

SHERIFF'S SALE COST SHEET

Cambridge vs. Davis
 NO. 187-07 ED NO. 114307 JD DATE/TIME OF SALE 3/20/07

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>50.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>303.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>419.55</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>529.55</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Reg.</u>	\$ <u>60.00</u>
TOTAL ***** \$ <u>170.00</u>	

TOTAL COSTS (OPENING BID) \$ 1048.05

Refund 30/1/95

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

**Peter J. Tremper
Legal Assistant, Ext. 1481**

**Representing Lenders in
Pennsylvania and New Jersey**

January 18, 2008

Via Telefax 570-389-5625

Memorandum

**To: Office of the Sheriff
COLUMBIA County**

Attn: Real Estate Dept.

**COUNTRYWIDE HOME LOANS, INC.
vs.
DONALD DAVIS
KRISTEN DAVIS
COLUMBIA- No. 2007-CV-1143**

**Premises: 714 LOWER RAVEN CREEK ROAD
BENTON, PA 17814-7837**

Dear Sir or Madam:

**Please STAY the Sheriff's Sale of the above referenced property which is
scheduled for February 6, 2008.**

\$3,000.00 was received in consideration for the stay.

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

Very truly yours,

Peter J. Tremper

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

COUNTRYWIDE HOME LOANS, INC.

Docket # 189ED2007

VS

MORTGAGE FORECLOSURE

DONALD DAVIS
KRISTEN DAVIS

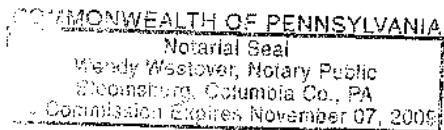
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, OCTOBER 17, 2007, AT 3:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DONALD DAVIS AT 714 LOWER RAVEN CREEK ROAD, BENTON BY HANDING TO DONALD DAVIS, 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 THURSDAY, OCTOBER 18, 2007


NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


C. CARROLL
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2007

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 189ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT DONALD DAVIS
KRISTEN DAVIS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATHY GORDON-TAX COLLECTOR	MORTGAGE FORECLOSURE
85 GORDON ROAD	
BENTON	

SERVED UPON Cathy

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 12-27-7 TIME 12:15 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 12-27-7

187

FILED
PROTHONOTARY

2007 DEC 13 A 8:17

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

COUNTRYWIDE HOME LOANS, INC.	:	Court of Common Pleas
Plaintiff	:	
	:	
vs.	:	Civil Division
	:	
DONALD DAVIS	:	COLUMBIA County
KRISTEN DAVIS	:	
	:	No. 2007-CV-1143
	:	
Defendants	:	

ORDER

AND NOW, this 12th day of Dec, 2007 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	\$148,097.44
Interest Through February 6, 2008	\$12,997.46
Per Diem \$32.46	
Late Charges	\$435.84
Legal fees	\$1,250.00
Cost of Suit and Title	\$1,185.00
Sheriff's Sale Costs	(\$0.00)
Property Inspections	\$45.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$476.79
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$2,240.15
TOTAL	\$166,727.68

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

15/Scott W. Kaus
J.

155730

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/11/2007

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 189ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT DONALD DAVIS
KRISTEN DAVIS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON HAUREBAN C/O

RELATIONSHIP CUSTOMER S.R. 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 X POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 12-3-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2007

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 189ED2007

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT DONALD DAVIS
KRISTEN DAVIS

MAP ATTACHED

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
DONALD DAVIS
714 LOWER RAVEN CREEK ROAD
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DONALD DAVIS

RELATIONSHIP DEF IDENTIFICATION _____

DATE 10/17/07 TIME 1500 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ☒ B. 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

Carl Carroll

DATE 10/17/07

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

DONALD DAVIS

KRISTEN DAVIS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1143 Term 200

2007-ED-189
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: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 9/20/07 to Sale
at \$26.04per diem

\$158,427.93
\$1,488.50
\$.....and costs.

Dated

10/11/2007
(SEAL)

Fanni B. Reine/ESB

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

PHS#155730

DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in or near the centerline of State Route No. 1035 'Lower Raven Creek Road' said point being in line of lands of Steven E. and Rhonda R. Hess then along and near the centerline of State Route No. 1035 the following 15 courses and distances:

1. north 41 degrees 35 minutes 22 seconds east 211.92 feet to a point near the southern edge of the bridge over Raven Creel
2. north 38 degrees 14 minutes 14 seconds east 77.14 feet to a point;
3. north 26 degrees 49 minutes 10 seconds east 42.19 feet to a point;
4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point;
5. north 03 degrees 43 minutes 06 seconds east 55.29 feet to a point;
6. north 08 degrees 45 minutes 09 seconds west 130.20 feet to a point;
7. north 11 degrees 18 minutes 11 seconds west 274.81 feet to a point;
8. north 11 degrees 42 minutes 07 seconds west 151.45 feet to a point;
9. north 07 degrees 07 minutes 06 seconds west 96.95 feet to a point;
10. north 03 degrees 50 minutes 02 seconds east 112.33 feet to a point;
11. north 15 degrees 06 minutes 41 seconds east 77.21 feet to a point;
12. north 22 degrees 16 minutes 56 seconds east 53.07 feet to a point;
13. north 20 degrees 58 minutes 25 seconds east 55.46 feet to a point;
14. north 21 degrees 30 minutes 16 seconds east 121.81 feet to a point;
15. north 21 degrees 00 minutes 06 seconds east 82.41 feet to a point;

THENCE through lands of John B. Thomas) along Lot No. 6 passing through an iron pin set 20.00 feet east of the last described point south 71 degrees 22 minutes 22 seconds east 549.98 feet to a set iron pin;

THENCE through the same (along Lot No. 4) passing through an iron pin set 16.56 feet from a point in or near the centerline of Township Route No. 787 'Thunderbird Road' south 18 degrees 41 minutes 06 seconds west 416.80 feet to a point in or near the centerline of Township Route No. 787;

THENCE continuing through the same (along Lot No. 2) passing through an iron pin set 20.00 feet south of the last described point south 06 degrees 03 minutes 33 seconds west 520.09 feet to a set iron pin;

THENCE continuing along the same (along Lots No. 2 and 3) south 71 degrees 22 minutes 26 seconds east 534.96 feet to a set iron pin; then by lands of Hubert W. and Hilda M. Mulaney and lands of John J. and Amelia I. Natt south 19 degrees 10 minutes 45 seconds west 605.80 feet to a set iron pin;

THENCE by lands of Steven E. and Rhonda R. Hess crossing Raven Creek north 69 degrees 46 minutes 52 seconds west 954.90 feet to the place of beginning.

CONTAINING 23.139 acres of land, and being Lot No. 1 of the Thunderbird Farms Subdivision prepared by Orangeville Surveying Consultants, Inc. (Drawing No. 05-20, dated April 4, 2005), and recorded in Columbia County Map Book at Page

BEING part of the same premises conveyed to John B. Thomas, by Deed of Jean S. Hess and Donald G. Hess, her husband, dated September 17, 2003, and recorded September 19, 2003, as Instrument Number 200312069 in the Office of the Recorder of Deeds of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Donald Davis & Kristen Davis, his wife, by Deed from John B. Thomas & Jean K. Thomas, his wife, dated 08/30/06, recorded 09/01/06 in Deed Instrument #200609141

Premises being: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837

Tax Parcel #03-05-008-01

1. Signature ☒ Agent ☐ Address ☒

2. Received by (Printed Name) *Keith Alston* C. Date of Delivery *12/10/07*

3. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

Domestic Return Receipt

7006 0100 0003 5231 2486

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address *189*

B. Received by (Printed Name) *DEC 10 2007* C. Date of Delivery *12/10/07*

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number (Transfer from service label) 7006 0100 0003 5231 2464

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

Domestic Return Receipt

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Commonwealth of PA
PO B ox 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address *189*

B. Received by (Printed Name) *DEC 10 2007* C. Date of Delivery *12/10/07*

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 0100 0003 5231 2495

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

Domestic Return Receipt

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address *189*

B. Received by (Printed Name) *STANLEY A. AQUILA* C. Date of Delivery *12/10/07*

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7006 0100 0003 5231 2471

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

Domestic Return Receipt

PS Form 3811, February 2004

REAL ESTATE OUTLINE

ED # 189-07

DATE RECEIVED 16-11-07
DOCKET AND INDEX 10-15-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>634020</u>

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

SALE DATE	<u>Feb. 6, 08</u>	TIME <u>1000</u>
POSTING DATE	<u>Jan. 4, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 16</u>	
	2 ND WEEK <u>23</u>	
	3 RD WEEK <u>30, 06</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 189 OF 2007 ED AND CIVIL WRIT NO. 1143 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, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in or near the centerline of State Route No.1035 'Lower Raven Creek Road' said point being in line of lands of Steven E. and Rhonda R. Hess then along and near the centerline of State Route No. 1035 the following 15 courses and distances:

1. north 41 degrees 35 minutes 22 seconds east 211.92 feet to a point near the southern edge of the bridge over Raven Creek

2. north 38 degrees 14 minutes 14 seconds east 77.14 feet to a point;

3. north 26 degrees 49 minutes 10 seconds east 42.19 feet to a point;

4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point;

5. north 03 degrees 43 minutes 06 seconds east 55.29 feet to a point;

6. north 08 degrees 45 minutes 09 seconds west 130.20 feet to a point;

7. north 11 degrees 18 minutes 11 seconds west 274.81 feet to a point;

8. north 11 degrees 42 minutes 07 seconds west 151.45 feet to a point;

9. north 07 degrees 07 minutes 06 seconds west 96.95 feet to a point;

10. north 03 degrees 50 minutes 02 seconds east 112.33 feet to a point;

11. north 15 degrees 06 minutes 41 seconds east 77.21 feet to a point;

12. north 22 degrees 16 minutes 56 seconds east 53.07 feet to a point;

13. north 20 degrees 58 minutes 25 seconds east 55.46 feet to a point;

14. north 21 degrees 30 minutes 16 seconds east 121.81 feet to a point;

15. north 21 degrees 00 minutes 06 seconds east 82.41 feet to a point;

THENCE through lands of John B. Thomas) along Lot No. 6 passing through an iron pin set 20.00 feet east of the last described point south 71 degrees 22 minutes 22 seconds east 549.98 feet to a set iron pin;

THENCE through the same (along Lot No. 4) passing through an iron pin set 16.56 feet from a point in or near the centerline of Township Route No. 787 'Thunderbird Road' south 18 degrees 41 minutes 06 seconds west 416.80 feet to a point in or near the centerline of Township Route No. 787; THENCE continuing through the same (along Lot No. 2) passing through an iron pin set 20.00 feet south of the last described point south 06 degrees 03 minutes 33 seconds west 520.09 feet to a set iron pin; THENCE continuing along the same (along Lots No. 2 and 3) south 71 degrees 22 minutes 26 seconds east 534.96 feet to a set iron pin; then by lands of Hubert w. and Hilda M. Mulaney and lands of John J. and Amelia I. Natt south 19 degrees 10 minute 45 seconds west 605.80 feet to a set iron pin; THENCE by lands of Steven E. and Rhonda R. Hess crossing Raven Creek north 69 degrees 46 minutes 52 seconds west 954.90 feet to the place of beginning.

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BEING part of the same premises conveyed to John B. Thomas, by Deed of Jean S. Ress and Donald G. Hess, her husband, date September 17, 2003, and recorded September 19, 2003, as Instrument Number 200312069 in the Office of the Recorder of Deed of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Donald Davis & Kristen Davis, his wife, by Deed from John B. Thomas & Jean K Thomas, his wife, dated 08/30/06, recorded 09/01/06 in Deed Instrument #200609141

Premises being: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837

Tax Parcel #03-05-008-01

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 189 OF 2007 ED AND CIVIL WRIT NO. 1143 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, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in or near the centerline of State Route No.1035 'Lower Raven Creek Road' said point being in line of lands of Steven E. and Rhonda R. Hess then along and near the centerline of State Route No. 1035 the following 15 courses and distances:

1. north 41 degrees 35 minutes 22 seconds east 211.92 feet to a point near the southern edge of the bridge over Raven Creek
2. north 38 degrees 14 minutes 14 seconds east 77.14 feet to a point;
3. north 26 degrees 49 minutes 10 seconds east 42.19 feet to a point;
4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point;
5. north 03 degrees 43 minutes 06 seconds east 55.29 feet to a point;
6. north 08 degrees 45 minutes 09 seconds west 130.20 feet to a point;
7. north 11 degrees 18 minutes 11 seconds west 274.81 feet to a point;
8. north 11 degrees 42 minutes 07 seconds west 151.45 feet to a point;
9. north 07 degrees 07 minutes 06 seconds west 96.95 feet to a point;
10. north 03 degrees 50 minutes 02 seconds east 112.33 feet to a point;
11. north 15 degrees 06 minutes 41 seconds east 77.21 feet to a point;
12. north 22 degrees 16 minutes 56 seconds east 53.07 feet to a point;
13. north 20 degrees 58 minutes 25 seconds east 55.46 feet to a point;
14. north 21 degrees 30 minutes 16 seconds east 121.81 feet to a point;
15. north 21 degrees 00 minutes 06 seconds east 82.41 feet to a point;

THENCE through lands of John B. Thomas) along Lot No. 6 passing through an iron pin set 20.00 feet east of the last described point south 71 degrees 22 minutes 22 seconds east 549.98 feet to a set iron pin;

THENCE through the same (along Lot No. 4) passing through an iron pin set 16.56 feet from a point in or near the centerline of Township Route No. 787 'Thunderbird Road' south 18 degrees 41 minutes 06 seconds west 416.80 feet to a point in or near the centerline of Township Route No. 787; THENCE continuing through the same (along Lot No. 2) passing through an iron pin set 20.00 feet south of the last described point south 06 degrees 03 minutes 33 seconds west 520.09 feet to a set iron pin; THENCE continuing along the same (along Lots No. 2 and 3) south 71 degrees 22 minutes 26 seconds east 534.96 feet to a set iron pin; then by lands of Hubert w. and Hilda M. Mulaney and lands of John J. and Amelia I. Natt south 19 degrees 10 minute 45 seconds west 605.80 feet to a set iron pin; THENCE by lands of Steven E. and Rhonda R. Hess crossing Raven Creek north 69 degrees 46 minutes 52 seconds west 954.90 feet to the place of beginning.

CONTAINING 23.139 acres of land, and being Lot No. 1 of the Thunderbird Farms Subdivision prepared by Orangeville Surveying Consultants, Inc. (Drawing No. 05-20, dated April 4, 2005), and recorded in Columbia County Map Book at Page

BEING part of the same premises conveyed to John B. Thomas, by Deed of Jean S. Ress and Donald G. Hess, her husband, date September 17, 2003, and recorded September 19, 2003, as Instrument Number 200312069 in the Office of the Recorder of Deed of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Donald Davis & Kristen Davis, his wife, by Deed from John B. Thomas & Jean K Thomas, his wife, dated 08/30/06, recorded 09/01/06 in Deed Instrument #200609141

Premises being: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837

Tax Parcel #03-05-008-01

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 189 OF 2007 ED AND CIVIL WRIT NO. 1143 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, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in or near the centerline of State Route No.1035 'Lower Raven Creek Road' said point being in line of lands of Steven E. and Rhonda R. Hess then along and near the centerline of State Route No. 1035 the following 15 courses and distances:

1. north 41 degrees 35 minutes 22 seconds east 211.92 feet to a point near the southern edge of the bridge over Raven Creek
2. north 38 degrees 14 minutes 14 seconds east 77.14 feet to a point;
3. north 26 degrees 49 minutes 10 seconds east 42.19 feet to a point;
4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point;
5. north 03 degrees 43 minutes 06 seconds east 55.29 feet to a point;
6. north 08 degrees 45 minutes 09 seconds west 130.20 feet to a point;
7. north 11 degrees 18 minutes 11 seconds west 274.81 feet to a point;
8. north 11 degrees 42 minutes 07 seconds west 151.45 feet to a point;
9. north 07 degrees 07 minutes 06 seconds west 96.95 feet to a point;
10. north 03 degrees 50 minutes 02 seconds east 112.33 feet to a point;
11. north 15 degrees 06 minutes 41 seconds east 77.21 feet to a point;
12. north 22 degrees 16 minutes 56 seconds east 53.07 feet to a point;
13. north 20 degrees 58 minutes 25 seconds east 55.46 feet to a point;
14. north 21 degrees 30 minutes 16 seconds east 121.81 feet to a point;
15. north 21 degrees 00 minutes 06 seconds east 82.41 feet to a point;

THENCE through lands of John B. Thomas) along Lot No. 6 passing through an iron pin set 20.00 feet east of the last described point south 71 degrees 22 minutes 22 seconds east 549.98 feet to a set iron pin;

THENCE through the same (along Lot No. 4) passing through an iron pin set 16.56 feet from a point in or near the centerline of Township Route No. 787 'Thunderbird Road' south 18 degrees 41 minutes 06 seconds west 416.80 feet to a point in or near the centerline of Township Route No. 787; THENCE continuing through the same (along Lot No. 2) passing through an iron pin set 20.00 feet south of the last described point south 06 degrees 03 minutes 33 seconds west 520.09 feet to a set iron pin; THENCE continuing along the same (along Lots No. 2 and 3) south 71 degrees 22 minutes 26 seconds east 534.96 feet to a set iron pin; then by lands of Hubert w. and Hilda M. Mulaney and lands of John J. and Amelia I. Natt south 19 degrees 10 minute 45 seconds west 605.80 feet to a set iron pin; THENCE by lands of Steven E. and Rhonda R. Hess crossing Raven Creek north 69 degrees 46 minutes 52 seconds west 954.90 feet to the place of beginning.

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TITLE TO SAID PREMISES IS VESTED IN Donald Davis & Kristen Davis, his wife, by Deed from John B. Thomas & Jean K Thomas, his wife, dated 08/30/06, recorded 09/01/06 in Deed Instrument #200609141

Premises being: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837

Tax Parcel #03-05-008-01

TERMS OF SALE

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

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

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

DONALD DAVIS

KRISTEN DAVIS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1143 Term 200

2007-ED-179
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: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837
(See Legal Description attached)

Amount Due	<u>\$158,427.93</u>
Additional Fees and Costs	<u>\$1,488.50</u>
Interest from 9/20/07 to Sale	\$.....and costs.
at \$26.04per diem	

Fannie B. Kline

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

Dated 10-11-2007
(SEAL)

PHS#155730

DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in or near the centerline of State Route No. 1035 'Lower Raven Creek Road' said point being in line of lands of Steven E. and Rhonda R. Hess then along and near the centerline of State Route No. 1035 the following 15 courses and distances:

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TITLE TO SAID PREMISES IS VESTED IN Donald Davis & Kristen Davis, his wife, by Deed from John B. Thomas & Jean K. Thomas, his wife, dated 08/30/06, recorded 09/01/06 in Deed Instrument #200609141

Premises being: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837
Tax Parcel #03-05-008-01

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

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

Plaintiff,

v.

DONALD DAVIS
714 LOWER RAVEN CREEK ROAD

KRISTEN DAVIS
428 OAK PARK CIRCLE
ORMOND BEACH, FL 32174

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007-CV-1143**
: *2007-ED-109*
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837**.

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

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

DONALD DAVIS	714 LOWER RAVEN CREEK ROAD
---------------------	-----------------------------------

KRISTEN DAVIS	428 OAK PARK CIRCLE ORMOND BEACH, FL 32174
----------------------	---

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

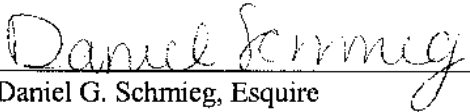
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

SAME AS ABOVE	
----------------------	--

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | | |
|---|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT | 714 LOWER RAVEN CREEK ROAD
BENTON, PA 17814-7837 |
| 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.

October 9, 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

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

Plaintiff,

v.

DONALD DAVIS
714 LOWER RAVEN CREEK ROAD

KRISTEN DAVIS
428 OAK PARK CIRCLE
ORMOND BEACH, FL 32174

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007-CV-1143**
: *2007-ED-169*
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837**.

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

NAME

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

DONALD DAVIS

714 LOWER RAVEN CREEK ROAD

KRISTEN DAVIS

428 OAK PARK CIRCLE
ORMOND BEACH, FL 32174

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

NAME

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

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | | |
|---|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT | 714 LOWER RAVEN CREEK ROAD
BENTON, PA 17814-7837 |
| 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.

October 9, 2007
Date

Daniel Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Daniel Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 CORPORATE DRIVE

PLANO, TX 75024

Plaintiff,

v.

DONALD DAVIS

KRISTEN DAVIS

714 LOWER RAVEN CREEK ROAD

BENTON, PA 17814-7837-7837

428 OAK PARK CIRCLE

ORMOND BEACH, FL 32174

Defendant(s).


: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-1143
:
:
:
:

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

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

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

Plaintiff,

v.

DONALD DAVIS
714 LOWER RAVEN CREEK ROAD

KRISTEN DAVIS
428 OAK PARK CIRCLE
ORMOND BEACH, FL 32174

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007-CV-1143

2-27 ED 129

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DONALD DAVIS
714 LOWER RAVEN CREEK ROAD
BENTON, PA 17814-7837-7837

KRISTEN DAVIS
428 OAK PARK CIRCLE
ORMOND BEACH, FL 32174

428 OAK PARK CIRCLE
ORMOND BEACH, FL 32174

714 LOWER RAVEN CREEK ROAD
BENTON, PA 17814-7837-7837

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

Your house (real estate) at **714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$158,427.93 obtained by COUNTRYWIDE HOME LOANS, INC., (the Mortgagee) against you. In the event the sale is continued an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will

have of stopping the Sale. (See the notice below on how to obtain an attorney)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

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

..... (SEAL)
(Attorney for Plaintiff(s))

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

..... (SEAL)
(Attorney for Plaintiff(s))

....., 20

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: - There will be placed in your hands

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

follows: COUNTRYWIDE HOME LOANS, INC. vs DONALD DAVIS and KRISTE
DAVIS

The defendant(s) will be found at 714 LOWER RAVEN CREEK ROAD,
BENTON, PA 17814-7837

..... Attorney for Plaintiff

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

See attached legal description
.....
.....
.....

SHERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

DONALD DAVIS

KRISTEN DAVIS

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-1143 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 COUNTRYWIDE HOME LOANS, INC.	Court Number 2007-CV-1143
--	-------------------------------------

Defendant DONALD DAVIS & KRISTEN DAVIS	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.
DONALD DAVIS

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837-7837

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff COUNTRYWIDE HOME LOANS, INC.	Court Number 2007-CV-1143
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Defendant DONALD DAVIS & KRISTEN DAVIS	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. KRISTEN DAVIS	
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837-7837	

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day	SO ANSWERS Signature of Dep. Sheriff	Date
of _____ 20	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date

Plaintiff
COUNTRYWIDE HOME LOANS, INC.

Court Number
2007-CV-1143

Defendant
DONALD DAVIS & KRISTEN DAVIS

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)
714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837-7837

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

DESCRIPTION

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BEGINNING at a point in or near the centerline of State Route No. 1035 'Lower Raven Creek Road' said point being in line of lands of Steven E. and Rhonda R. Hess then along and near the centerline of State Route No. 1035 the following 15 courses and distances:

1. north 41 degrees 35 minutes 22 seconds east 211.92 feet to a point near the southern edge of the bridge over Raven Creek;
2. north 38 degrees 14 minutes 14 seconds east 77.14 feet to a point;
3. north 26 degrees 49 minutes 10 seconds east 42.19 feet to a point;
4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point;
5. north 03 degrees 43 minutes 06 seconds east 55.29 feet to a point;
6. north 08 degrees 45 minutes 09 seconds west 130.20 feet to a point;
7. north 11 degrees 18 minutes 11 seconds west 274.81 feet to a point;
8. north 11 degrees 42 minutes 07 seconds west 151.45 feet to a point;
9. north 07 degrees 07 minutes 06 seconds west 96.95 feet to a point;
10. north 03 degrees 50 minutes 02 seconds east 112.33 feet to a point;
11. north 15 degrees 06 minutes 41 seconds east 77.21 feet to a point;
12. north 22 degrees 16 minutes 56 seconds east 53.07 feet to a point;
13. north 20 degrees 58 minutes 25 seconds east 55.46 feet to a point;
14. north 21 degrees 30 minutes 16 seconds east 121.81 feet to a point;
15. north 21 degrees 00 minutes 06 seconds east 82.41 feet to a point;

THENCE through lands of John B. Thomas) along Lot No. 6 passing through an iron pin set 20.00 feet east of the last described point south 71 degrees 22 minutes 22 seconds east 549.98 feet to a set iron pin;

THENCE through the same (along Lot No. 4) passing through an iron pin set 16.56 feet from a point in or near the centerline of Township Route No. 787 'Thunderbird Road' south 18 degrees 41 minutes 06 seconds west 416.80 feet to a point in or near the centerline of Township Route No. 787;

THENCE continuing through the same (along Lot No. 2) passing through an iron pin set 20.00 feet south of the last described point south 06 degrees 03 minutes 33 seconds west 520.09 feet to a set iron pin;

THENCE continuing along the same (along Lots No. 2 and 3) south 71 degrees 22 minutes 26 seconds east 534.96 feet to a set iron pin; then by lands of Hubert W. and Hilda M. Mulaney and lands of John J. and Amelia I. Natt south 19 degrees 10 minutes 45 seconds west 605.80 feet to a set iron pin;

THENCE by lands of Steven E. and Rhonda R. Hess crossing Raven Creek north 69 degrees 46 minutes 52 seconds west 954.90 feet to the place of beginning.

CONTAINING 23.139 acres of land, and being Lot No. 1 of the Thunderbird Farms Subdivision prepared by Orangeville Surveying Consultants, Inc. (Drawing No. 05-20, dated April 4, 2005), and recorded in Columbia County Map Book at Page

BEING part of the same premises conveyed to John B. Thomas, by Deed of Jean S. Hess and Donald G. Hess, her husband, dated September 17, 2003, and recorded September 19, 2003, as Instrument Number 200312069 in the Office of the Recorder of Deeds of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Donald Davis & Kristen Davis, his wife, by Deed from John B. Thomas & Jean K. Thomas, his wife, dated 08/30/06, recorded 09/01/06 in Deed Instrument #200609141

Premises being: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837
Tax Parcel #03-05-008-01

DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in or near the centerline of State Route No. 1035 'Lower Raven Creek Road' said point being in line of lands of Steven E. and Rhonda R. Hess then along and near the centerline of State Route No. 1035 the following 15 courses and distances:

1. north 41 degrees 35 minutes 22 seconds east 211.92 feet to a point near the southern edge of the bridge over Raven Creek;
2. north 38 degrees 14 minutes 14 seconds east 77.14 feet to a point;
3. north 26 degrees 49 minutes 10 seconds east 42.19 feet to a point;
4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point;
5. north 03 degrees 43 minutes 06 seconds east 55.29 feet to a point;
6. north 08 degrees 45 minutes 09 seconds west 130.20 feet to a point;
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11. north 15 degrees 06 minutes 41 seconds east 77.21 feet to a point;
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THENCE continuing through the same (along Lot No. 2) passing through an iron pin set 20.00 feet south of the last described point south 06 degrees 03 minutes 33 seconds west 520.09 feet to a set iron pin;

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1. north 41 degrees 35 minutes 22 seconds east 211.92 feet to a point near the southern edge of the bridge over Raven Creek;
2. north 38 degrees 14 minutes 14 seconds east 77.14 feet to a point;
3. north 26 degrees 49 minutes 10 seconds east 42.19 feet to a point;
4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point;
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4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point;
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Tax Parcel #03-05-008-01

DESCRIPTION

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Tax Parcel #03-05-008-01

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Premises being: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837

Tax Parcel #03-05-008-01

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THENCE by lands of Steven E. and Rhonda R. Hess crossing Raven Creek north 69 degrees 46 minutes 52 seconds west 954.90 feet to the place of beginning.

CONTAINING 23.139 acres of land, and being Lot No. 1 of the Thunderbird Farms Subdivision prepared by Orangeville Surveying Consultants, Inc. (Drawing No. 05-20, dated April 4, 2005), and recorded in Columbia County Map Book at Page

BEING part of the same premises conveyed to John B. Thomas, by Deed of Jean S. Hess and Donald G. Hess, her husband, dated September 17, 2003, and recorded September 19, 2003, as Instrument Number 200312069 in the Office of the Recorder of Deeds of Columbia County.

TITLE TO SAID PREMISES IS VESTED IN Donald Davis & Kristen Davis, his wife, by Deed from John B. Thomas & Jean K. Thomas, his wife, dated 08/30/06, recorded 09/01/06 in Deed Instrument #200609141

Premises being: 714 LOWER RAVEN CREEK ROAD, BENTON, PA 17814-7837
Tax Parcel #03-05-008-01

DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in or near the centerline of State Route No. 1035 'Lower Raven Creek Road' said point being in line of lands of Steven E. and Rhonda R. Hess then along and near the centerline of State Route No. 1035 the following 15 courses and distances:

1. north 41 degrees 35 minutes 22 seconds east 211.92 feet to a point near the southern edge of the bridge over Raven Creek;
2. north 38 degrees 14 minutes 14 seconds east 77.14 feet to a point;
3. north 26 degrees 49 minutes 10 seconds east 42.19 feet to a point;
4. north 15 degrees 30 minutes 47 seconds east 70.91 feet to a point;
5. north 03 degrees 43 minutes 06 seconds east 55.29 feet to a point;
6. north 08 degrees 45 minutes 09 seconds west 130.20 feet to a point;
7. north 11 degrees 18 minutes 11 seconds west 274.81 feet to a point;
8. north 11 degrees 42 minutes 07 seconds west 151.45 feet to a point;
9. north 07 degrees 07 minutes 06 seconds west 96.95 feet to a point;
10. north 03 degrees 50 minutes 02 seconds east 112.33 feet to a point;
11. north 15 degrees 06 minutes 41 seconds east 77.21 feet to a point;
12. north 22 degrees 16 minutes 56 seconds east 53.07 feet to a point;
13. north 20 degrees 58 minutes 25 seconds east 55.46 feet to a point;
14. north 21 degrees 30 minutes 16 seconds east 121.81 feet to a point;
15. north 21 degrees 00 minutes 06 seconds east 82.41 feet to a point;

THENCE through lands of John B. Thomas) along Lot No. 6 passing through an iron pin set 20.00 feet east of the last described point south 71 degrees 22 minutes 22 seconds east 549.98 feet to a set iron pin;

THENCE through the same (along Lot No. 4) passing through an iron pin set 16.56 feet from a point in or near the centerline of Township Route No. 787 'Thunderbird Road' south 18 degrees 41 minutes 06 seconds west 416.80 feet to a point in or near the centerline of Township Route No. 787;

THENCE continuing through the same (along Lot No. 2) passing through an iron pin set 20.00 feet south of the last described point south 06 degrees 03 minutes 33 seconds west 520.09 feet to a set iron pin;

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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

3-180-350

CHECK NO
634020

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

DATE	AMOUNT
10/09/2007	*****1,350.00

CEB 10/09/07

Void after 180 days

Travis S. Hallinan

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

⑈634020⑈ ⑆036001808⑆35 150855 6⑈

SECURITY
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