

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

Everhane Mort. Co. vs Robbin Wynings

NO. 192-07 ED NO. 635-07 JD

DATE/TIME OF SALE: 2-6-08 1000

BID PRICE (INCLUDES COST) \$ 1775.69

POUNDAGE - 2% OF BID \$ 35.51

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1811.20

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Halling & Schmieg
Larry J. Mull

TOTAL DUE: \$ 1811.20

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 461.20

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Glen.Young@fedphc.com

Glen Young
Legal Assistant, Ext. 1249

Representing Lenders in
Pennsylvania and New Jersey

January 25, 2008

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

EVERHOME MORTGAGE COMPANY

vs.

ROBBIN WYNINGS

A/K/A ROBBIN ANN WYNINGS

COLUMBIA- No. 2007-CV-635

Action in Mortgage Foreclosure

Premises: 1116 FREAS AVENUE

BERWICK, PA 18603

Dear Sir/Madame:

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

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

Sincerely,



Glen Young
Enclosure

+ (2) ATTEMPTS!

AFFIDAVIT OF SERVICE

Plaintiff: EVERHOME MORTGAGE COMPANY

**Columbia County
No 2007-CV-635**

Defendant(s): ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS

**Our File#152682
Type of Action
- Notice of Sheriff's Sale**

**Serve: ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS
Address: 629 FREAS AVENUE
BERWICK, PA 18603**

Sale Date:
February 6, 2008 @ 10:00AM

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to ROBBIN WYNINGS, Defendant, on the 6th day of JANUARY, 2008, at 9:09 o'clock A.m., at 474 MOUNTAIN RD, BERWICK, Commonwealth of PENNA, in the manner described below:

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

Description: Age 40⁵ Height 5'6" Weight 140 Race W Sex F Other _____

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. DEFENDANT VACATED S.A. JULY '07, AND CURRENTLY RESIDES @ 474 MOUNTAIN ROAD, BERWICK, PA.

Sworn to and subscribed
before me this 6 day
of JAN, 2008

Notary: [Signature]

By: Ronald Moll

THEODORE J. HARRIS

NOT SERVED

NOTARY PUBLIC

On the 6th day of JAN, 2008, at _____ o'clock A.m., Defendant **NOT FOUND** because:

MY COMMISSION EXPIRES 10/25/2012

Noted Unknown No Answer Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2008.

Notary:

By:

Attorney for Plaintiff

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

SHERIFF'S SALE COST SHEET

Evelhame M & A Co. vs. Robbin Wynings
 NO. 192-07 ED NO. 635-07 JD DATE/TIME OF SALE 2-6-08 1000

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

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>685.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>910.20</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</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>281.99</u>
WATER 20	\$
TOTAL ***** \$ <u>281.99</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.60</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1775.69

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphc-pa.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: Robin Wynings a/ka Robbin Ann Wynings
1116 Freas Avenue
Berwick, PA 18603
No. 2007-Cv-635

URGENT

Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me Daniel G. Schmieg as "attorney-on-the-writ" to **FANNIE MAE**, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Please send a copy of the Deed via facsimile, record the original and send notification of the recording date. Enclosed please find two Realty Transfer Tax Statement of Values and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,


Nora Ferrer

Enclosure

cc: Everhome Mortgage Company

Account No. 9000344426

PS: Please fax cost sheets to my attention @ 215-567-0072.

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

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

C PROPERTY LOCATION

Street Address	City, Township, Borough	
1116 Freas Avenue, Berwick, PA 18603	Borough of Berwick	
County	School District	Tax Parcel Number
COLUMBIA	Borough of Berwick	04C-01-092-00.000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,775.69	+ -0-	= \$1,775.69
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$13,406.00	x 3.55	= \$ 47,591.30

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number Instrument #200705597, Page Number
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

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

Signature of Correspondent or Responsible Party
DANIEL G. SCHMIEG, ESQUIRE

Date
2/8/08

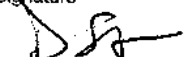
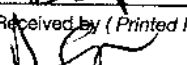
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

Completion of this form is required for delivery of the card.
 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 FEDERAL BUILDING
 900 MARKET STREET-5TH FLOOR
 PHILADELPHIA, PA 19107

2. Article Number

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, a, b, c. 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.		<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>X </p>	
		B. Received by (Printed Name)  Date of Delivery DEC 17 2	
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	
OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004		7006 0100 0003 5231 2426	

DOR
eriff of Columbia unty [SCOLU]

CHECK DATE CHECK NO.
02/12/2008 667604

APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
000831036 [152682] 900034426 WYNINGS, ROBRIN	02/12/2008		152682	461.20	0.00	461.20
						461.20

PHILAN 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

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
667604

DATE	AMOUNT
02/12/2008	*****461.20

Void after 180 days

Pay FOUR HUNDRED SIXTY ONE AND 20/100 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.

667604 036001808036 150866 60

152682

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

Everhame Mgmt. Co. VS Robbin Wynhuss

NO. 192-07 ED NO. 635-07 JD

DATE/TIME OF SALE: 2-6-08 1000

BID PRICE (INCLUDES COST) \$ 1778,69

POUNDAGE - 2% OF BID \$ 35,51

TRANSFER TAX - 2% OF FAIR MARKET \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1811,20

PURCHASER(S) _____

ADDRESS _____

NAMES(S) ON DEED _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan + Schmieg
Larry L. Mull

TOTAL DUE: \$ 1811,20

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 461,20

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..

.....
.....

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1365
Operated Assisted # 215-563-7000 ext 1365
Fax # 215-563-7009
Kevin.olingcr@fedphe.com

January 28, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: EVERHOME MORTGAGE COMPANY
V. ROBBIN WYNINGS A/K/A ROBBIN ANN WYNINGS
COLUMBIA COUNTY, NO. 2007-CV-635

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

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	*****	TENANT/OCCUPANT 1116 FREAS AVENUE BERWICK, PA 18603	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15		RE:ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS	PHS #152682. TEAM 3/GEN
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

UNITED STATES POSTAGE
\$01.05
02 1M
0004218010
DEC 13 2007
MAILED FROM ZIP CODE 19103

EVERHOME MORTGAGE COMPANY

vs.

ROBBIN WYNINGS
A/K/A ROBBIN ANN WYNINGS

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2007-CV-635

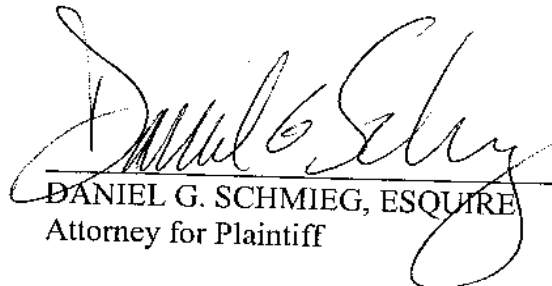
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

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

DATE: January 28, 2008


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/28/2008

Fee: \$5.00

Cert. NO: 4138

WYNINGS ROBBIN
1116 FREAS AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -5534
Location: LOT 1012
Parcel Id:04C-01 -092-00,000

Assessment: 13,406
Balances as of 01/28/2008

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

NO TAX CLAIM TAXES DUE

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/11/2007

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 192ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-25-8 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 _____

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

SHERIFF'S RETURN OF NO SERVICE

EVERHOME MORTGAGE COMPANY

192ED2007

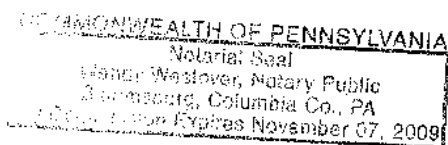
VS.

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 10/23/2007 FOR THE FOLLOWING REASONS:
UNABLE TO LOCATE

SWORN AND SUBSCRIBED BEFORE ME
THIS Tuesday, October 23, 2007

NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:

P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 192ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
1116 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED / VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12.05.07 TIME 1715 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

DATE

12.05.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 192ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS
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 ROBBIN WYNINGS CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-05-07 TIME 1545 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. [Signature] DATE 12-05-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 192ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KRISTY ROMIC

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 Dill

DATE 12-05-07

BERWICK AREA SCHOOL DISTRICT		2007 SCHOOL REAL ESTATE DATE 07/01/2007		BILL# 004379		TAXPAYER COPY	
BERWICK BOROUGH		DESCRIPTION		ASSESSMENT	RATE	2% DISC	FACE AMOUNT
MAKE CHECKS PAYABLE TO:		REAL ESTATE		13406	48.100	631.93	644.83
CONNIE C. GINGHER							709.31
1615 LINCOLN AVENUE							
BERWICK, PA 18603							
HOURS Mon, Tue, Thur, 9:30am-4:00pm							
PHONE 570-752-7442							

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT. 5835
PARCEL 04C01 092-00-000	SCHOOL PENALTY
1116 FREAS AVE	DELINQUENT TAX TO
2.00-5534	COURTHOUSE DEC 15
0.17 ACRES	8/31/07

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

FOR: COLUMBIA COUNTY		DATE 03/01/2007		BILL NO. 6865	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	13,406	6.146	80.74	82.39	90.63
SINKING		1.345	17.67	18.03	19.83
LIGHT		1	13.14	13.41	14.08
FIRE		1.25	16.42	16.76	17.60
BORO RE		10.6	139.26	142.10	149.21
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			267.23	272.69	291.35
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after
COUNTY TWP			This tax returned to courthouse on:		
Discount 2%	2%		January 1, 2008		
Penalty 10%	5%		267.23		
PARCEL: 04C-01 -092-00-000			8/31/07		
1116 FREAS AVE			FILE COPY		
.169 Acres			2,944		
Land			10,462		
Buildings			13,406		
Total Assessment			8/31/07		

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

WYNINGS ROBBIN
 1116 FREAS AVE
 BERWICK PA 18603

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

This was paid by mty Co

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 000252 Original

DESCRIPTION	REAL ESTATE

ASSESSMENT	RATE
25007	48.100

NT	10% PE	13
.84		

The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.

84	IN	IF PAID	132
	RE	AFTER	

This tax notice must be returned with your payment. For a receipt, enclose a SASE.

10

NO REFUNDS UNDER \$5.00

PROPEP

5785

627629 FREAS AVE

FOIA b 7 - D

0000000000

0000000000

UNITED STATES

0 11 30000
Z0030-4849

STUDENT TAX TO

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENTS

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

BENJAMIN LEE JR
629 FREAS AVE
BERWICK PA 18603

Discount	2 %				
Penalty	10 %				
PARCEL: 04C-01 -036-00,000					
327 629 FREAS AVE					
1136 Acres					
			Land	Buildings	Total Assessment

**This tax returned to
courthouse on:
January 1, 2008**

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT.

12/6/07

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) 764-6300

Monday, October 15, 2007

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

**EVERHOME MORTGAGE COMPANY
VS
ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS**

DOCKET # 192ED2007

JD # 635JD2007

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

Timothy T. Chamberlain
Sheriff of Columbia County

*Tim, when you find me on 629 Pine Ave.
You Blew it Chris!!
Chris Chamberlain!!*

FILED
PROTHONOTARY

2007 DEC 10 P 1:32

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

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

EVERHOME MORTGAGE COMPANY	:	Court of Common Pleas
Plaintiff	:	
	:	
	:	Civil Division
vs.	:	
	:	
	:	COLUMBIA County
ROBBIN WYNINGS	:	
A/K/A ROBBIN ANN WYNINGS	:	No. 2007-CV-635
A/K/A ROBBIN WYNINGS	:	
	:	
Defendant	:	

ORDER

AND NOW, this 7 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	\$52,687.44
Interest Through February 6, 2008	\$6,081.07
Per Diem \$11.01	
Late Charges	\$324.22
Legal fees	\$1,900.00
Cost of Suit and Title	\$1,650.50
Sheriff's Sale Costs	\$539.50
Property Inspections	\$240.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$741.96
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$3,264.30
TOTAL	\$67,428.99

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.

152682

FILED
PROTHONOTARY

2007 DEC -6 A 10: 19

CLERK OF COURTS OFFICE
COUNTY OF 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

EVERHOME MORTGAGE COMPANY

Plaintiff

vs.

ROBBIN WYNINGS

A/K/A ROBBIN ANN WYNINGS

A/K/A ROBBIN WYNINGS

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2007-CV-635

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 April 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 May 25, 2007 in the amount of \$59,140.78. 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 1116 FREAS AVENUE, BERWICK, PA 18603 (hereinafter the "Property") was postponed or stayed for the following reason:

a.) The Defendant filed a Chapter 07 Bankruptcy at Docket Number 5:07-51641 on July 2, 2007. The Bankruptcy was dismissed by order of court dated August 21, 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 Defendant's behalf since the Complaint was filed and Defendant has been given credit for any payments that have been made since the judgment. The amount of damages should now read as follows:

Principal Balance	\$52,687.44
Interest Through February 6, 2008	\$6,081.07
Per Diem \$11.01	
Late Charges	\$324.22
Legal fees	\$1,900.00
Cost of Suit and Title	\$1,650.50
Sheriff's Sale Costs	\$539.50
Property Inspections	\$240.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium /	\$741.96
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00

Suspense/Misc. Credits
Escrow Deficit

(\$0.00)
\$3,264.30

TOTAL

\$67,428.99

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 Defendant.

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: _____

12/4/07

By: _____

Phelan Hallinan & Schmieg, LLP

Michele M. Bradford, Esquire
Attorney for Plaintiff



December 7, 2007

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

EVERHOME MORTGAGE COMPANY

VS.

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS

DOCKET # 192ED2007

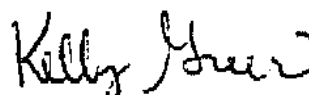
JD # 635JD2007

Dear Timothy:

The balance due on sewer account #112163 for the property located at 1116 Freas Avenue Berwick, Pa through February 2008 is \$281.99.

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 10/11/2007

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 192ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN GLE

RELATIONSHIP CUSTOMER SER 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

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA**

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Robbin A Wynings
aka Robbin Ann Wynings
629 Apt 1 Freas Avenue
Berwick, PA 18603-1807

Chapter 7
Case No. 5:07-bk-51641-JJT

Last four digits of Social-Security, Individual
Taxpayer-Identification, Employer Tax-Identification No(s)(if
any):
xxx-xx-2370

DISCHARGE OF DEBTOR

It appearing that the debtor is entitled to a discharge, **IT IS ORDERED:** The debtor is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

BY THE COURT

Dated: October 30, 2007



United States Bankruptcy Judge

SEE THE BACK OF THIS ORDER FOR IMPORTANT INFORMATION.

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 192ED2007

PLAINTIFF EVERHOME MORTGAGE COMPANY

DEFENDANT ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
ROBBIN WYNINGS A/K/A ROBBIN ANN WYNINGS
629 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

*NO FUDGE -
CHK J 255*

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

10-15-07

1330

DANIELLO

PREM. UNOCCUPIED - CHK P.O.

DEPUTY

Paul Dobb

DATE

10.23.07

UNABLE To LOCATE

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

EVERHOME MORTGAGE COMPANY

vs.

ROBBIN WYNINGS,
A/K/A ROBBIN ANN WYNINGS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-635 Term 200

2007-ED-192

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1116 FREAS AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 5/25/07 to Sale
at \$9.72per diem

\$59,140.78
\$ 4,149.00
\$.....and costs.

Tammi B. Keener, Prothy
Barbara A. Silvestri
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna. Chf

Dated 10-12-07
(SEAL)

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

DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robbin Wynings, by Deed from Michelle Butz, fka, Michelle Moser and Ray Butz, dated 05/18/2005, recorded 06/01/2005, in Deed Mortgage Inst# 200505534.

Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603
Tax Parcel #04C-01-092-00.000

Shelan 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

EVERHOME MORTGAGE COMPANY
8120 NATIONS WAY, BUILDING 100
JACKSONVILLE, FL 32256

Plaintiff,

v.
ROBBIN WYNINGS,
A/K/A ROBBIN ANN WYNINGS
629 FREAS AVENUE
BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-635
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS
629 FREAS AVENUE
BERWICK, PA 18603

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

Your house (real estate) at **1116 FREAS AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on February 6, 2008, at 10:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$59,140.78** obtained by **EVERHOME MORTGAGE COMPANY**, (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, **EVERHOME MORTGAGE COMPANY**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

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

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

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

DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robbin Wynings, by Deed from Michelle Butz, fka, Michelle Moser and Ray Butz, dated 05/18/2005, recorded 06/01/2005, in Deed Mortgage Inst# 200505534.

Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

REAL ESTATE OUTLINE

ED # 192-07

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

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# 634713
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 6, 08 TIME 100
POSTING DATE Jan. 2, 08
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 1, 08
2ND WEEK Jan. 8, 08
3RD WEEK Jan. 15, 08

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 192 OF 2007 ED AND CIVIL WRIT NO. 635 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain lot, picce or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

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Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 192 OF 2007 ED AND CIVIL WRIT NO. 635 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:

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Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 192 OF 2007 ED AND CIVIL WRIT NO. 635 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robbin Wynings, by Deed from Michelle Butz, fka, Michelle Moser and Ray Butz, dated 05/18/2005, recorded 06/01/2005, in Deed Mortgage Inst# 200505534.

Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

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

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

EVERHOME MORTGAGE COMPANY

vs.

ROBBIN WYNINGS,

A/K/A ROBBIN ANN WYNINGS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-635 Term 200__

2007-EN-192

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

\$59,140.78

Additional Fees and Costs

\$ 4,149.00

Interest from 5/25/07 to Sale

\$.....and costs.

At \$9.72 per diem

Daniel Schmeiz
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

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Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603
Tax Parcel #04C-01-092-00.000

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

EVERHOME MORTGAGE COMPANY

vs.

ROBBIN WYNINGS,
A/K/A ROBBIN ANN WYNINGS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-635 Term 200

2007-EN-192

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1116 FREAS AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 5/25/07 to Sale
at \$9.72per diem

\$59,140.78
\$ 4,149.00
\$.....and costs.

Dated 12-12-07
(SEAL)

Tamara B. Kline, Prothy
Barbara J. Kline
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna. Chf Clk

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

DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

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Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603
Tax Parcel #04C-01-092-00.000

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

EVERHOME MORTGAGE COMPANY

vs.

ROBBIN WYNINGS,
A/K/A ROBBIN ANN WYNINGS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-635 Term 200__

2007-EN-192

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1116 FREAS AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due

\$59,140.78

Additional Fees and Costs

\$ 4,149.00

Interest from 5/25/07 to Sale
at \$9.72per diem

\$.....and costs.

Dated 10.12.07
(SEAL)

Tamara B. Kline, Prothy.

Barbara J. Schutte

(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

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

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

**EVERHOME MORTGAGE COMPANY
8120 NATIONS WAY, BUILDING 100
JACKSONVILLE, FL 32256**

Plaintiff,

v.

**ROBBIN WYNINGS,
A/K/A ROBBIN ANN WYNINGS
629 FREAS AVENUE
BERWICK, PA 18603**

Defendant(s).

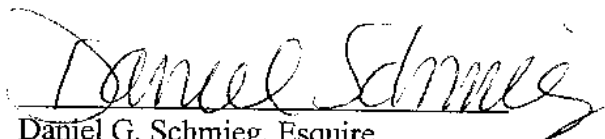
**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-635
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:
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:
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CERTIFICATION

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

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

EVERHOME MORTGAGE COMPANY
8120 NATIONS WAY, BUILDING 100
JACKSONVILLE, FL 32256

Plaintiff,

v.

ROBBIN WYNINGS,
A/K/A ROBBIN ANN WYNINGS
629 FREAS AVENUE
BERWICK, PA 18603

Defendant(s).

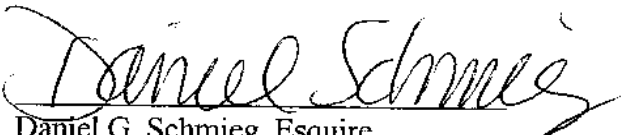
: COLUMBIA COUNTY
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: COURT OF COMMON PLEAS
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: CIVIL DIVISION
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: NO. 2007-CV-635
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CERTIFICATION

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
- (X) Act 91 procedures have been fulfilled

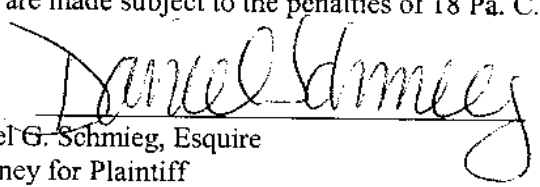
This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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 | 1116 FREAS AVENUE
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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 11, 2007
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

IN RE:

ROBBIN A. WYNINGS

A/K/A ROBBIN ANN WYNINGS

A/K/A ROBBIN WYNINGS

Debtor

EVERHOME MORTGAGE COMPANY

Movant

v.

ROBBIN A. WYNINGS

A/K/A ROBBIN ANN WYNINGS

A/K/A ROBBIN WYNINGS

Respondent

and

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

Respondents

Bk. No. 5:07-51641 JJT

Chapter No. 07

11 U.S.C. §362

ORDER MODIFYING §362 AUTOMATIC STAY

Upon consideration of Motion of **EVERHOME MORTGAGE COMPANY** (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 **1116 FREAS AVENUE, 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 **EVERHOME MORTGAGE COMPANY** may immediately enforce and implement this Order granting relief from the automatic stay.


John J. Thomas, Bankruptcy Judge

(AMG)

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

Dated: August 21, 2007

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

**EVERHOME MORTGAGE COMPANY
8120 NATIONS WAY, BUILDING 100
JACKSONVILLE, FL 32256**

Plaintiff,

v.

**ROBBIN WYNINGS,
A/K/A ROBBIN ANN WYNINGS
629 FREAS AVENUE
BERWICK, PA 18603**

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-635
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**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

EVERHOME MORTGAGE COMPANY, 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 **1116 FREAS AVENUE, BERWICK, PA 18603**.

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

NAME

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

**ROBBIN WYNINGS,
A/K/A ROBBIN ANN WYNINGS**

**629 FREAS AVENUE
BERWICK, PA 18603**

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

NAME

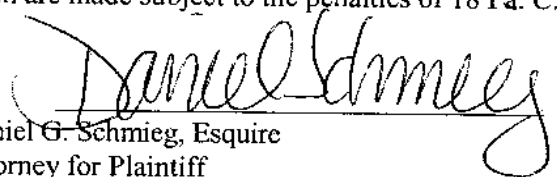
LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | | |
|---|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT | 1116 FREAS AVENUE
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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 11, 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

EVERHOME MORTGAGE COMPANY
8120 NATIONS WAY, BUILDING 100
JACKSONVILLE, FL 32256

Plaintiff,

v.

ROBBIN WYNINGS,
A/K/A ROBBIN ANN WYNINGS
629 FREAS AVENUE
BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-635
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS
629 FREAS AVENUE
BERWICK, PA 18603

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

Your house (real estate) at **1116 FREAS AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$59,140.78** obtained by **EVERHOME MORTGAGE COMPANY**, (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, **EVERHOME MORTGAGE COMPANY**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

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

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

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

DESCRIPTION

ALL that certain lot, piece or parcel of land lying and being situate in the Borough of Berwick, formerly West Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Freas Avenue between Washington and Warren Streets at the corner of Lot No. 1013; thence along Freas Avenue in an easterly direction 46 feet 4 inches, more or less, to Lot No. 1011; thence along same in a southerly direction 160 feet, more or less, to a fifteen foot alley; thence along same in a westerly direction 46 feet 4 inches, more or less, to Lot No. 1013; thence along same in a northerly direction 160 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robbin Wynings, by Deed from Michelle Butz, fka, Michelle Moser and Ray Butz, dated 05/18/2005, recorded 06/01/2005, in Deed Mortgage Inst# 200505534.

Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

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

(Seal)
(Attorney for Plaintiff(s))

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

(Seal)
(Attorney for Plaintiff(s))

_____, 20____

HARRY A. ROADARMEL

Sheriff

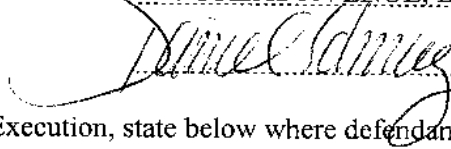
Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: EVERHOME MORTGAGE COMPANY vs ROBBIN WYNINGS, A/K/A
ROBBIN ANN WYNINGS and

The defendant(s) will be found at 629 FREAS AVENUE, 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

DESCRIPTION

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TITLE TO SAID PREMISES IS VESTED IN Robbin Wynings, by Deed from Michelle Butz, fka, Michelle Moser and Ray Butz, dated 05/18/2005, recorded 06/01/2005, in Deed Mortgage Inst# 200505534.

Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603

Tax Parcel #04C-01-092-00.000

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

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

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

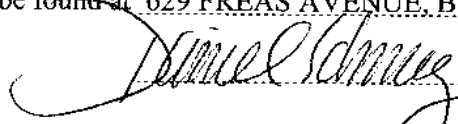
.....(SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL
Columbia County, Pa.

....., 20
Sheriff

Sir: — There will be placed in your hands
for service a Writ of EXECUTION (REAL ESTATE), styled as
follows: EVERHOME MORTGAGE COMPANY vs ROBBIN WYNINGS, A/K/A
ROBBIN ANN WYNINGS and

The defendant(s) will be found at 629 FREAS AVENUE, 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
.....
.....
.....

DESCRIPTION

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Premises being: 1116 FREAS AVENUE, BERWICK, PA 18603
Tax Parcel #04C-01-092-00.000

SHERIFF'S RETURN

EVERHOME MORTGAGE COMPANY

Plaintiff

vs.

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-635 CD Term, 200__

WRIT

ISSUED

NOW, _____ 2007, 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

EVERHOME MORTGAGE COMPANY

Court Number

2007-CV-635

Defendant

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS &

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.

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS

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

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

— Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

EVERHOME MORTGAGE COMPANY

Court Number

2007-CV-635

Defendant

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS &

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.
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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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PLAINTIFF

Court Number

RETURNED:

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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

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Expiration date

Plaintiff

EVERHOME MORTGAGE COMPANY

Court Number

2007-CV-635

Defendant

ROBBIN WYNINGS, A/K/A ROBBIN ANN WYNINGS &

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)

1116 FREAS AVENUE, BERWICK, PA 18603

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

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PLAINTIFF

Court Number

RETURNED:

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of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

DESCRIPTION

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Tax Parcel #04C-01-092-00.000

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
10/11/2007 634713

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
634713	000791339	10/11/2007		152662	1,350.00	0.00	1,350.00
TAB [152662] 9050344426 WYNINGS, ROBBIN							
							1,350.00

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Tax Parcel #04C-01-092-00.000

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH THERMOGRAPHIC BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180360

CHECK NO
634713

ISS 10/11/2007

DATE	AMOUNT
20/11/2007	*****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

Signature
2-12-06-06
MP

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

⑈634713⑈ ⑈036001808⑈36 150866 6⑈