

# SHERIFF'S SALE COST SHEET

Residential Funding Co. vs. Ferry Bogart  
 NO. 000-07 ED NO. 1493-07 JD DATE/TIME OF SALE 2-27-08 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>10.00</u>
TOTAL ***** \$ <u>383.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>743.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>968.16</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	\$	
WATER 20	\$	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1517.66

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Residential Funding Co. vs Terry Bogart

NO. 200-07 ED NO. 1493-07 JD

DATE/TIME OF SALE: 2-27-08 0900

BID PRICE (INCLUDES COST) \$ 1517.66

POUNDAGE - 2% OF BID \$ 30.35

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1548.01

PURCHASER(S): ~~John~~

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Larry J. Hull  
Agent For Phelan Hallinan + Schmieg

TOTAL DUE: \$ 1548.01

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 198.01

**PHELAN HALLINAN & SCHMIEG, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrcr@fedphe.com

Nora Ferrer  
Legal Assistant, ext. 1477

Representing Lenders in  
Pennsylvania and New Jersey

February 28, 2008

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

Re: Terry A. Bogart Jr.  
770 Mainville Drive  
Bloomsburg, PA 17815  
No. 2007-CV-1493

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Residential Funding Company, LLC, 1100 Virginia Drive, Fort Washington, PA, 19034.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,

Nora Ferrer  
Enclosure

cc: GMAC MORTGAGE, LLC

Account No. 7440527091

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

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

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE ONLY**

State Tax Paid

Book Number  
Zip Code Zip Code  
Page Number

Date Recorded

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

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

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

**B TRANSFER DATA**

Grantor(s)/Lessor(s) **Timothy T. Chamberlain - Sheriff Columbia County Courthouse** Date of Acceptance of Document  
Grantee(s)/Lessee(s) **RESIDENTIAL FUNDING COMPANY, LLC**  
Street Address **P.O. Box 380, 35 W. Main Street** Street Address **1100 Virginia Drive**  
City **Bloomsburg** State **PA** Zip Code **17815** City **Fort Washington** State **PA** Zip Code **19034**

**C PROPERTY LOCATION**

Street Address **770 Mainville Drive , Bloomsburg, PA 17815** City, Township, Borough **Main Township**  
County **Columbia** School District **Main Township** Tax Parcel Number **22-05A-01-00,000**

**D VALUATION DATA**

1. Actual Cash Consideration <b>\$1,517.66</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$1,517.66</b>
4. County Assessed Value <b>\$27,074.00</b>	5. Common Level Ratio Factor <b>x 3.55</b>	6. Fair Market Value <b>= \$96,112.70</b>

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Interest Conveyed <b>100%</b>
--	--

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 **200800080** , Page Number **2**
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles . )
- ☐ Other (Please explain exemption claimed, if other than listed above. \_\_\_\_\_)

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

Signature of Correspondent or Responsible Party  
**Daniel G. Schmieg, ESQUIRE**

Date:

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

## SHERIFF'S SALE COST SHEET

160477

Residential Funding Co. VS. Terry Bogart  
NO. 000-07 ED NO. 1493-07 JD DATE/TIME OF SALE 2-27-08 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
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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.	\$
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1517.66

02/28/2000 09:52 FAX 303 548 8555 Tammy Mull 0003/0006

160477

# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Residential Funding Co. VS Terry Boyer

NO. 200-07 ED NO. 1493-07 JD

DATE/TIME OF SALE: 2-27-08 0900

BID PRICE (INCLUDES COST) \$ 1517.66

POUNDAGE - 2% OF BID \$ 30.35

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1548.01

PURCHASER(S): ~~DEAR~~

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Tammy F. Mull  
Agent For Phelan Hallinan + Schmieg

TOTAL DUE: \$ 1548.01

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 198.01

## 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.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *DEC 17 2007*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 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)

7007 0710 0002 4094 9949

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## 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.

1. 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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *11/2/06*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 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)

7007 0710 0002 4094 9925

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## 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.

1. Article Addressed to:

PA Housing Finance Agency  
211 North Front Street  
Harrisburg, PA 17101

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *DEC 17 2007*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 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)

7007 0710 0002 4094 9895

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*☐ Agent ☒ AddresseeB. Received by (Printed Name) *[Name]*C. Date of Delivery *DEC 17 2007*D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

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

Restricted Delivery? (Extra Fee)

☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*☐ Agent ☒ AddresseeB. Received by (Printed Name) *[Name]*C. Date of Delivery *DEC 17 2007*D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

Restricted Delivery? (Extra Fee)

☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*☐ Agent ☒ AddresseeB. Received by (Printed Name) *[Name]*C. Date of Delivery *DEC 17 2007*D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise

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  
672550

Pay ONE HUNDRED NINETY EIGHT AND 01/100 DOLLARS

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

DATE		AMOUNT	
02/29/2008		*****198.01	

AND 02/29/2008

Void after 180 days

*Travis S. Hallinan*

⑈672550⑈ ⑈036001808⑈36 150888 8⑈



COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/29/2008

Fee: \$5.00

Cert. NO: 4167

BOGART TERRY A JR  
770 MAINVILLE DRIVE  
BLOOMSBURG PA 17815

District: MAIN TWP  
Deed: 20051 -1074  
Location: 770 MAINVILLE DR  
Parcel Id:22 -05A-010-00,000

Assessment: 27,074  
Balances as of 01/29/2008

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

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

RESIDENTIAL FUNDING COMPANY

VS.

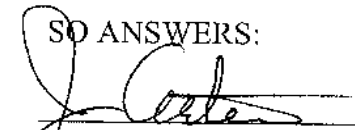

TERRY BOGART

WRIT OF EXECUTION #220 OF 2007 ED

POSTING OF PROPERTY

January 23, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF TERRY BOGART. AT 770 MAINVILLE DRIVE BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

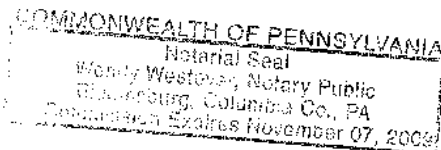
SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23<sup>RD</sup> DAY OF JANUARY 2008





STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

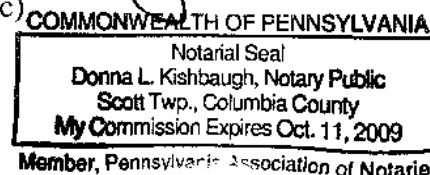
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 6, 13, 20, 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 21<sup>st</sup> day of February, 2008

Donna L. Kishbaugh

(Notary Public)

My commission expires



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.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/29/2007

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 220ED2007

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT TERRY A BOGART, JR.  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Deb

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1-25 TIME 1550 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

TR

DATE \_\_\_\_\_

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Kevin.olinger@fedphe.com

January 24, 2008

Office of the Sheriff  
COLUMBIA County Courthouse

RE: RESIDENTIAL FUNDING COMPANY, LLC  
V. TERRY A. BOGART, JR.  
COLUMBIA COUNTY, NO. 2007-CV-1493

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

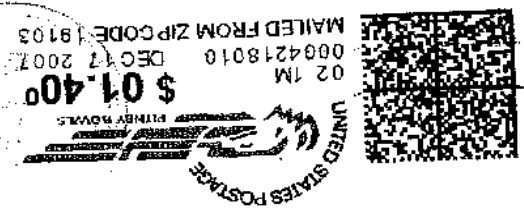
**\*\*\*PROPERTY IS LISTED FOR THE 02/27/08 SHERIFF'S SALE.\*\*\***

Name and  
Address  
of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 770 MAINVILLE DRIVE BLOOMSBURG, PA 17815		
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		PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET HARRISBURG, PA		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: TERRY A. BOGART, JR.      PHS #160477.      TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



RESIDENTIAL FUNDING COMPANY, LLC

vs.

TERRY A. BOGART, JR.

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2007-CV-1493

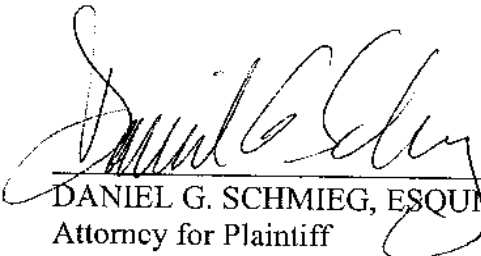
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **RESIDENTIAL FUNDING COMPANY, LLC** 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 24, 2008

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

RESIDENTIAL FUNDING COMPANY, LLC

Docket # 220ED2007

VS

MORTGAGE FORECLOSURE

TERRY A BOGART, JR.

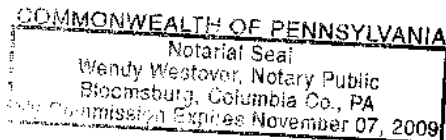
AFFIDAVIT OF SERVICE

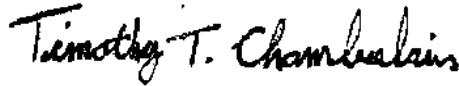
NOW, THIS THURSDAY, DECEMBER 13, 2007, AT 8:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TERRY BOGART JR AT 770 MAINVILLE DRIVE, BLOOMSBURG BY HANDING TO ROBIN BOGART, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

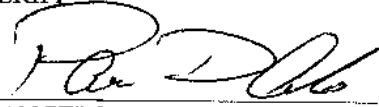
SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, DECEMBER 13, 2007

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/29/2007

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 220ED2007

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT TERRY A BOGART, JR.  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
MARJORIE LAYTAR-TAX COLLECTOR
332-C MAIN MIFFLIN ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON POSTAL

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-27-07 TIME 0905 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul D. H.

DATE 12-27-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/29/2007

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 220ED2007

PLAINTIFF RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT TERRY A BOGART, JR.  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Calk

RELATIONSHIP Customer Srp IDENTIFICATION \_\_\_\_\_

DATE 12-3-7 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Calk

DATE 12-3-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/29/2007

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 220ED2007

PLAINTIFF

RESIDENTIAL FUNDING COMPANY, LLC

DEFENDANT  
ATTORNEY FIRM

TERRY A BOGART, JR.  
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TERRY BOGART JR

770 MAINVILLE DRIVE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Robin Bogart

RELATIONSHIP

WIFE

IDENTIFICATION

DATE 12.13.07

TIME

0840

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

12.13

2032

5

L.C.

DEPUTY

[Signature]

DATE

12-13-07

# REAL ESTATE OUTLINE

ED # 220-67

DATE RECEIVED 11-29-07  
DOCKET AND INDEX 11-30-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>647261</u>

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

SALE DATE	<u>Feb. 21, 08</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan. 24, 08</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb. 6</u>	
	2 <sup>ND</sup> WEEK <u>13</u>	
	3 <sup>RD</sup> WEEK <u>20, 27</u>	

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 27, 2008 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 220 OF 2007 ED AND CIVIL WRIT NO. 1493 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 and parcel of land situate in Mainville, Main Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the west side of a public road, now a State Highway leading from Mainville to Catawissa and on a line of land now or formerly of Harry F. Nuss and wife; THENCE running along the line of land now or formerly of said Nuss, south 71  $\frac{3}{4}$  degrees west, 20 perches to a post; THENCE along lands now or formerly of J.W. Shuman, north 14  $\frac{3}{4}$  degrees west, 4 perches to a post; THENCE running along land now or formerly of J.W. Shuman and land now or formerly of the Methodist Church, north 71  $\frac{3}{4}$  degrees east, 20 perches to the southeast corner of land now or formerly of the said Methodist Church and on the west side of the aforesaid public road; THENCE along the west side of said public road, south 14  $\frac{3}{4}$  degrees (east) 4 perches to the place of beginning.

CONTAINING 80 perches of land.

TITLE TO SAID PERMISES IS VESTED IN Terry A. Bogart, Jr., single, by Deed from Richard D. Hammond and Linda L. Hammond, husband and wife, dated 10/03/2005, in Deed Mortgage Inst# 200511074

Premises being: 770 Mainville Drive, Bloomsburg, PA 17815

Tax Parcel #22-05A-010,000

## 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 27, 2008 AT 9:00 AM

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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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 27, 2008 AT 9:00 AM

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Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

RESIDENTIAL FUNDING  
COMPANY, LLC

vs.

TERRY A. BOGART, JR.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1493 Term 200\_\_

2007-ED-220

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: 770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due  
Additional Fees and Costs  
Interest from 11/06/07 to Sale  
at \$15.82per diem

\$96,211.19  
\$2,081.00  
\$.....and costs.

Dated 11-29-07  
(SEAL)

Barbara N. Schutte  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna. Chf. Dep.  
Proth. & Clk. Of Sev. Courts  
By Com. Ex. 1st Mon. Jan 2008

PHS#160477

No. .... Term 20 E.D.  
No. 2007-CV-1493 Term 2005 A.D.  
No. .... Term 20 J.D.



## DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Mainville, Main Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the west side of a public road, now a State Highway leading from Mainville to Catawissa and on a line of land now or formerly of Harry F. Nuss and wife;

THENCE running along the line of land now or formerly of said Nuss, south 71-3/4 degrees west, 20 perches to a post;

THENCE along lands now or formerly of J. W. Shuman, north 14-3/4 degrees west, 4 perches to a post;

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Premises being: 770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815  
Tax Parcel #22-05A-010-00,000

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

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: RESIDENTIAL FUNDING COMPANY, LLC vs TERRY A. BOGART, JR. and

The defendant(s) will be found at 770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

..... 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  
.....  
.....  
.....

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

RESIDENTIAL FUNDING  
COMPANY, LLC

vs.

TERRY A. BOGART, JR.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1493 Term 200\_\_

2007-ED-220

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(Mortgage Foreclosure)

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County of Columbia

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(specifically described property below):

PREMISES: 770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due  
Additional Fees and Costs  
Interest from 11/06/07 to Sale  
at \$15.82per diem

\$96,211.19  
\$2,081.00  
\$.....and costs.

Dated 11-29-07  
(SEAL)

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

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

PHS#160477

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Premises being: 770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815  
Tax Parcel #22-05A-010-00,000

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: RESIDENTIAL FUNDING COMPANY, LLC vs TERRY A. BOGART, JR.  
and

The defendant(s) will be found at 770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

..... 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

.....  
.....  
.....

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**

**RESIDENTIAL FUNDING COMPANY, LLC**  
**1100 VIRGINIA DRIVE**  
**FORT WASHINGTON, PA 19034**

**Plaintiff,**

**v.**

**TERRY A. BOGART, JR.**  
**770 MAINVILLE DRIVE**  
**BLOOMSBURG, PA 17815**

**Defendant(s).**

**:** **COLUMBIA COUNTY**  
**:**  
**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **NO. 2007-CV-1493**  
**:**  
**:**  
**:**  
**:**  
**:**

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

**RESIDENTIAL FUNDING COMPANY, LLC**, 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 **770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815**.

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

NAME

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

**TERRY A. BOGART, JR.**

**770 MAINVILLE DRIVE**  
**BLOOMSBURG, PA 17815**

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.)

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

211 NORTH FRONT STREET  
HARRISBURG, PA

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**

**770 MAINVILLE DRIVE  
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

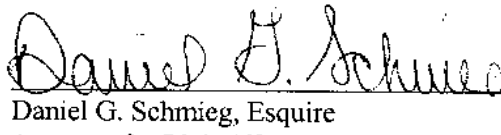
**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**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.

November 28, 2007

Date



Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Attorney for Plaintiff**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>TERRY A. BOGART, JR.</b>	<b>770 MAINVILLE DRIVE BLOOMSBURG, PA 17815</b>
  
2. Name and address of Defendant(s) in the judgment:  

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>SAME AS ABOVE</b>	
  
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.)
<b>NONE</b>	
  
4. Name and address of the last recorded holder of every mortgage of record:



NAME

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

LAST KNOWN ADDRESS (if address cannot be  
reasonably ascertained, please so indicate.)  
211 NORTH FRONT STREET  
HARRISBURG, PA

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**

**770 MAINVILLE DRIVE  
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

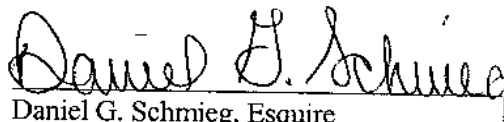
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November 28, 2007

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**

**RESIDENTIAL FUNDING COMPANY, LLC  
1100 VIRGINIA DRIVE  
FORT WASHINGTON, PA 19034**

**Plaintiff,**

**v.**

**TERRY A. BOGART, JR.  
770 MAINVILLE DRIVE  
BLOOMSBURG, PA 17815**

**Defendant(s).**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2007-CV-1493  
:  
:  
:  
:  
:  
:  
:**

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

**RESIDENTIAL FUNDING COMPANY, LLC**, 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 **770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815**.

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

NAME

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

**TERRY A. BOGART, JR.**

**770 MAINVILLE DRIVE  
BLOOMSBURG, PA 17815**

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NAME

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

**SAME AS ABOVE**

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NAME

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

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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**

**770 MAINVILLE DRIVE  
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
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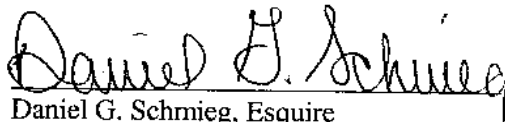
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November 28, 2007

Date

  
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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**


<b>RESIDENTIAL FUNDING COMPANY, LLC</b>	:	<b>COLUMBIA COUNTY</b>
<b>1100 VIRGINIA DRIVE</b>	:	
<b>FORT WASHINGTON, PA 19034</b>	:	<b>COURT OF COMMON PLEAS</b>
	:	
<b>Plaintiff,</b>	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO. 2007-CV-1493</b>
<b>TERRY A. BOGART, JR.</b>	:	
<b>770 MAINVILLE DRIVE</b>	:	
<b>BLOOMSBURG, PA 17815</b>	:	
	:	
<b>Defendant(s).</b>	:	

**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**

**RESIDENTIAL FUNDING COMPANY, LLC**  
**1100 VIRGINIA DRIVE**  
**FORT WASHINGTON, PA 19034**

**Plaintiff,**

**v.**

**TERRY A. BOGART, JR.**  
**770 MAINVILLE DRIVE**  
**BLOOMSBURG, PA 17815**

**Defendant(s).**

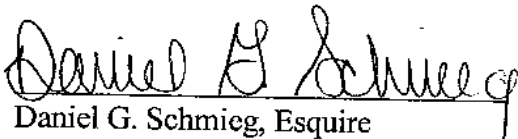
**: COLUMBIA COUNTY**  
**:**  
**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2007-CV-1493**  
**:**  
**:**  
**:**  
**:**  
**:**

**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.

  
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Attorney for Plaintiff

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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**

<b>RESIDENTIAL FUNDING COMPANY, LLC</b>	:	<b>COLUMBIA COUNTY</b>
<b>1100 VIRGINIA DRIVE</b>	:	
<b>FORT WASHINGTON, PA 19034</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>Plaintiff,</b>	:	
<b>v.</b>	:	<b>CIVIL DIVISION</b>
<b>TERRY A. BOGART, JR.</b>	:	
<b>770 MAINVILLE DRIVE</b>	:	<b>NO. 2007-CV-1493</b>
<b>BLOOMSBURG, PA 17815</b>	:	
<b>Defendant(s).</b>	:	

**NOTICE OF SHERIFF’S SALE OF REAL PROPERTY**

**TO: TERRY A. BOGART, JR.**  
**770 MAINVILLE DRIVE**  
**BLOOMSBURG, PA 17815**

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 **770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815** 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 **\$96,211.19** obtained by **RESIDENTIAL FUNDING COMPANY, LLC**, (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, **RESIDENTIAL FUNDING COMPANY, LLC** , 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 HAVE YOUR PROPERTY AND YOUR 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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in Mainville, Main Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the west side of a public road, now a State Highway leading from Mainville to Catawissa and on a line of land now or formerly of Harry F. Nuss and wife;

THENCE running along the line of land now or formerly of said Nuss, south  $71\frac{3}{4}$  degrees west, 20 perches to a post;

THENCE along lands now or formerly of J. W. Shuman, north  $14\frac{3}{4}$  degrees west, 4 perches to a post;

THENCE running along land now or formerly of J. W. Shuman and land now or formerly of the Methodist Church, north  $71\frac{3}{4}$  degrees east, 20 perches to the southeast corner of land now or formerly of the said Methodist Church and on the west side of the aforesaid public road;

THENCE along the west side of said public road, south  $14\frac{3}{4}$  degrees (east) 4 perches to the place of beginning.

CONTAINING 80 perches of land.

TITLE TO SAID PREMISES IS VESTED IN Terry A. Bogart, Jr., single, by Deed from Richard D. Hammond and Linda L. Hammond, husband and wife, dated 10/03/2005, recorded 10/12/2005, in Deed Mortgage Inst# 200511074.

Premises being: 770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815  
Tax Parcel #22-05A-010-00,000



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Tax Parcel #22-05A-010-00,000



# SHERIFF'S RETURN

RESIDENTIAL FUNDING COMPANY, LLC

Plaintiff

vs.

TERRY A. BOGART, JR.

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2007-CV-1493 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

RESIDENTIAL FUNDING COMPANY, LLC

Court Number

2007-CV-1493

Defendant

TERRY A. BOGART, JR.

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.

TERRY A. BOGART, JR.

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

RESIDENTIAL FUNDING COMPANY, LLC

Court Number

2007-CV-1493

Defendant

TERRY A. BOGART, JR.

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)

770 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

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

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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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

3-180/360  
COMMERCE BANK  
PHILADELPHIA, PA 19148

CHECK NO  
647261

JAN 11/28/2007

DATE	AMOUNT
11/28/2007	*****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*

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

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