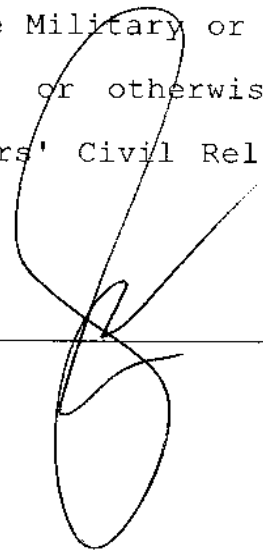
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, BROCK A. BALLANTYNE, is about unknown years of age, that Defendant's last known residence is 81 Evansville Road, Berwick, PA 18603, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:



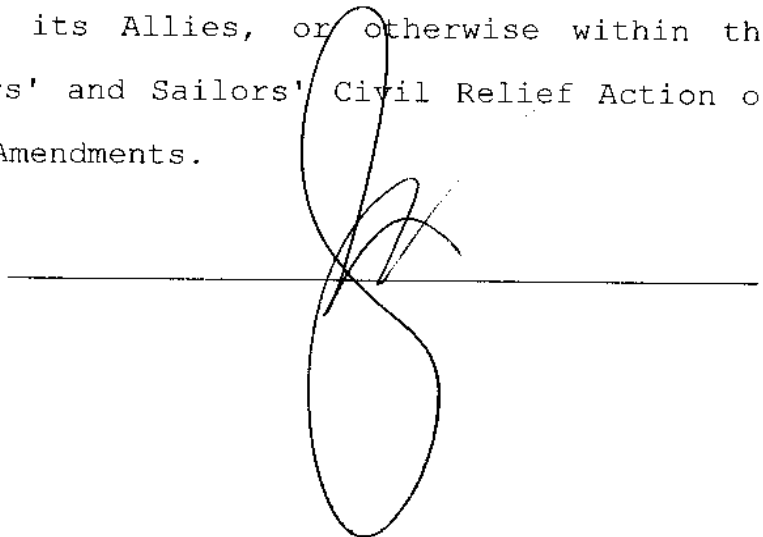
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, CHRISTINE L. BALLANTYNE, is about unknown years of age, that Defendant's last known residence is 81 Evansville Road, Berwick, PA 18603, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

A handwritten signature, which appears to be "C. Ballantyne", is written over a horizontal line. The signature is written in a cursive, looped style. The horizontal line extends across the width of the signature.

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
(Mortgagor(s) and Record owner(s))
81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

ORDER FOR JUDGMENT

Please enter Judgment in favor of DECISION ONE MORTGAGE COMPANY, LLC, and against BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE for failure to file an Answer in the above action within (20) days (or sixty (60) days if defendant is the United States of America) from the date of service of the Complaint, in the sum of \$128,239.14.

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is DECISION ONE MORTGAGE COMPANY, LLC 3023 HSBC Way 2nd Floor Fort Mill, SC 29715 and that the name(s) and last known address(es) of the Defendant(s) is/are BROCK A. BALLANTYNE, 81 Evansville Road Berwick, PA 18603 and CHRISTINE L. BALLANTYNE, 81 Evansville Road Berwick, PA 18603;

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$114,915.18
Interest from 12/20/2006 through 07/24/2007	\$6,345.07
Reasonable Attorney's Fee	\$5,745.76
Late Charges	\$333.13
Costs of Suit and Title Search	\$900.00

\$128,239.14

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

AND NOW, this 25th day of July, 2007 damages are assessed as above.

Jane B. Kline / RS
Pro Prothy

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
(Mortgagor(s) and Record Owner(s))
81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

AFFIDAVIT PURSUANT TO RULE 3129

DECISION ONE MORTGAGE COMPANY, LLC, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., 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:

81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

3. Name and last known address of every judgment creditor whose judgment is a record lien on the property to be sold:

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380

Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

4. Name and address of the last recorded holder of every mortgage of record:

MERS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY
AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC.
P.O. BOX 2026
FLINT , MI 48501-2026

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

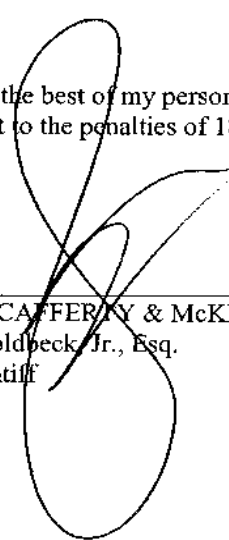
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
81 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: July 24, 2007



GOLDBECK McCATFERRY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715
Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BALLANTYNE, BROCK
BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

Your house at 81 Evansville Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$128,239.14 obtained by DECISION ONE MORTGAGE COMPANY, LLC against you.

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 DECISION ONE MORTGAGE COMPANY, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 more chance you will have of stopping the sale. (See 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons 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 house 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.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at 888-648-3124 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CWD-7766.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715
Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BALLANTYNE, CHRISTINE
CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

Your house at 81 Evansville Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$128,239.14 obtained by DECISION ONE MORTGAGE COMPANY, LLC against you.

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YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 more chance you will have of stopping the sale. (See 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons 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 house 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.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at 888-648-3124 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CWD-7766.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)
81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

2007-EN-142

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$128,239.14

Interest from

07/24/2007 to Date of
Sale at 9.2900%

(Costs to be added)

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Term
No. 2007 CV 966
IN THE COURT OF COMMON PLEAS

DECISION ONE MORTGAGE COMPANY, LLC

vs.

BROCK A. BALLANTYNE and
CHRISTINE L. BALLANTYNE
(Mortgagor(s) and Record Owner(s))
81 Evansville Road
Berwick, PA 18603

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

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

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2007 CV 966

2007-ED-142

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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 described property:

PREMISES: 81 Evansville Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$128,239.14

Interest From 07/24/2007
Through Date of Sale

(Costs to be added)

Dated: 07-26-07

Tamara B. Klunk
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Barbara N. Silvette
Chief Deputy

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

Term
No. 2007 CV 966

IN THE COURT OF COMMON PLEAS

DECISION ONE MORTGAGE COMPANY, LLC

vs.

BROCK A. BALLANTYNE and
CHRISTINE L. BALLANTYNE

Mortgagor(s)

81 Evansville Road Berwick, PA 18603

WRIT OF EXECUTION

(Mortgage Foreclosure)

\$128,239.14

\$

REAL DEBT
INTEREST from
COSTS PAID:

PROTHY
SHERIFF

STATUTORY
COSTS DUE PROTHY

Office of Judicial Support
Judg. Fee
Cr.
Sat.

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)
81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2007 CV 966

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

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.

BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

All that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Legislative Route No., 19042 leading from Evansville to Berwick, said pin being at the northwest corner of Lot No. 3; thence along the westerly line of Lot No. 3 south 10 degrees 54 minutes 00 seconds west 236.87 feet to an iron pin on the northerly line of Lot No. 7; thence along the northerly line of Lot No. 7, north 79 degrees 46 minutes 17 seconds west 185.00 feet to an iron pin on the easterly line of Lot No. 8; thence along the easterly line of Lot No. 8 north 2 degrees 16 minutes 42 seconds east 232.06 feet to an iron pin on the southerly right of way of the aforementioned Legislative Route No. 19042; thence along said right of way on a curve to the right having a Delta Angle of 2 degrees 52 minutes 26 seconds, a Radius of 800.00 feet and a Tangent of 20.07 feet for a distance of 40.13 feet to a point of Tangent; thence along said right of way south 81 degrees 20 minutes 20 seconds east 179.87 feet to the place of beginning.

Being Lot No. 2 as laid out for Key Point Corporation, and shown on draft prepared by T. Bryce James, R.S., dated January 17, 1972, revised April 13, 1973.

Under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the grantees, their heirs, executors, administrators and assigns by their acceptance of this deed.

Containing 47,385.78 square feet of land in all.

TAX PARCEL NO: 07-09-021-0600

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DECISION ONE MORTGAGE COMPANY, LLC	COURT NUMBER 2007 CV 966	
DEFENDANT/S/ BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
BROCK A. BALLANTYNE

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
81 Evansville Road, Berwick, PA 18603

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE July 24, 2007
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DECISION ONE MORTGAGE COMPANY, LLC	COURT NUMBER 2007 CV 966	
DEFENDANT/S/ BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
CHRISTINE L. BALLANTYNE

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
81 Evansville Road, Berwick, PA 18603

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE July 24, 2007
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DECISION ONE MORTGAGE COMPANY, LLC	COURT NUMBER 2007 CV 966	
DEFENDANT/S/ BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
81 Evansville Road, Berwick, PA 18603

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

PLEASE POST HANDBILL.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
July 24, 2007

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

303249

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

07/24/2007

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$ **2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Ballantyne*


AUTHORIZED SIGNATURE

⑈303249⑈ ⑆23607380⑆ 70 ⑆1000⑆B⑈