

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of NY Trust Co. vs Bright & Carolyn Hollenbach

NO. 176-07 ED NO. 446-07 JD

DATE/TIME OF SALE: 2-6-08 0900

BID PRICE (INCLUDES COST) \$ 2154.65

POUNDAGE - 2% OF BID \$ 43.09

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2197.74

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmuck
Greg R. Mull

TOTAL DUE: \$ 2197.74

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 847.74

SHERIFF'S SALE COST SHEET

The Bank of NY Trust Co. vs. Bright + Carolyn Holtenbach
 NO. 176-07 ED NO. 446-07 JD DATE/TIME OF SALE 2-6-08 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>433.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>926.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1151.70</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL *****	\$ <u>52.50</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>382.45</u>	
WATER 20	\$	
TOTAL *****	\$	<u>382.45</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2154.65

PHILLAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

February 7, 2008

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

Re: Bright R. Hollenbach, Jr., a/k/a Bright R. Hollen Bach,
Jr., and Carolynn A. Hollenbach a/k/a Carolynn A.
Estrada a/k/a Carolynn Parks a/k/a Carolynn Young
548 West Fron Street
Berwick, PA 18603
No. 2007-CV-466

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to The Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, N.A. as Trustee, 9275 Sky Park Court 3rd Fl., San Diego, CA, 92123.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Nora Ferrer

Enclosure

cc: GMAC MORTGAGE, LLC Account No. 7420078495

PS: FAX COST SHEET TO MY ATTENTION @ 215-567-0072. THANKS

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
Zip Code Zip Code
Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	9275 Sky Park Court 3rd Fl.
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	San Diego CA 92123

C PROPERTY LOCATION

Street Address	City, Township, Borough
548 West Fron Street, Berwick, PA 18603	Borough of Berwick
County	School District
Columbia	Borough of Berwick
	Tax Parcel Number
	04C-04-123-00,000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,154.65	+ -0-	= \$2,154.65
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$30,990.00	x 3.55	= \$108,465.00

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 200704003, Page Number 2
- ☐ 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.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. _____)

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

Signature of Correspondent or Responsible Party	Date:
Daniel G. Schmieg, ESQUIRE	2/8/08

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

VENDOR
Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
02/12/2008 667605

APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
7605	000831037	02/12/2008	149280	847.74	0.00	847.74
NMF [149280] 7420078495 HOLLENBACH, BRIGHT						
PHELAN HALLINAN & SCHMIEG LLP ATTORNEY ESCROW ACCOUNT ONE PENN CENTER, SUITE 1400 PHILADELPHIA, PA 19103-1814						847.74

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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
667605

DATE	AMOUNT
02/12/2008	*****847.74

VOID after 180 days

Pay EIGHT HUNDRED FORTY SEVEN AND 74/100 DOLLARS

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

Francis S. Hallinan

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

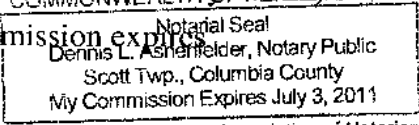
667605 036001808:36 150866 6

TOTAL DUE IN 8 DAYS \$ 847.74

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 16, 23, 30, 2008 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 30th day of January, 2008.

My commission expires

COMMONWEALTH OF PENNSYLVANIA
(Notary Public)

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.

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/28/2008

Fee: \$5.00

Cert. NO: 4139

HOLLENBACH BRIGHT R & CAROLYNN A JR
548 WEST FRONT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20020 -9461
Location: 548 WEST FRONT STREE
Parcel Id: 04C-04 -123-00,000

Assessment: 30,990
Balances as of 01/28/2008

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

By: Timothy T. Chamberlain, Sheriff Per: dm

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/27/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 176ED2007

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN
BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A.
ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN
YOUNG

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Deb

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-25-08 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY TC DATE _____

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Kevin.olinger@fedphe.com

January 24, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS TRUSTEE
v. BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR.
and CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A. ESTRADA
A/K/A CAROLYNN PARKS A/K/A CAROLYNN YOUNG
COLUMBIA COUNTY, NO. 2007-CV-446-MF

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,

Kevin Olinger

For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 02/06/08 SHERIFF'S SALE.*****

Name and
Address
of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 548 WEST FRONT 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		HOME/COMINGS FINANCIAL NETWORK, INC. 9 SYLVAN WAY, SUITE 100 PARSIPPANY, NJ 07054		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR. TEAM 3/1/AB		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	PHS #149280.

UNITED STATES POSTAGE
\$01.40
02 1M
0004218010
DEC 13 2007
MAILED FROM ZIP CODE 19103

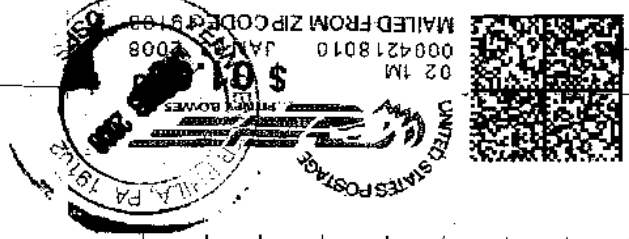


Name and Address of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	WORLDWIDE ASSET PURCHASING, LLC 1060 ANDREW DRIVE, APT/STE 170 C/O BURTON, NEIL & ASSOCIATION WEST CHESTER, PA 19380		
2	*****			
3				
4				
5				
6				
7				
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11				
12				
13				
14				
15				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Total Number of Pieces Received at Post Office	
		Postmaster, Per (Name of Receiving Employee)		



RE-BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR. PHS #149280.
TEAM 3/LAB

**THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS TRUSTEE**

vs.

**BRIGHT R. HOLLENBACH, JR.
A/K/A BRIGHT R. HOLLEN BACH, JR.**

**CAROLYNN A. HOLLENBACH
A/K/A CAROLYNN A. ESTRADA
A/K/A CAROLYNN PARKS
A/K/A CAROLYNN YOUNG**

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2007-CV-446-MF**

:

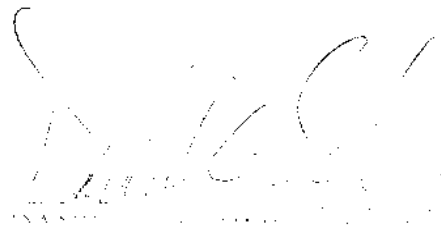
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **THE BANK OF NEW YORK
TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE** 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.

DATED: _____



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

THE BANK OF NEW YORK TRUST COMPANY, N.A. : COLUMBIA COUNTY
AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. :
AS TRUSTEE : COURT OF COMMON PLEAS
9275 SKY PARK COURT THIRD FLOOR :
SAN DIEGO, CA 92123 : CIVIL DIVISION

Plaintiff,

v.

NO. 2007-CV-446-MF

BRIGHT R. HOLLENBACH, JR.
A/K/A BRIGHT R. HOLLEN BACH, JR.
548 WEST FRONT STREET
BERWICK, PA 18603

CAROLYNN A. HOLLENBACH
A/K/A CAROLYNN A. ESTRADA
A/K/A CAROLYNN PARKS
A/K/A CAROLYNN YOUNG
548 WEST FRONT STREET
BERWICK, PA 18603

Defendant(s).

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

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE, 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 **548 WEST FRONT 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.)

BRIGHT R. HOLLENBACH, JR.

548 WEST FRONT STREET

A/K/A BRIGHT R. HOLLEN BACH, JR.

BERWICK, PA 18603

CAROLYNN A. HOLLENBACH

548 WEST FRONT STREET

A/K/A CAROLYNN A. ESTRADA

BERWICK, PA 18603

A/K/A CAROLYNN PARKS

A/K/A CAROLYNN YOUNG

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

NAME

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

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|---|
| WORLDWIDE ASSET PURCHASING, LLC | 1060 ANDREW DRIVE, APT/STE 170
C/O BURTON, NEIL & ASSOCIATION
WEST CHESTER, PA 19380 |
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.) |
|--|---|
| HOMEcomings FINANCIAL NETWORK, INC. | 9 SYLVAN WAY, SUITE 100
PARSIPPANY, NJ 07054 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 548 WEST FRONT 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, and to the best of my belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. 4126.

February 3, 2008
132



Attorney for Plaintiff

Sheriff

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

THE BANK OF NEW YORK TRUST	:	Court of Common Pleas
COMPANY, N.A. AS SUCCESSOR TO	:	
JPMORGAN CHASE BANK, N.A. AS TRUSTEE	:	Civil Division
Plaintiff	:	
vs.	:	COLUMBIA County
	:	
BRIGHT R. HOLLENBACH, JR	:	No. 2007-CV-446-MF
A/K/A BRIGHT R. HOLLENBACH, JR.	:	
CAROLYNN A. HOLLENBACH	:	
A/K/A CAROLYNN A. ESTRADA A/K/A	:	
CAROLYNN PARKS A/K/A CAROLYNN	:	
YOUNG	:	
Defendants	:	

ORDER

AND NOW, this 15 day of Jan, 2008 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$113,809.39
Interest Through February 6, 2008	\$20,141.87
Per Diem \$28.06	
Late Charges	\$1,332.32
Legal fees	\$2,325.00
Cost of Suit and Title	\$1,823.00
Sheriff's Sale Costs	\$630.00
Property Inspections	\$152.50
Appraisal/Brokers Price Opinion	\$110.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)

Escrow Deficit

\$6,741.76

TOTAL

\$147,065.84

Plus interest from February 6, 2008 through the date of sale at six percent per annum.

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

BY THE COURT


J.

149280

PROTHONOTARY

2008 JUN -9 A 10:24

CLERK OF COURTS OFFICE
JUN 9 2008 COLUMBIA, PA

PHELAN HALLINAN & SCHMIEG, LLP
by: Michele M. Bradford, Esquire
Atty. I.D. No. 69849
One Penn Center, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

THE BANK OF NEW YORK TRUST	:	Court of Common Pleas
COMPANY, N.A. AS SUCCESSOR TO	:	
JPMORGAN CHASE BANK, N.A. AS TRUSTEE	:	Civil Division
Plaintiff	:	
vs.	:	COLUMBIA County
	:	
BRIGHT R. HOLLENBACH, JR	:	No. 2007-CV-446-MF
A/K/A BRIGHT R. HOLLENBACH, JR.	:	
CAROLYNN A. HOLLENBACH	:	
A/K/A CAROLYNN A. ESTRADA A/K/A	:	
CAROLYNN PARKS A/K/A CAROLYNN	:	
YOUNG	:	
Defendants	:	

PLAINTIFF'S MOTION TO REASSESS DAMAGES

Plaintiff, by its Attorney, Michele M. Bradford, Esquire, moves the Court to direct the Prothonotary to amend the judgment in this matter, and in support thereof avers the following:

1. Plaintiff commenced this foreclosure action by filing a Complaint on March 12, 2007, a true and correct copy of which is attached hereto, made part hereof, and marked as Exhibit "A".

2. Judgment was entered on April 23, 2007 in the amount of \$125,938.67. A true and correct copy of the praecipe for judgment is attached hereto, made part hereof, and marked as Exhibit "B".

3. Pursuant to Pennsylvania Rule of Civil Procedure 1037(b)(1), a default judgment containing a dollar amount must be entered for the amount claimed in the complaint and any item which can be calculated from the complaint, i.e. bringing the interest current. However, new items cannot be added at the time of entry of the judgment.

4. A Sheriff's Sale of the mortgaged property at 548 WEST FRONT STREET, BERWICK, PA 18603 (hereinafter the "Property") was postponed or stayed for the following reason:

a.) The Defendants filed a Chapter 07 Bankruptcy at Docket Number 5:07-51436 on June 12, 2007. The Bankruptcy was dismissed by order of court dated July 23, 2007. A true and correct copy of the Bankruptcy Court Order is attached hereto, made part hereof, and marked as Exhibit "C".

5. The Property is listed for Sheriff's Sale on February 6, 2008.

6. Additional sums have been incurred or expended on Defendants' behalf since the Complaint was filed and Defendants have been given credit for any payments that have been made since the judgment. The amount of damages should now read as follows:

Principal Balance	\$113,809.39
Interest Through February 6, 2008	\$20,141.87
Per Diem \$28.06	
Late Charges	\$1,332.32
Legal fees	\$2,325.00
Cost of Suit and Title	\$1,823.00
Sheriff's Sale Costs	\$630.00
Property Inspections	\$152.50
Appraisal/Brokers Price Opinion	\$110.00
Mortgage Insurance Premium /	\$0.00

Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$6,741.76

TOTAL	\$147,065.84
--------------	---------------------

7. The judgment formerly entered is insufficient to satisfy the amounts due on the Mortgage.

8. Under the terms of the Mortgage and Pennsylvania law, Plaintiff is entitled to inclusion of the figures set forth above in the amount of judgment against the Defendants.

9. Plaintiff's foreclosure judgment is in rem only and does not include personal liability, as addressed in Plaintiff's attached brief.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court amend the judgment as requested.

DATE: _____

1/7/08

By: _____

Phelan Hallinan & Schmieg, LLP

Michele M. Bradford, Esquire
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
(370) 784-6300

THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

Docket # 176ED2007

VS

MORTGAGE FORECLOSURE

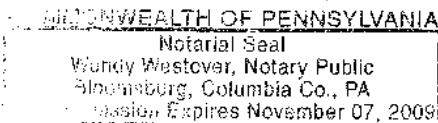
BRIGHT R. HOLLENBACH, JR. A/K/A
BRIGHT R. HOLLEN BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A
CAROLYNN A. ESTRADA A/K/A
CAROLYNN PARKS A/K/A CAROLYNN
YOUNG

AFFIDAVIT OF SERVICE

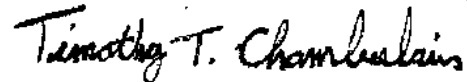
NOW, THIS THURSDAY, OCTOBER 04, 2007, AT 9:25 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON CAROLYNN HOLLENBACH AT 529 SUSQUEHANNA AVE.,
BERWICK BY HANDING TO BRIGHT HOLLENBACH, HUSBAND, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, OCTOBER 04, 2007


NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
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) 784-6308

THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

Docket # 176ED2007

VS

MORTGAGE FORECLOSURE

BRIGHT R. HOLLENBACH, JR. A/K/A
BRIGHT R. HOLLENBACH, JR.
CAROLYNN A. HOLLENBACH A/K/A
CAROLYNN A. ESTRADA A/K/A
CAROLYNN PARKS A/K/A CAROLYNN
YOUNG

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 04, 2007, AT 9:25 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON BRIGHT HOLLENBACH, JR AT 529 SUSQUEHANNA AVE.,
BERWICK BY HANDING TO BRIGHT HOLLENBACH, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, OCTOBER 04, 2007

Wendy Westover

NOTARY PUBLIC

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

X *P. D'Angelo*
P. D'ANGELO
DEPUTY SHERIFF

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> A. Signature <input type="checkbox"/> Agent </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> B. Received by (Printed Name) Date of Delivery <div style="text-align: right; font-weight: bold; font-size: 1.2em;">DEC 17 2001</div> </div>
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230	
Article Number <i>(Transfer from service label)</i>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> 3. Service Type <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> 4. Restricted Delivery? <i>(Extra Fee)</i> <input type="checkbox"/> Yes </div>
<div style="font-size: 1.5em; font-weight: bold; letter-spacing: 0.5em;">7006 2760 0004 5957 5632</div>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>2. Print your name and address on the reverse so that we can return the card to you.</p> <p>3. Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <i>[Signature]</i> 176</p> <p><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p>	
<p>Article Addressed to:</p> <p>U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 700 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107</p>		<p>B. Received by (Printed Name) <i>[Signature]</i></p> <p>C. Date of Delivery <i>12/17/02</i></p>	
<p>4. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>		<p>Article Number <i>7006 2760 0004 5957 5656</i></p> <p><i>(Transfer from service label)</i></p>	

<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent</p> <p>X <i>[Signature]</i> <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>F. A. H. ALLEN</i> <i>1 7 2 0 0 7</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>If YES, enter delivery address below: <input type="checkbox"/> No</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>1. Article Addressed to:</p> <p style="text-align: center;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p> <p>2. Article Number 7006 2760 0004 5957 5649</p> <p style="text-align: center;">(Transfer from service label)</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>SENDER: COMPLETE THIS SECTION</p> <p>1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>2. Print your name and address on the reverse so that we can return the card to you.</p> <p>3. Attach this card to the back of the mailpiece, or on the front if space permits.</p>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/27/2007

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 176ED2007

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN
BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A.
ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN
YOUNG

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

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-05-07 TIME 1:545 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Phelan DCH

DATE

12-05-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/27/2007

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 176ED2007

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN
BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A.
ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN
YOUNG

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON KRISTY R. MIL

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-05-07 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul D. H.

DATE 12-05-07

BERWICK AREA SCHOOL DISTRICT

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 001848 TAXPAYER COPY

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

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	30990	48.100	1460.81	1490.62	1639.68
<div> <div>1460.81</div> <div>IF PAID ON OR BEFORE Aug 31</div> </div> <div> <div>1490.62</div> <div>IF PAID ON OR BEFORE Oct 31</div> </div> <div> <div>1639.68</div> <div>IF PAID AFTER Nov 1</div> </div>					

HOURS Mon, Tue, Thur, 9:30am-4:00pm
 PHONE 570-752-7442

HOLLENBACH BRIGHT R & CAROLYNN
 548 WEST FRONT STREET
 BERWICK PA 18603

T
O

PROPERTY DESCRIPTION: PARCEL 04C04 12300000
 548 W FRONT ST
 20020-9461
 0.21 ACRES

NO REFUNDS UNDER \$5.00

DATE: 6/30/07

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2007 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

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HOLLENBACH BRIGHT R & CAROLYNN A JR
 548 WEST FRONT STREET
 BERWICK PA 18603

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

FOR: COLUMBIA COUNTY				DATE 03/01/2007		BILL NO. 4121	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY		
GENERAL	30,990	6.146	186.65	190.46	209.51		
SINKING		1.345	40.85	41.68	45.85		
LIGHT		1	30.37	30.99	32.54		
FIRE		1.25	37.97	38.74	40.68		
BORO RE		10.6	321.92	328.49	344.91		
The discount & penalty have been calculated for your convenience				617.76	630.36	673.49	
PAY THIS AMOUNT				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	
				2%	5%	10%	
				Discount	Penalty	Penalty	
				2%	5%	10%	
				PARCEL: 04C-04 -123-00,000			
				548 W FRONT ST			
				2066 Acres			
				Land			
				Buildings			
				30,990			
				Total Assessment			

CONNIE C GINGHER
 FILE COPY

6/30/07

These fees by Mortgage Co for 2007

Connie

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

Wednesday, October 03, 2007

**CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK, PA 18603-**

**THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS TRUSTEE
VS
BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A. ESTRADA A/K/A
CAROLYNN PARKS A/K/A CAROLYNN YOUNG**

DOCKET # 176ED2007

JD # 446JD2007

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County



December 7, 2007

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

**THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR
TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE**

VS.

**BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A. ESTRADA A/K/A
CAROLYNN PARKS A/K/A CAROLYNN YOUNG**

DOCKET # 176ED2007

JD # 446JD2007

Dear Timothy:

The balance due on sewer account #130423 for the property located at 548 W.
Front Street Berwick, Pa through February 2008 is \$382.45.

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:
DATE RECEIVED 9/27/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 176ED2007

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN
BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A.
ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN
YOUNG

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Srp IDENTIFICATION _____

DATE 12-3-7 TIME 1400 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 12-3-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/27/2007

SERVICE# 13 - OF - 13 SERVICES
DOCKET # 176ED2007

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN
BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A.
ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN
YOUNG

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
548 WST FRONT STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

FF Vacant - Post

SERVED UPON *POSTED*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-05-07 TIME 0955 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul D. Hill

DATE 10-05-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/27/2007

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 176ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT

BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN
BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A.
ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN
YOUNG

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BRIGHT HOLLENBACH, JR

548 WEST FRONT ST.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

BRIGHT HOLLENBACH

RELATIONSHIP

IDENTIFICATION

DATE 10-04-07

TIME 0925

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)

529 JUSEVHANA AV

BERWICK

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

10-04-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/27/2007

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 176ED2007

PLAINTIFF THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN
BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A.
ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN
YOUNG

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CAROLYNN HOLLENBACH	MORTGAGE FORECLOSURE
548 WEST FRONT ST.	
BERWICK	

SERVED UPON BRIGHT HOLLENBACH

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 10-04-07 TIME 0925 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) 529 SUSQUEHANNA RD.
BERWICK

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Phu Dill

DATE 10.04.07

REAL ESTATE OUTLINE

ED # 176-07

DATE RECEIVED 9-27-07
DOCKET AND INDEX 10-5-07

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# 651016
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb, 6, 08 TIME 0900
POSTING DATE Jan, 4, 08
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 16
2ND WEEK 23
3RD WEEK 30, 08

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 176 OF 2007 ED AND CIVIL WRIT NO. 446 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 THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at the corner of Lot Number Seventeen (17) on the southerly side of West Front Street; thence southerly along said lot a distance of One Hundred and Eighty (180) feet to Green Street; thence westerly along said street a distance of fifty (50) feet to the corner of Lot Number Fifteen (15); thence northerly along said lot a distance of one hundred and eighty (180) feet to West Front Street aforesaid; thence easterly along said street, a distance of fifty (50) feet to the corner, the Place of BEGINNING.

PARCEL NO. 2: BEGINNING at a point on the southerly side of Front Street, said point being the northeast corner of Lot No. 16; thence in a southerly direction along said lot, a distance of ninety (90) feet to a point in line of land now or formerly of Roy Kisner, et ux; thence in an easterly direction parallel with Front Street, along line of land now or formerly of Roy Kisner, et ux, a distance of one (1) foot to a point in line of other land of H.G. Myers, now or late; thence in a northerly direction parallel with the first course herein, a distance of ninety (90) feet to Front Street aforesaid; thence in a westerly direction along said street, a distance of one (1) foot to a corner, the Place of BEGINNING. BEING the same premises conveyed by the Administrator of Veterans Affairs, an Officer of the United States of America, to Deutsche Bank National Trust Company as Trustee formerly known as Bankers Trust Company of California N.A. as Trustee for Vendee Mortgage Trust 2002-1, by deed dated 02/28/2002 and recorded in Instrument No. 200207166 of the County Recorder of Deeds Office on 06/17/2002.

TITLE TO SAID PREMISES IS VESTED IN Bright R. Hollenbach, Jr. and Carolynn A. Hollenbach, by Deed from Deutsche Bank National Trust Company, as Trustee formerly known as Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 2002-1, dated 07/09/2002, recorded 08/09/2002, in Deed Mortgage Inst# 200209461.

Premises being: 548 WEST FRONT STREET, BERWICK, PA 18603 Tax Parcel #04C-04-123-00,000

TERMS OF SALE

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

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

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

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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 FEBRUARY 6, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 176 OF 2007 ED AND CIVIL WRIT NO. 446 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 THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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Plaintiff's Attorney
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Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR
TO JPMORGAN CHASE BANK, N.A.
AS TRUSTEE

vs.

BRIGHT R. HOLLENBACH, JR.
A/K/A BRIGHT R. HOLLENBACH,
JR.

CAROLYNN A. HOLLENBACH
A/K/A CAROLYNN A. ESTRADA
A/K/A CAROLYNN PARKS A/K/A
CAROLYNN YOUNG

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-446-MF Term 200__

2007-ED-176

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 property
(specifically described property below):

PREMISES: 548 WEST FRONT STREET, BERWICK, PA 18603
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 4/20/07 to Sale
at \$20.70per diem

\$125,938.67

\$4,331.50

\$.....and costs.

Dated 9/27/07
(SEAL)

PHS#149280

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

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

DESCRIPTION

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PARCEL IDENTIFICATION NO: 04C-04-123-00,000

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Premises being: 548 WEST FRONT STREET, BERWICK, PA 18603
Tax Parcel #04C-04-123-00,000

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:

**BRIGHT R. HOLLENBACH, JR.
CAROLYNN A. HOLLENBACH
A/K/A CAROLYNN A. ESTRADA
A/K/A CAROLYNN PARKS
A/K/A CAROLYNN YOUNG**

Debtors

**THE BANK OF NEW YORK TRUST COMPANY,
N.A. AS SUCCESSOR TO JPMORGAN CHASE
BANK, N.A. AS TRUSTEE**

Movant

v.

**BRIGHT R. HOLLENBACH, JR.
CAROLYNN A. HOLLENBACH
A/K/A CAROLYNN A. ESTRADA
A/K/A CAROLYNN PARKS
A/K/A CAROLYNN YOUNG**

Respondents

and

ROBERT P. SHEILS, JR., ESQUIRE (TRUSTEE)
Respondents

**Bk. No. 5:07-51436 JJT
Chapter No. 07**

11 U.S.C. §362

ORDER MODIFYING §362 AUTOMATIC STAY

Upon consideration of Motion of **THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE** (Movant), it is:

ORDERED that the Automatic Stay of all proceedings, as provided under 362 of the Bankruptcy Code 11 U.S.C. §362 is modified with respect to premises **548 WEST FRONT STREET, BERWICK, PA 18603**, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises; and it is further

ORDERED that Rule 4001(a)(3) is not applicable and **THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE** may immediately enforce and implement this Order granting relief from the automatic stay.



John J. Thomas, Bankruptcy Judge

(AMG)

Dated: July 23, 2007

This document is electronically signed and filed on the same date.

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

THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

vs.

BRIGHT R. HOLLENBACH, JR. A/K/A
BRIGHT R. HOLLENBACH, JR.

CAROLYNN A. HOLLENBACH A/K/A
CAROLYNN A. ESTRADA A/K/A
CAROLYNN PARKS A/K/A
CAROLYNN YOUNG

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

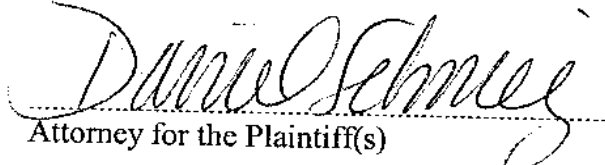
No. 2007-CV-446-MF Term 200__

2007-ED-176
PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	<u>\$125,938.67</u>
Additional Fees and Costs	<u>\$4,331.50</u>
Interest from 4/20/07 to Sale	\$_____ and costs.
At \$20.70 per diem	


Attorney for the Plaintiff(s)

Note: Please attach description of Property.
PHS#149280

RECEIVED
CLERK OF COURT
COLUMBIA COUNTY, PA

2007 SEP 27 P 12:14

NOTARY

DESCRIPTION

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Premises being: 548 WEST FRONT STREET, BERWICK, PA 18603
Tax Parcel #04C-04-123-00,000

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

**THE BANK OF NEW YORK TRUST COMPANY,
N.A. AS SUCCESSOR TO JPMORGAN CHASE
BANK, N.A. AS TRUSTEE
9275 SKY PARK COURT THIRD FLOOR
SAN DIEGO, CA 92123**

Plaintiff,

v.

**BRIGHT R. HOLLENBACH, JR.
A/K/A BRIGHT R. HOLLEN BACH, JR.
548 WEST FRONT STREET
BERWICK, PA 18603**

**CAROLYNN A. HOLLENBACH A/K/A
CAROLYNN A. ESTRADA A/K/A CAROLYNN
PARKS A/K/A CAROLYNN YOUNG
548 WEST FRONT STREET
BERWICK, PA 18603**

Defendant(s).

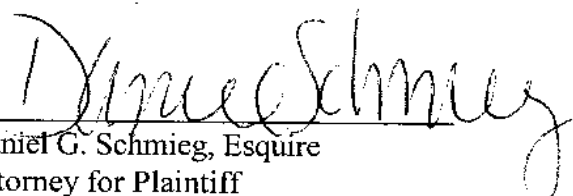
**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-446-MF
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:
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:
:**

CERTIFICATION

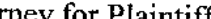
Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ 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

(215)563-7000


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

THE BANK OF NEW YORK TRUST COMPANY, N.A.	:	COLUMBIA COUNTY
AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A.	:	
AS TRUSTEE	:	COURT OF COMMON PLEAS
9275 SKY PARK COURT THIRD FLOOR	:	
SAN DIEGO, CA 92123	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2007-CV-446-MF
v.	:	
	:	
BRIGHT R. HOLLENBACH, JR.	:	
A/K/A BRIGHT R. HOLLEN BACH, JR.	:	
548 WEST FRONT STREET	:	
BERWICK, PA 18603	:	
	:	
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A.	:	
ESTRADA A/K/A CAROLYNN PARKS A/K/A	:	
CAROLYNN YOUNG	:	
548 WEST FRONT STREET	:	
BERWICK, PA 18603	:	

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE, 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 **548 WEST FRONT 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.)
BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR.	548 WEST FRONT STREET BERWICK, PA 18603
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A. ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN YOUNG	548 WEST FRONT STREET BERWICK, PA 18603

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

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

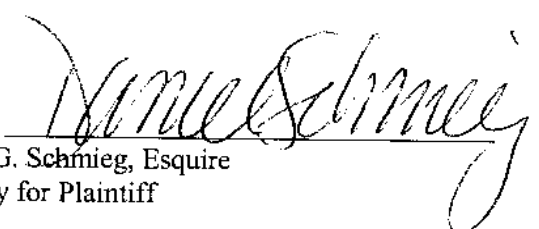
SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record 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.) |
| HOMEcomings FINANCIAL NETWORK, INC. | 9 SYLVAN WAY, SUITE 100
PARSIPPANY, NJ 07054 |
5. Name and address of every other person who has any record lien on the property:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | | |
|---|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT | 548 WEST FRONT 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.

September 26, 2007

Date


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

THE BANK OF NEW YORK TRUST COMPANY, N.A.
AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A.
AS TRUSTEE
9275 SKY PARK COURT THIRD FLOOR
SAN DIEGO, CA 92123

Plaintiff,

v.

BRIGHT R. HOLLENBACH, JR.
A/K/A BRIGHT R. HOLLEN BACH, JR.
548 WEST FRONT STREET
BERWICK, PA 18603

CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A.
ESTRADA A/K/A CAROLYNN PARKS A/K/A
CAROLYNN YOUNG
548 WEST FRONT STREET
BERWICK, PA 18603

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007-CV-446-MF

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

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE, 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 **548 WEST FRONT 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.)

**BRIGHT R. HOLLENBACH, JR. A/K/A
BRIGHT R. HOLLEN BACH, JR.**

**548 WEST FRONT STREET
BERWICK, PA 18603**

**CAROLYNN A. HOLLENBACH A/K/A
CAROLYNN A. ESTRADA A/K/A
CAROLYNN PARKS A/K/A
CAROLYNN YOUNG**

**548 WEST FRONT STREET
BERWICK, PA 18603**

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

NAME

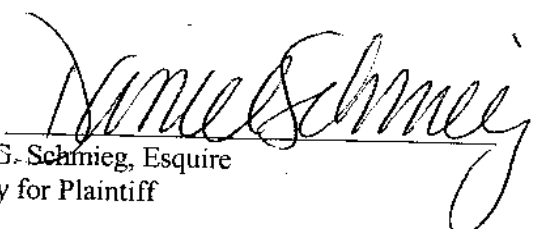
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record 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.) |
|-------------------------------------|---|
| HOMEcomings FINANCIAL NETWORK, INC. | 9 SYLVAN WAY, SUITE 100
PARSIPPANY, NJ 07054 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 548 WEST FRONT 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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September 26, 2007
Date


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
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Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

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548 WEST FRONT STREET
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Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007-CV-446-MF

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BRIGHT R. HOLLEN BACH, JR.

548 WEST FRONT STREET
BERWICK, PA 18603

CAROLYNN A. HOLLENBACH A/K/A
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548 WEST FRONT STREET
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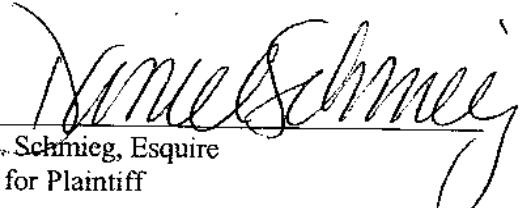
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|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 548 WEST FRONT STREET
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
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DEPARTMENT OF WELFARE | P.O. BOX 2675
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September 26, 2007
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

1. The Sale will be cancelled if you pay to the Mortgagee, THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE, 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 Decd 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 THOSE CERTAIN pieces or parcels of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at the corner of Lot Number Seventeen (17) on the southerly side of West Front Street; thence southerly along said lot a distance of One Hundred and Eighty (180) feet to Green Street; thence westerly along said street a distance of fifty (50) feet to the corner of Lot Number Fifteen (15); thence northerly along said lot a distance of one hundred and eighty (180) feet to West Front Street aforesaid; thence easterly along said street, a distance of fifty (50) feet to the corner, the Place of BEGINNING.

PARCEL NO. 2: BEGINNING at a point on the southerly side of Front Street, said point being the northeast corner of Lot No. 16; thence in a southerly direction along said lot, a distance of ninety (90) feet to a point in line of land now or formerly of Roy Kisner, et ux; thence in an easterly direction parallel with Front Street, along line of land now or formerly of Roy Kisner, et ux, a distance of one (1) foot to a point in line of other land of H.G. Myers, now or late; thence in a northerly direction parallel with the first course herein, a distance of ninety (90) feet to Front Street aforesaid; thence in a westerly direction along said street, a distance of one (1) foot to a corner, the Place of BEGINNING.

BEING the same premises conveyed by the Administrator of Veterans Affairs, an Officer of the United States of America, to Deutsche Bank National Trust Company as Trustee formerly known as Bankers Trust Company of California N.A. as Trustee for Vendee Mortgage Trust 2002-1, by deed dated 02/28/2002 and recorded in Instrument No. 200207166 of the County Recorder of Deeds Office on 06/17/2002.

PARCEL IDENTIFICATION NO: 04C-04-123-00,000

TITLE TO SAID PREMISES IS VESTED IN Bright R. Hollenbach, Jr. and Carolyn A. Hollenbach, by Deed from Deutsche Bank National Trust Company, as Trustee formerly known as Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 2002-1, dated 07/09/2002, recorded 08/09/2002, in Deed Mortgage Inst# 200209461.

Premises being: 548 WEST FRONT STREET, BERWICK, PA 18603
Tax Parcel #04C-04-123-00,000

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 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

Sheriff

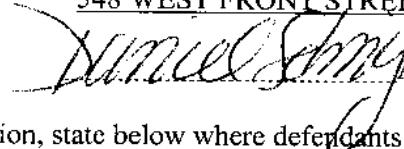
Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE vs BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR. and CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A. ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN YOUNG

The defendant(s) will be found at 548 WEST FRONT STREET, BERWICK, PA 18603
548 WEST FRONT STREET, 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
.....
.....
.....

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HARRY A. ROADARMEL

Columbia County, Pa.

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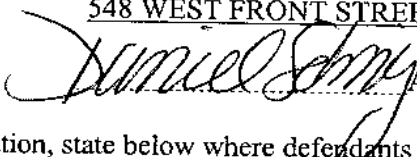
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SHERIFF'S RETURN

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE

Plaintiff

vs.

BRIGHT R. HOLLENBACH, JR.
A/K/A BRIGHT R. HOLLEN BACH, JR.
CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A. ESTRADA
A/K/A CAROLYNN PARKS A/K/A CAROLYNN YOUNG

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-446-MF CD Term, 200__

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within

_____ upon _____

_____ at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____

the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____

Sheriff

_____, 20__, See return endorsed hereon by Sheriff of
_____, County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE

Court Number

2007-CV-446-MF

Defendant

BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR. & CAROLYN HOLLENBACH A/K/A CAROLYNN A. ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN YOUNG

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.
BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR.

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
548 WEST FRONT STREET, BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE

Court Number

2007-CV-446-MF

Defendant

BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLENBACH, JR. & CAROLYN HOLLENBACH A/K/A CAROLYNN A. ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN YOUNG

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

YOUNG

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

CAROLYNN A. HOLLENBACH A/K/A CAROLYNN A. ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE

Court Number

2007-CV-446-MF

Defendant

BRIGHT R. HOLLENBACH, JR. A/K/A BRIGHT R. HOLLEN BACH, JR. & CAROLYN HOLLENBACH A/K/A CAROLYNN A. ESTRADA A/K/A CAROLYNN PARKS A/K/A CAROLYNN YOUNG

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)

548 WEST FRONT 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

Telephone Number

Date

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

(215)563-7000

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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

3-180/360

CHECK NO
631016

JUN 09/26/2007

DATE	AMOUNT
09/26/2007	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

SECURITY FEATURES INCLUDED
MICROPRINTED BORDER
VOID AFTER 180 DAYS

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

⑈631016⑈ ⑆036001808⑆36 150866 6⑈