

## Tim Chamberlain

---

**From:** Tim Chamberlain [tchamber@columbiapa.org]  
**Sent:** Monday, April 09, 2007 11:43 AM  
**To:** Cathy  
**Subject:** Sale cancellation

Please don;t run the Fortney sale (56ED2007)it has been cancelled.  
Tim

# SHERIFF'S SALE COST SHEET

US Bank NA vs. Faithney  
 NO. 56-07 ED NO. 295-07 JD DATE/TIME OF SALE 3/22/11

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>397.00</u>	

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

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Permdge</u>	\$ <u>135.41</u>
TOTAL ***** \$ <u>1235.41</u>	

TOTAL COSTS (OPENING BID)

1500  
\$ 685.41

20F \$ 214.59

Dep.

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

PENNSYLVANIA OFFICE  
215-568-9500

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
MARISA JOY COHEN\*\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

April 5, 2007

Sent via telefax #1-570-389-5625  
and Regular Mail

Columbia County Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Sheriff Chamberland

Re: U.S. Bank National Association, as Trustee for the Structured  
Asset Investment Loan Trust, 2005-4  
vs.  
Craig Fortney  
Judy A. Fortney  
Columbia County C.C.P. No. 2007-CV-295  
Premises: 192 Cabin Run Road  
(North Centre Township), Berwick, PA 18603  
SS Date:

Dear Sheriff Chamberland:

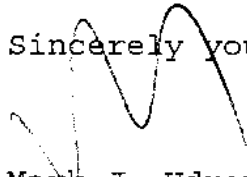
Please do not schedule a sale date for this property.

Sale is stayed for the following reason:

Defendants entered into a forbearance agreement. Amount collected  
\$6170.36.

Thank you for your attention to this matter.

Sincerely yours,

  
Mark J. Udren  
UDREN LAW OFFICES, P.C.

/kab

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/4/2007

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 56ED2007

PLAINTIFF

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR  
THE STRUCTURED ASSET INVESTMENT LOAN TRUST,  
2005-4

DEFENDANT

CRAIG FORTNEY  
JUDY A. FORTNEY  
UDREN LAW OFFICE

ATTORNEY FIRM

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 4-9-7 TIME 8:10 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eys \_\_\_\_ 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

DATE 4-9-7

# REAL ESTATE OUTLINE

ED # 5607

DATE RECEIVED 4-4-07  
DOCKET AND INDEX 4-4-07

## 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 1500.00 ✓ CK# 85581  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE June 27, 07 TIME 2930  
POSTING DATE May 24, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 6  
2<sup>ND</sup> WEEK 13  
3<sup>RD</sup> WEEK 20, 07

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2007 ED AND CIVIL WRIT NO. 295 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Cabin Run Road, thence running along residual land of Daniel William Edwards and Carol Ann Edwards, passing through a rebar offset 16.55 feet from the beginning of this course, North 85 degrees 05 minutes 30 seconds East, 386.18 feet to a rebar set in line of land of Kent D. and Mary J. Shelhamer; thence running along land of Kent D. and Mary J. Shelhamer, South 04 degrees 52 minutes 02 seconds East, 238.88 feet to a rebar set; thence continuing along land of the same, passing through a rebar offset 17.09 feet from the end of this course, North 84 degrees 24 minutes 30 seconds West, 378.55 feet to a point in the centerline of Cabin Run Road; thence continuing along land of Kent D. and Mary J. Shelhamer and running along the centerline of Cabin Run Road, South 09 degrees 30 minutes 19 seconds East, 16.30 feet to a point; thence continuing along land of Kent D. and Mary J. Shelhamer, passing through a rebar offset 17.17 feet from the beginning of this course, South 84 degrees 24 minutes 34 seconds East, 377.21 feet to a rebar set; thence continuing along land of the same, South 04 degrees 52 minutes 02 seconds East, 367.65 feet to a rebar found in line of land of Timothy Paul Jasinski; thence running along land of Timothy Paul Jasinski, South 83 degrees 34 minutes 27 seconds West, 230.42 feet to a rebar found; thence continuing along land of the same, passing through a rebar offset 16.68 feet from the end of this course, South 67 degrees 56 minutes 13 seconds West, 85.41 feet to a point in the centerline of Cabin Run Road; thence running along the centerline of Cabin Run Road, North 13 degrees 41 minutes 20 seconds West, 142.77 feet to a point; thence continuing along the same, North 11 degrees 35 minutes 18 seconds West, 259.77 feet to a point; thence continuing along the same, North 10 degrees 28 minutes 01 seconds West, 58.90 feet to a point; thence running through Cabin Run Road, South 79 degrees 31 minutes 59 seconds West, 16.50 feet to a point in the westerly right of way line of Cabin Run Road; thence running along the westerly side of right of way line of Cabin Run Road, North 09 degrees 47 minutes 03 seconds West, 36.56 feet to a point; thence running through Cabin Run Road, North 80 degrees 27 minutes 00 seconds East, 16.50 feet to a point in the centerline of Cabin Run Road; thence running along the centerline Cabin Run Road, North 09 degrees 33 minutes 00 seconds West, 160.45 feet to the place of BEGINNING.

CONTAINING 5.014 acres as shown on subdivision map prepared by Ted L. Oman and Associates, Inc., by survey dated August 26, 2004. The subdivision plan was approved by the Columbia County Planning Commission on October 4, 2004, and subsequently recorded in the Recorder of Deeds Office of Columbia County in Map Book 8, page 658, with said recording being made on October 21, 2004 to Instrument Number 200412005.

UNDER AND SUBJECT TO the legal right of way of Cabin Run Road as shown on the above referenced survey plat.

SUBJECT TO the following restrictions which shall be covenants running with the land:

1. No more than ten (10) animals larger than chicken shall be kept on said property.
2. No salvage or junk yard shall be maintained or operated from said property.

BEING KNOWN AS: 192 CABIN RUN ROAD (NORTH CENTRE TOWNSHIP) BERWICK, PA 18603  
PROPERTY ID NO.: 11-02-011-01

TITLE TO SAID PREMISES IS VESTED IN CRAIG FORTNEY AND JUDY A. FORTNEY, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT G. PADEN, SINGLE DATED 1/13/05 RECORDED 1/19/05 INSTRUMENT NO.: 200500590

#### **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  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2007 ED AND CIVIL WRIT

NO. 295 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF

COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE

EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER,

FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT

THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL

THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel or tract of land situated in North Centre Township, Columbia County,

Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Cabin Run Road, thence running along residual land or Daniel

William Edwards and Carol Ann Edwards, passing through a rebar offset 16.55 feet from the beginning of this

course, North 85 degrees 05 minutes 30 seconds East, 386.18 feet to a rebar set in line of land of Kent D. and

Mary J. Shelhamer, thence running along land of Kent D. and Mary J. Shelhamer, South 04 degrees 52 minutes

02 seconds East, 238.88 feet to a rebar set, thence continuing along land of the same, passing through a rebar

offset 17.09 feet from the end of this course, North 84 degrees 24 minutes 30 seconds West, 378.55 feet to a

point in the centerline of Cabin Run Road, thence continuing along land of Kent D. and Mary J. Shelhamer and

running along the centerline of Cabin Run Road, South 09 degrees 30 minutes 19 seconds East, 16.30 feet to a

point, thence continuing along land of Kent D. and Mary J. Shelhamer, passing through a rebar offset 17.17 feet

from the beginning of this course, South 84 degrees 24 minutes 34 seconds East, 377.21 feet to a rebar set;

thence continuing along land of the same, South 04 degrees 52 minutes 02 seconds East, 367.65 feet to a rebar

found in line of land of Timothy Paul Jasinski, thence running along land of Timothy Paul Jasinski, South 83

degrees 34 minutes 27 seconds West, 230.42 feet to a rebar found, thence continuing along land of the same,

passing through a rebar offset 16.68 feet from the end of this course, South 67 degrees 56 minutes 13 seconds

West, 85.41 feet to a point in the centerline of Cabin Run Road, thence running along the centerline of Cabin

Run Road, North 13 degrees 41 minutes 20 seconds West, 142.77 feet to a point, thence continuing along the

same, North 11 degrees 35 minutes 18 seconds West, 259.77 feet to a point, thence continuing along the same,

North 10 degrees 28 minutes 01 seconds West, 58.90 feet to a point, thence running through Cabin Run Road,

South 79 degrees 31 minutes 59 seconds West, 16.50 feet to a point in the westerly right of way line of Cabin

Run Road, thence running along the westerly side of right of way line of Cabin Run Road, North 09 degrees 47

minutes 03 seconds West, 36.56 feet to a point, thence running through Cabin Run Road, North 80 degrees 27

minutes 00 seconds East, 16.50 feet to a point in the centerline of Cabin Run Road, thence running along the

centerline Cabin Run Road, North 09 degrees 33 minutes 00 seconds West, 160.45 feet to the place of

BEGINNING.

CONTAINING 5.014 acres as shown on subdivision map prepared by Ted L. Oman and Associates, Inc., by

survey dated August 26, 2004. The subdivision plan was approved by the Columbia County Planning

Commission on October 4, 2004, and subsequently recorded in the Recorder of Deeds Office of Columbia

County in Map Book 8, page 658, with said recording being made on October 21, 2004 to Instrument Number

200412005.

UNDER AND SUBJECT TO the legal right of way of Cabin Run Road as shown on the above referenced

survey plat.

SUBJECT TO the following restrictions which shall be covenants running with the land:

1. No more than ten (10) animals larger than chicken shall be kept on said property.

2. No salvage or junk yard shall be maintained or operated from said property.

BEING KNOWN AS: 192 CABIN RUN ROAD (NORTH CENTRE TOWNSHIP) BERWICK, PA 18603

PROPERTY ID NO.: 11-02-011-01

TITLE TO SAID PREMISES IS VESTED IN CRAIG FORTNEY AND JUDY A. FORTNEY, AS TENANTS

BY THE ENTIRETIES BY DEED FROM ROBERT G. PADEN, SINGLE DATED 1/13/05 RECORDED

1/19/05 INSTRUMENT NO.: 2005005590



**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

Mark J. Udren

111 Woodcrest Road

Cherry Hill, NJ 08003

Sheriff of Columbia County

Timothy T. Chamberlain

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

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2007 ED AND CIVIL WRIT NO. 295 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Cabin Run Road, thence running along residual land or Daniel William Edwards and Carol Ann Edwards, passing through a rebar offset 16.55 feet from the beginning of this course, North 85 degrees 05 minutes 30 seconds East, 386.18 feet to a rebar set in line of land of Kent D. and Mary J. Shelhamer; thence running along land of Kent D. and Mary J. Shelhamer, South 04 degrees 52 minutes 02 seconds East, 238.88 feet to a rebar set; thence continuing along land of the same, passing through a rebar offset 17.09 feet from the end of this course, North 84 degrees 24 minutes 30 seconds West, 378.55 feet to a point in the centerline of Cabin Run Road; thence continuing along land of Kent D. and Mary J. Shelhamer and running along the centerline of Cabin Run Road, South 09 degrees 30 minutes 19 seconds East, 16.30 feet to a point; thence continuing along land of Kent D. and Mary J. Shelhamer, passing through a rebar offset 17.17 feet from the beginning of this course, South 84 degrees 24 minutes 34 seconds East, 377.21 feet to a rebar set; thence continuing along land of the same, South 04 degrees 52 minutes 02 seconds East, 367.65 feet to a rebar found in line of land of Timothy Paul Jasinski; thence running along land of Timothy Paul Jasinski, South 83 degrees 34 minutes 27 seconds West, 230.42 feet to a rebar found; thence continuing along land of the same, passing through a rebar offset 16.68 feet from the end of this course, South 67 degrees 56 minutes 13 seconds West, 85.41 feet to a point in the centerline of Cabin Run Road; thence running along the centerline of Cabin Run Road, North 13 degrees 41 minutes 20 seconds West, 142.77 feet to a point; thence continuing along the same, North 11 degrees 35 minutes 18 seconds West, 259.77 feet to a point; thence continuing along the same, North 10 degrees 28 minutes 01 seconds West, 58.90 feet to a point; thence running through Cabin Run Road, South 79 degrees 31 minutes 59 seconds West, 16.50 feet to a point in the westerly right of way line of Cabin Run Road; thence running along the westerly side of right of way line of Cabin Run Road, North 09 degrees 47 minutes 03 seconds West, 36.56 feet to a point; thence running through Cabin Run Road, North 80 degrees 27 minutes 00 seconds East, 16.50 feet to a point in the centerline of Cabin Run Road; thence running along the centerline Cabin Run Road, North 09 degrees 33 minutes 00 seconds West, 160.45 feet to the place of BEGINNING.

CONTAINING 5.014 acres as shown on subdivision map prepared by Ted L. Oman and Associates, Inc., by survey dated August 26, 2004. The subdivision plan was approved by the Columbia County Planning Commission on October 4, 2004, and subsequently recorded in the Recorder of Deeds Office of Columbia County in Map Book 8, page 658, with said recording being made on October 21, 2004 to Instrument Number 200412005.

UNDER AND SUBJECT TO the legal right of way of Cabin Run Road as shown on the above referenced survey plat.

SUBJECT TO the following restrictions which shall be covenants running with the land:

1. No more than ten (10) animals larger than chicken shall be kept on said property.
2. No salvage or junk yard shall be maintained or operated from said property.

BEING KNOWN AS: 192 CABIN RUN ROAD (NORTH CENTRE TOWNSHIP) BERWICK, PA 18603  
PROPERTY ID NO.: 11-02-011-01

TITLE TO SAID PREMISES IS VESTED IN CRAIG FORTNEY AND JUDY A. FORTNEY, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT G. PADEN, SINGLE DATED 1/13/05 RECORDED 1/19/05 INSTRUMENT NO.:200500590

# **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  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2007 ED AND CIVIL WRIT NO. 295 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Cabin Run Road, thence running along residual land or Daniel William Edwards and Carol Ann Edwards, passing through a rebar offset 16.55 feet from the beginning of this course, North 85 degrees 05 minutes 30 seconds East, 386.18 feet to a rebar set in line of land of Kent D. and Mary J. Shelhamer; thence running along land of Kent D. and Mary J. Shelhamer, South 04 degrees 52 minutes 02 seconds East, 238.88 feet to a rebar set; thence continuing along land of the same, passing through a rebar offset 17.09 feet from the end of this course, North 84 degrees 24 minutes 30 seconds West, 378.55 feet to a point in the centerline of Cabin Run Road; thence continuing along land of Kent D. and Mary J. Shelhamer and running along the centerline of Cabin Run Road, South 09 degrees 30 minutes 19 seconds East, 16.30 feet to a point; thence continuing along land of Kent D. and Mary J. Shelhamer, passing through a rebar offset 17.17 feet from the beginning of this course, South 84 degrees 24 minutes 34 seconds East, 377.21 feet to a rebar set; thence continuing along land of the same, South 04 degrees 52 minutes 02 seconds East, 367.65 feet to a rebar found in line of land of Timothy Paul Jasinski; thence running along land of Timothy Paul Jasinski, South 83 degrees 34 minutes 27 seconds West, 230.42 feet to a rebar found; thence continuing along land of the same, passing through a rebar offset 16.68 feet from the end of this course, South 67 degrees 56 minutes 13 seconds West, 85.41 feet to a point in the centerline of Cabin Run Road; thence running along the centerline of Cabin Run Road, North 13 degrees 41 minutes 20 seconds West, 142.77 feet to a point; thence continuing along the same, North 11 degrees 35 minutes 18 seconds West, 259.77 feet to a point; thence continuing along the same, North 10 degrees 28 minutes 01 seconds West, 58.90 feet to a point; thence running through Cabin Run Road, South 79 degrees 31 minutes 59 seconds West, 16.50 feet to a point in the westerly right of way line of Cabin Run Road; thence running along the westerly side of right of way line of Cabin Run Road, North 09 degrees 47 minutes 03 seconds West, 36.56 feet to a point; thence running through Cabin Run Road, North 80 degrees 27 minutes 00 seconds East, 16.50 feet to a point in the centerline of Cabin Run Road; thence running along the centerline Cabin Run Road, North 09 degrees 33 minutes 00 seconds West, 160.45 feet to the place of BEGINNING.

CONTAINING 5.014 acres as shown on subdivision map prepared by Ted L. Oman and Associates, Inc., by survey dated August 26, 2004. The subdivision plan was approved by the Columbia County Planning Commission on October 4, 2004, and subsequently recorded in the Recorder of Deeds Office of Columbia County in Map Book 8, page 658, with said recording being made on October 21, 2004 to Instrument Number 200412005.

UNDER AND SUBJECT TO the legal right of way of Cabin Run Road as shown on the above referenced survey plat.

SUBJECT TO the following restrictions which shall be covenants running with the land:

1. No more than ten (10) animals larger than chicken shall be kept on said property.
2. No salvage or junk yard shall be maintained or operated from said property.

BEING KNOWN AS: 192 CABIN RUN ROAD (NORTH CENTRE TOWNSHIP) BERWICK, PA 18603  
PROPERTY ID NO.: 11-02-011-01

TITLE TO SAID PREMISES IS VESTED IN CRAIG FORTNEY AND JUDY A. FORTNEY, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT G. PADEN, SINGLE DATED 1/13/05 RECORDED 1/19/05 INSTRUMENT NO.:200500590

**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  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2007 ED AND CIVIL WRIT NO. 295 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Cabin Run Road, thence running along residual land of Daniel William Edwards and Carol Ann Edwards, passing through a rebar offset 16.55 feet from the beginning of this course, North 85 degrees 05 minutes 30 seconds East, 386.18 feet to a rebar set in line of land of Kent D. and Mary J. Shelhamer; thence running along land of Kent D. and Mary J. Shelhamer, South 04 degrees 52 minutes 02 seconds East, 238.88 feet to a rebar set; thence continuing along land of the same, passing through a rebar offset 17.09 feet from the end of this course, North 84 degrees 24 minutes 30 seconds West, 378.55 feet to a point in the centerline of Cabin Run Road; thence continuing along land of Kent D. and Mary J. Shelhamer and running along the centerline of Cabin Run Road, South 09 degrees 30 minutes 19 seconds East, 16.30 feet to a point; thence continuing along land of Kent D. and Mary J. Shelhamer, passing through a rebar offset 17.17 feet from the beginning of this course, South 84 degrees 24 minutes 34 seconds East, 377.21 feet to a rebar set; thence continuing along land of the same, South 04 degrees 52 minutes 02 seconds East, 367.65 feet to a rebar found in line of land of Timothy Paul Jasinski; thence running along land of Timothy Paul Jasinski, South 83 degrees 34 minutes 27 seconds West, 230.42 feet to a rebar found; thence continuing along land of the same, passing through a rebar offset 16.68 feet from the end of this course, South 67 degrees 56 minutes 13 seconds West, 85.41 feet to a point in the centerline of Cabin Run Road; thence running along the centerline of Cabin Run Road, North 13 degrees 41 minutes 20 seconds West, 142.77 feet to a point; thence continuing along the same, North 11 degrees 35 minutes 18 seconds West, 259.77 feet to a point; thence continuing along the same, North 10 degrees 28 minutes 01 seconds West, 58.90 feet to a point; thence running through Cabin Run Road, South 79 degrees 31 minutes 59 seconds West, 16.50 feet to a point in the westerly right of way line of Cabin Run Road; thence running along the westerly side of right of way line of Cabin Run Road, North 09 degrees 47 minutes 03 seconds West, 36.56 feet to a point; thence running through Cabin Run Road, North 80 degrees 27 minutes 00 seconds East, 16.50 feet to a point in the centerline of Cabin Run Road; thence running along the centerline Cabin Run Road, North 09 degrees 33 minutes 00 seconds West, 160.45 feet to the place of BEGINNING.

CONTAINING 5.014 acres as shown on subdivision map prepared by Ted L. Oman and Associates, Inc., by survey dated August 26, 2004. The subdivision plan was approved by the Columbia County Planning Commission on October 4, 2004, and subsequently recorded in the Recorder of Deeds Office of Columbia County in Map Book 8, page 658, with said recording being made on October 21, 2004 to Instrument Number 200412005.

UNDER AND SUBJECT TO the legal right of way of Cabin Run Road as shown on the above referenced survey plat.

SUBJECT TO the following restrictions which shall be covenants running with the land:

1. No more than ten (10) animals larger than chicken shall be kept on said property.
2. No salvage or junk yard shall be maintained or operated from said property.

BEING KNOWN AS: 192 CABIN RUN ROAD (NORTH CENTRE TOWNSHIP) BERWICK, PA 18603  
PROPERTY ID NO.: 11-02-011-01

TITLE TO SAID PREMISES IS VESTED IN CRAIG FORTNEY AND JUDY A. FORTNEY, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT G. PADEN, SINGLE DATED 1/13/05 RECORDED 1/19/05 INSTRUMENT NO.: 200500590

#### **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  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2007 ED AND CIVIL WRIT NO. 295 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Cabin Run Road, thence running along residual land or Daniel William Edwards and Carol Ann Edwards, passing through a rebar offset 16.55 feet from the beginning of this course, North 85 degrees 05 minutes 30 seconds East, 386.18 feet to a rebar set in line of land of Kent D. and Mary J. Shelhamer; thence running along land of Kent D. and Mary J. Shelhamer, South 04 degrees 52 minutes 02 seconds East, 238.88 feet to a rebar set; thence continuing along land of the same, passing through a rebar offset 17.09 feet from the end of this course, North 84 degrees 24 minutes 30 seconds West, 378.55 feet to a point in the centerline of Cabin Run Road; thence continuing along land of Kent D. and Mary J. Shelhamer and running along the centerline of Cabin Run Road, South 09 degrees 30 minutes 19 seconds East, 16.30 feet to a point; thence continuing along land of Kent D. and Mary J. Shelhamer, passing through a rebar offset 17.17 feet from the beginning of this course, South 84 degrees 24 minutes 34 seconds East, 377.21 feet to a rebar set; thence continuing along land of the same, South 04 degrees 52 minutes 02 seconds East, 367.65 feet to a rebar found in line of land of Timothy Paul Jasinski; thence running along land of Timothy Paul Jasinski, South 83 degrees 34 minutes 27 seconds West, 230.42 feet to a rebar found; thence continuing along land of the same, passing through a rebar offset 16.68 feet from the end of this course, South 67 degrees 56 minutes 13 seconds West, 85.41 feet to a point in the centerline of Cabin Run Road; thence running along the centerline of Cabin Run Road, North 13 degrees 41 minutes 20 seconds West, 142.77 feet to a point; thence continuing along the same, North 11 degrees 35 minutes 18 seconds West, 259.77 feet to a point; thence continuing along the same, North 10 degrees 28 minutes 01 seconds West, 58.90 feet to a point; thence running through Cabin Run Road, South 79 degrees 31 minutes 59 seconds West, 16.50 feet to a point in the westerly right of way line of Cabin Run Road; thence running along the westerly side of right of way line of Cabin Run Road, North 09 degrees 47 minutes 03 seconds West, 36.56 feet to a point; thence running through Cabin Run Road, North 80 degrees 27 minutes 00 seconds East, 16.50 feet to a point in the centerline of Cabin Run Road; thence running along the centerline Cabin Run Road, North 09 degrees 33 minutes 00 seconds West, 160.45 feet to the place of BEGINNING.

CONTAINING 5.014 acres as shown on subdivision map prepared by Ted L. Oman and Associates, Inc., by survey dated August 26, 2004. The subdivision plan was approved by the Columbia County Planning Commission on October 4, 2004, and subsequently recorded in the Recorder of Deeds Office of Columbia County in Map Book 8, page 658, with said recording being made on October 21, 2004 to Instrument Number 200412005.

UNDER AND SUBJECT TO the legal right of way of Cabin Run Road as shown on the above referenced survey plat.

SUBJECT TO the following restrictions which shall be covenants running with the land:

1. No more than ten (10) animals larger than chicken shall be kept on said property.
2. No salvage or junk yard shall be maintained or operated from said property.

BEING KNOWN AS: 192 CABIN RUN ROAD (NORTH CENTRE TOWNSHIP) BERWICK, PA 18603  
PROPERTY ID NO.: 11-02-011-01

TITLE TO SAID PREMISES IS VESTED IN CRAIG FORTNEY AND JUDY A. FORTNEY, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT G. PADEN, SINGLE DATED 1/13/05 RECORDED 1/19/05 INSTRUMENT NO.:200500590



#### **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  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

# SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2007 ED AND CIVIL WRIT NO. 295 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Cabin Run Road, thence running along residual land or Daniel William Edwards and Carol Ann Edwards, passing through a rebar offset 16.55 feet from the beginning of this course, North 85 degrees 05 minutes 30 seconds East, 386.18 feet to a rebar set in line of land of Kent D. and Mary J. Shelhamer; thence running along land of Kent D. and Mary J. Shelhamer, South 04 degrees 52 minutes 02 seconds East, 238.88 feet to a rebar set; thence continuing along land of the same, passing through a rebar offset 17.09 feet from the end of this course, North 84 degrees 24 minutes 30 seconds West, 378.55 feet to a point in the centerline of Cabin Run Road; thence continuing along land of Kent D. and Mary J. Shelhamer and running along the centerline of Cabin Run Road, South 09 degrees 30 minutes 19 seconds East, 16.30 feet to a point; thence continuing along land of Kent D. and Mary J. Shelhamer, passing through a rebar offset 17.17 feet from the beginning of this course, South 84 degrees 24 minutes 34 seconds East, 377.21 feet to a rebar set; thence continuing along land of the same, South 04 degrees 52 minutes 02 seconds East, 367.65 feet to a rebar found in line of land of Timothy Paul Jasinski; thence running along land of Timothy Paul Jasinski, South 83 degrees 34 minutes 27 seconds West, 230.42 feet to a rebar found; thence continuing along land of the same, passing through a rebar offset 16.68 feet from the end of this course, South 67 degrees 56 minutes 13 seconds West, 85.41 feet to a point in the centerline of Cabin Run Road; thence running along the centerline of Cabin Run Road, North 13 degrees 41 minutes 20 seconds West, 142.77 feet to a point; thence continuing along the same, North 11 degrees 35 minutes 18 seconds West, 259.77 feet to a point; thence continuing along the same, North 10 degrees 28 minutes 01 seconds West, 58.90 feet to a point; thence running through Cabin Run Road, South 79 degrees 31 minutes 59 seconds West, 16.50 feet to a point in the westerly right of way line of Cabin Run Road; thence running along the westerly side of right of way line of Cabin Run Road, North 09 degrees 47 minutes 03 seconds West, 36.56 feet to a point; thence running through Cabin Run Road, North 80 degrees 27 minutes 00 seconds East, 16.50 feet to a point in the centerline of Cabin Run Road; thence running along the centerline Cabin Run Road, North 09 degrees 33 minutes 00 seconds West, 160.45 feet to the place of BEGINNING.

CONTAINING 5.014 acres as shown on subdivision map prepared by Ted L. Oman and Associates, Inc., by survey dated August 26, 2004. The subdivision plan was approved by the Columbia County Planning Commission on October 4, 2004, and subsequently recorded in the Recorder of Deeds Office of Columbia County in Map Book 8, page 658, with said recording being made on October 21, 2004 to Instrument Number 200412005.

UNDER AND SUBJECT TO the legal right of way of Cabin Run Road as shown on the above referenced survey plat.

SUBJECT TO the following restrictions which shall be covenants running with the land:

1. No more than ten (10) animals larger than chicken shall be kept on said property.
2. No salvage or junk yard shall be maintained or operated from said property.

BEING KNOWN AS: 192 CABIN RUN ROAD (NORTH CENTRE TOWNSHIP) BERWICK, PA 18603  
PROPERTY ID NO.: 11-02-011-01

TITLE TO SAID PREMISES IS VESTED IN CRAIG FORTNEY AND JUDY A. FORTNEY, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT G. PADEN, SINGLE DATED 1/13/05 RECORDED 1/19/05 INSTRUMENT NO.:200500590

#### **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  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

UDREN LAW OFFICES, .C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

U.S. Bank National  
Association, as Trustee for  
the Structured Asset  
Investment Loan Trust, 2005-4  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

v.

Craig Fortney  
Judy A. Fortney  
Defendant(s)

NO. 2007-CV-295

*2007-ED 56*

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

192 Cabin Run Road (North Centre Township) Berwick, PA 18603  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$131,560.77

Interest From March 31, 2007

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$36.82

to actual date of sale including if sale is  
held at a later date

(Costs to be added)

\$ \_\_\_\_\_

Prothonotary

By Tami B. King/EAC

Clerk

Date 4/3/2007

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO.04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

AT RNEY FOR PLAINTIFF

U.S. Bank National  
Association, as Trustee for  
the Structured Asset  
Investment Loan Trust, 2005-4  
Plaintiff

v.

Craig Fortney  
Judy A. Fortney  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

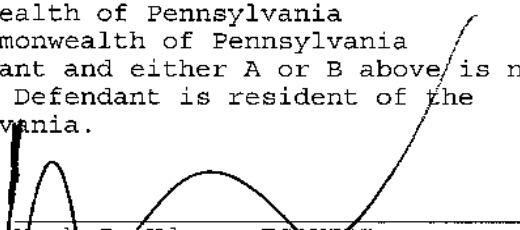
NO. 2007-CV-295

*2007-ED-56*

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
  - ☐ B. In Trespass (Accident)
  - ☒ C. In Mortgage Foreclosure
  - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
  - ☒ B. Tenants by Entireties
  - ☐ C. Joint Tenants with right of survivorship
  - ☐ D. A partnership
  - ☐ E. Tenants in Common
  - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
  - ☐ B. Not resident in the Commonwealth of Pennsylvania
  - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
- Resident:

  
\_\_\_\_\_  
Mark J. Udren, ESQUIRE  
Address & I.D. # as above

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

AT RNEY FOR PLAINTIFF

U.S. Bank National  
Association, as Trustee for  
the Structured Asset  
Investment Loan Trust, 2005-4  
Plaintiff  
v.

Craig Fortney  
Judy A. Fortney  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2007-CV-295

*2007-ED-56*

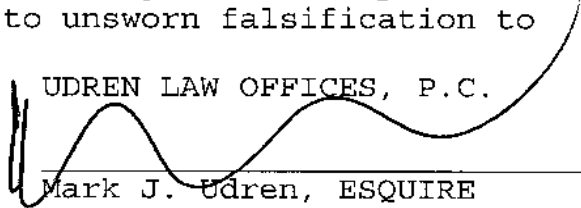
### C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

U.S. Bank National  
Association, as Trustee for  
the Structured Asset  
Investment Loan Trust, 2005-4  
Plaintiff

v.

Craig Fortney  
Judy A. Fortney  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2007-CV-295

*2007-ED-56*

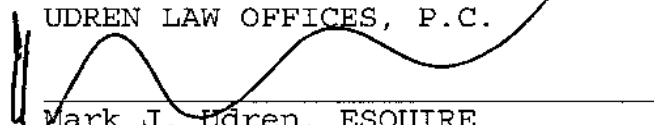
### C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

AT RNEY FOR PLAINTIFF

U.S. Bank National  
Association, as Trustee for  
the Structured Asset  
Investment Loan Trust, 2005-4  
Plaintiff  
v.

Craig Fortney  
Judy A. Fortney  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2007-CV-295

*2007-ED-56*

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2005-4, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 192 Cabin Run Road (North Centre Township) Berwick, PA 18603

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

Name	Address
Craig Fortney	192 Cabin Run Road Berwick, PA 18603
Judy A. Fortney	192 Cabin Run Road Berwick, PA 18603

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

Name	Address
------	---------

SAME AS #1 ABOVE

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

Name	Address
------	---------

None



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

Name

Address

U.S. Bank National  
Association, as Trustee  
for the Structured Asset  
Investment Loan Trust,  
2005-4

6501 Irvine Center Drive  
Irvine, CA 92618-2118

5. Name and address of every other person who has any record lien on the property:

Name

Address

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

Address

Columbia County Tax Claim PO Box 380, Bloomsburg, PA 17815

Domestic Relations Section PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, PO Box 281230  
Department of Revenue Harrisburg, PA 17128-1230

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

Name

Address

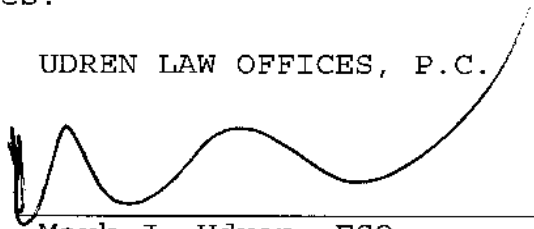
Tenants/Occupants

192 Cabin Run Road  
(North Centre Township)  
Berwick, PA 18603

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

UDREN LAW OFFICES, P.C.

DATED: March 30, 2007



Mark J. Udren, ESQ.  
Attorney for Plaintiff

AT RNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

U.S. Bank National  
Association, as Trustee for  
the Structured Asset  
Investment Loan Trust, 2005-4  
Plaintiff  
v.  
Craig Fortney  
Judy A. Fortney  
Defendant(s)

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

TO: Craig Fortney  
192 Cabin Run Road  
Berwick, PA 18603

Your house (real estate) at 192 Cabin Run Road (North Centre Township) Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$131,560.77, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**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 the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 more chance you will have of stopping the sale. (See notice on page two 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 856-669-5400.

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 856-669-5400.

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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after 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.

**LAWYER REFERRAL SERVICE**

Susquehanna Legal Services  
168 East 5th Street  
Bloomensburg, PA 17815  
570-784-8760

**ASSOCIATION DE LICENCIADOS**

Susquehanna Legal Services  
168 East 5th Street  
Bloomensburg, PA 17815  
570-784-8760

UDREN LAW OFFICES, .C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2007-CV-295

*2007-295*  
*56*

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2005-4, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Preamble for the Writ of Execution was filed the following information concerning the real property located at: 192 Cabin Run Road (North Centre Township) Berwick, PA 18603

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

Craig Fortney  
192 Cabin Run Road  
Berwick, PA 18603

Judy A. Fortney  
192 Cabin Run Road  
Berwick, PA 18603

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

SAME AS #1 ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name  
Address  
None

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

Name  
U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust,  
2005-4  
Address  
6501 Irvine Center Drive  
Irvine, CA 92618-2118

5. Name and address of every other person who has any record lien on the property:  
Name  
Address  
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  
Address

Columbia County Tax Claim  
PO Box 380, Bloomsburg, PA 17815  
Domestic Relations Section  
PO Box 380, Bloomsburg, PA 17815  
Commonwealth of PA,  
Department of Revenue  
Bureau of Compliance, PO Box 281230  
Harrisburg, PA 17128-1230

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

Tenants/Occupants  
192 Cabin Run Road  
(North Centre Township)  
Berwick, PA 18603

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

UDREN LAW OFFICES, P.C.

DATED: March 30, 2007

Mark J. Udren, Esq.  
Attorney for Plaintiff

UDREN LAW OFFICES, .C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2007-CV-295

*2007-ED-56*

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2005-4, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 192 Cabin Run Road (North Centre Township) Berwick, PA 18603

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

Craig Fortney  
192 Cabin Run Road  
Berwick, PA 18603  
Judy A. Fortney  
192 Cabin Run Road  
Berwick, PA 18603

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

SAME AS #1 ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name  
Address  
None

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

Name  
U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust,  
6501 Irvine Center Drive Irvine, CA 92618-2118  
2005-4

5. Name and address of every other person who has any record lien on the property:  
Name  
Address  
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  
Address

Columbia County Tax Claim PO Box 380, Bloomsburg, PA 17815  
Domestic Relations Section PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue  
Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

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

Name  
Address  
Tenants/Occupants  
192 Cabin Run Road (North Centre Township) Berwick, PA 18603

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

UDREN LAW OFFICES, P.C.

DATED: March 30, 2007

Mark J. Udren, ESQ.  
Attorney for Plaintiff

ALL THAT CERTAIN PIECE, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Cabin Run Road, thence running along residual land of Daniel William Edwards and Carol Ann Edwards, passing through a rebar offset 16.55 feet from the beginning of this course, North 85 degrees 05 minutes 30 seconds East, 386.18 feet to a rebar set in line of land of Kent D. and Mary J. Shelhamer, thence running along land of Kent D. and Mary J. Shelhamer, South 04 degrees 52 minutes 02 seconds East, 238.88 feet to a rebar set, thence continuing along land of the same, passing through a rebar offset 17.09 feet from the end of this course, North 84 degrees 24 minutes 30 seconds West, 378.55 feet to a point in the centerline of Cabin Run Road, thence continuing along land of Kent D. and Mary J. Shelhamer and running along the centerline of Cabin Run Road, South 09 degrees 30 minutes 19 seconds East, 16.30 feet to a point, thence continuing along land of Kent D. and Mary J. Shelhamer, passing through a rebar offset 17.17 feet from the beginning of this course, South 84 degrees 24 minutes 30 seconds East, 377.21 feet to a rebar set, thence continuing along land of the same, South 04 degrees 52 minutes 02 seconds East, 367.65 feet to a rebar found in line of land of Timothy Paul Jasinski, thence running along land of Timothy Paul Jasinski, South 83 degrees 34 minutes 27 seconds West, 230.42 feet to a rebar found, thence continuing along land of the same, passing through a rebar offset 16.68 feet from the end of this course, South 67 degrees 56 minutes 13 seconds West, 85.41 feet to a point in the centerline of Cabin Run Road, thence running along the centerline of Cabin Run Road, North 13 degrees 41 minutes 20 seconds West, 142.77 feet to a point, thence continuing along the same, North 11 degrees 35 minutes 18 seconds West, 259.77 feet to a point, thence continuing along the same, North 10 degrees 28 minutes 01 seconds West, 58.90 feet to a point, thence running through Cabin Run Road, South 79 degrees 31 minutes 59 seconds West, 16.50 feet to a point on the westerly right of way line of Cabin Run Road, thence running along the westerly right of way line of Cabin Run Road, North 09 degrees 47 minutes 03 seconds West, 36.56 feet to a point, thence running through Cabin Run Road, North 80 degrees 27 minutes 00 seconds East, 16.50 feet to a point in the centerline of Cabin Run Road, thence running along the centerline of Cabin Run Road, North 09 degrees 33 minutes 00 seconds West, 160.45 feet to the place of BEGINNING.

CONTAINING 5.014 acres as shown on subdivision map prepared by Ted L. Oman and Associates, Inc., by a survey dated August 26, 2004. The subdivision plan was approved by the Columbia County Planning Commission on October 4, 2004, and subsequently recorded in the Recorder of Deeds Office of Columbia County in Map Book 8, page 658, with said recording being made on October 21, 2004 to Instrument Number 200412005.

UNDER AND SUBJECT TO the legal right of way of Cabin Run Road as shown on the above referenced survey plat.

SUBJECT TO the following restrictions which shall be covenants running with the land:

1. No more than ten (10) animals larger than a chicken shall be kept on said property.
2. No salvage or junk yard shall be maintained or operated from said property.

BEING KNOWN AS: 192 Cabin Run Road (North Centre Township) Berwick, PA 18603

PROPERTY ID NO.: 11-02-011-01

TITLE TO SAID PREMISES IS VESTED IN CRAIG FORTNEY AND JUDY A. FORTNEY, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT G. PADEN, SINGLE DATED 1/13/05 RECORDED 1/19/05 INSTRUMENT NO.: 200500590.



ALL THAT CERTAIN PIECE, parcel or tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Cabin Run Road, thence running along residual land of Daniel William Edwards and Carol Ann Edwards, passing through a rebar offset 16.55 feet from the beginning of this course, North 85 degrees 05 minutes 30 seconds East, 386.18 feet to a rebar set in line of land of Kent D. and Mary J. Shellhammer, thence running along land of Kent D. and Mary J. Shellhammer, South 04 degrees 52 minutes 02 seconds East, 238.88 feet to a rebar set, thence continuing along land of the same, passing through a rebar offset 17.09 feet from the end of this course, North 84 degrees 24 minutes 30 seconds West, 378.55 feet to a point in the centerline of Cabin Run Road, thence continuing along land of Kent D. and Mary J. Shellhammer and running along the centerline of Cabin Run Road, South 09 degrees 30 minutes 19 seconds East, 16.30 feet to a point, thence continuing along land of Kent D. and Mary J. Shellhammer, passing through a rebar offset 17.17 feet from the beginning of this course, South 84 degrees 24 minutes 30 seconds East, 377.21 feet to a rebar set, thence continuing along land of the same, South 04 degrees 52 minutes 02 seconds East, 367.65 feet to a rebar found in line of land of Timothy Paul Jastuski, thence running along land of Timothy Paul Jastuski, South 83 degrees 34 minutes 27 seconds West, 230.42 feet to a rebar found, thence continuing along land of the same, passing through a rebar offset 16.68 feet from the end of this course, South 67 degrees 56 minutes 13 seconds West, 85.41 feet to a point in the centerline of Cabin Run Road, thence running along the centerline of Cabin Run Road, North 13 degrees 41 minutes 20 seconds West, 142.77 feet to a point, thence continuing along the same, North 11 degrees 35 minutes 18 seconds West, 259.77 feet to a point, thence continuing along the same, North 10 degrees 28 minutes 01 seconds West, 58.90 feet to a point, thence running through Cabin Run Road, South 79 degrees 31 minutes 59 seconds West, 16.50 feet to a point on the westerly right of way line of Cabin Run Road, thence running along the westerly right of way line of Cabin Run Road, North 09 degrees 47 minutes 03 seconds West, 36.56 feet to a point, thence running through Cabin Run Road, North 80 degrees 27 minutes 00 seconds East, 16.50 feet to a point in the centerline of Cabin Run Road, thence running along the centerline of Cabin Run Road, North 09 degrees 33 minutes 00 seconds West, 160.45 feet to the place of BEGINNING.

CONTAINING 5.014 acres as shown on subdivision map prepared by Ted L. Oman and Associates, Inc., by a survey dated August 26, 2004. The subdivision plan was approved by the Columbia County Planning Commission on October 4, 2004, and subsequently recorded in the Recorder of Deeds Office of Columbia County in Map Book 8, page 658, with said recording being made on October 21, 2004 to Instrument Number 200412005.

UNDER AND SUBJECT TO the legal right of way of Cabin Run Road as shown on the above referenced survey plat.

SUBJECT TO the following restrictions which shall be covenants running with the land:

1. No more than ten (10) animals larger than a chicken shall be kept on said property.
2. No salvage or junk yard shall be maintained or operated from said property.

BEING KNOWN AS: 192 Cabin Run Road (North Centre Township)  
Berwick, PA 18603

PROPERTY ID NO.: 11-02-011-01

TITLE TO SAID PREMISES IS VESTED IN CRAIG FORTNEY AND JUDY A. FORTNEY, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT G. FADEN, SINGLE DATED 1/13/05 RECORDED 1/19/05 INSTRUMENT NO.: 200500590.

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200

CERRY HILL, NEW JERSEY 08003-3620

856.669.5400

FAX: 856.669.5399

pleadings@udren.com

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

MARK T. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK\*\*\*  
HEIDI R. SPIVAK\*\*\*  
MARISA JOY COHEN\*\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
ADMITTED N.J. PA. FL.  
ADMITTED PA.  
ADMITTED N.J. PA.  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

March 30, 2007

Office of the Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: U.S. Bank National Association, as Trustee for the Structured  
Asset Investment Loan Trust, 2005-4  
vs.  
Craig Fortney  
Judy A. Fortney  
Columbia County C.C.P. No. 2007-CV-295

Dear Sir:

Please serve the Defendant(s), Craig Fortney and Judy A. Fortney at  
192 Cabin Run Road Berwick, PA 18603.  
Please then, POST the property with the Handbill at 192 Cabin Run  
Road (North Centre Township) Berwick, PA 18603.

Mark T. Udren, Esquire  
Attorney for Plaintiff

PENNSYLVANIA OFFICE  
215-568-9500

**UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**

**856.669.5400**

**FAX: 856.669.5399**

**pleadings@udren.com**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**MARK J. UDREN\***  
**STUART WINNEG\***  
**GAYL SPIVAK\*\***  
**HEIDI R. SPIVAK\*\***  
**MARISA JOY COHEN\*\***  
**LORRAINE DOYLE\*\***  
**ALAN M. MINATO\*\***  
**\*ADMITTED N.J., PA., FL.**  
**\*\*ADMITTED PA.**  
**\*\*ADMITTED N.J., PA.**  
**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

March 30, 2007

Office of the Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: U.S. Bank National Association, as Trustee for the Structured  
Asset Investment Loan Trust, 2005-4  
vs.  
Craig Fortney  
Judy A. Fortney  
Columbia County C.C.P. No. 2007-CV-295

Dear Sir:

Please serve the Defendant(s), Craig Fortney and Judy A. Fortney at  
192 Cabin Run Road Berwick, PA 18603.  
Please then, POST the property with the Handbill at 192 Cabin Run  
Road (North Centre Township) Berwick, PA 18603.

Mark J. Udren, Esquire  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

PENNSYLVANIA OFFICE  
215-568-9500

**UDREN LAW OFFICES, P.C.**

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

pleadings@udren.com

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

March 30, 2007

Office of the Prothonotary  
Columbia County Courthouse  
P.O. Box 380

Bloomensburg, PA 17815

Re: U.S. Bank National Association, as Trustee for the Structured

Asset Investment Loan Trust, 2005-4

VS.

Craig Fortney

Judy A. Fortney

Columbia County C.C.P. No. 2007-CV-295

Dear Sir:

Kindly enter judgment, issue a writ of Execution, and transmit the appropriate documents to the Sheriff, together with the deposit check in the sum of \$1,500.00, to be listed for Sheriff's Sale on All necessary documents to establish the above are enclosed, together with a check to your order in the sum of \$37.00 to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecipe for Judgment in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

Mark J. Udren, Esquire  
UDREN LAW OFFICES, P.C.

/s/

enclosures

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

UDREN LAW OFFICES, PC  
PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



America's Most Convenient Bank®  
1-800-YES-2000  
3-180/360

85521

85521

NUMBER

DATE

AMOUNT

\*\*One Thousand Five hundred dollars and Zero cents\*\*

03/21/2007

\$1,500.00

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

*[Signature]*

For Sheriff Sale Deposit 07020131 Fortney

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

⑈085521⑈ ⑆036001808⑆ 36 589745 3⑈

Security Features Included:  
① Serials on back

MP SAFEGUARD SECURE  
SAFEGUARD SECURE  
MP