-SHERIFF'S SALE

Distribution Sheet

	Morgan Chase Bank as 1215-2006		VS.	Brenda L. Lo		.
NO	59-2007	JD	1	DATE OF SALE: _	June 27,	2007
NO	37-2001	ED	······			
and took ind place my bailiw to the Cou	EBY CERTIFY AND RE nto execution the within d of sale, by advertisements ick, I did on (date) rt House, in the Town of I where I sold the same to	escribed real est in divers publi June 27, 200 Bloomsburg, Per	tate, and a ic newspa 07 nnsylvania	after having given dupers and by handbill and (time)	e legal and tins set up in the 9:30 am	most public places i
or the pri	ce or sum of \$118,388	.62 (One Hund	dred Ei	ghteen Thousand	Three Hundr	ed Dollars
	die S. Bowman			Eighty Eig	ht and $62/1$.00) being th
nighest an	d best bidder, and that the	e highest and be	est price b	oidden for the same;	which I have	applied as follows:
	Price		s 13	14,000.00		
	dage			2,280.00		
	sfer Taxes			2,108.62		
	Total Needed to Pur	chase			\$	118,388.62
	Amount Paid Down					12,000.00
	Balance Needed to l	Purchase				106,388.62
EXPENSE	ES:					
Colu	mbia County Sheriff - Co	sts	\$	370.00		0 455 55
	Pounda	nge		2,280,00	\$	2,650.00 1,495.24
New	spaper					
Print	ing					-0 <i>-</i>
Solic	itor			*********		75.00 10.00
	mbia County Prothonotary					42.50
Colu	mbia County Recorder of	Deeds -		Deed copy work		1,054.31
				Realty transfer taxes		1,054.31
	a. n			State stamps		31.63
	Collector (055)		204.64
	mbia County Tax Assessr	nent Office				110.00
Othe	Treasurer Web Posting					150.00
Oille	1	Certificate				250.00
	Notary				•	10.00
			Т	OTAL EXPENSES:	\$	6,937.99
<u>-</u>			Total	Needed to Purchase	 \$	118,388.62
				Less Expenses		6,937.99
			Net	to First Lien Holder		100,658,99
				Plus Deposit		1,500.00
			Total	to First Lien Holder	\$	102,158.99

- SHERIFF'S SALE

Distribution Sheet

JP N	Morgan Chase Bank as	Trustee	vs	Brenda L. L	ong	
NO	1215-2006	JĐ		DATE OF SALE: _	June 27,	2007
NO	59-2007	ED		DATE OF SALE	, ,	
and took in and place omy bailiwich at the Court when and v	EBY CERTIFY AND RETU to execution the within des of sale, by advertisements in ok, I did on (date)	cribed real esta n divers public une 27, 200 comsburg, Penr Julie S.	te, and newspa 7 nsylvani Bowna	after having given dapers and by handbill and (time)a, expose said preming the manual of the m	ue legal and tin Ils set up in the 9:30 am ses to sale at pu Three Hundr	mely notice of the time most public places in, of said day blic vendue or outcry,edDollars.
	ie S. Bownan			Eighty Eig	ght and $62/1$	00) being the
highest and	best bidder, and that the h	nighest and best	t price l	bidden for the same;	which I have a	applied as follows:
Pound	riceage	******	\$	14,000,00 2,280.00 2,108.62	- -	
	Total Needed to Purch		• • • • • • • • •		. \$	118,388.62
	Amount Paid Down		•••••			12,000.00
	Balance Needed to Pur	rchase	•••••			106,388.62
EXPENSES	S:					
Colum	bia County Sheriff - Costs		\$	370.00	· -	0 (50 00
	Poundage			2,280.00	. \$	2,650.00 1,495.24
Newsp	paper	***************				
	ıg					-0 - 75,00
	or					10.00
	bia County Prothonotary					42.50
Colum	bia County Recorder of Do	eeds -		Deed copy work		1,054.31
]	Realty transfer taxes		1,054.31
	**			State stamps	,	31.63
	ollector (,		204.64
	bia County Tax Assessmer	it Office				110.00
Other:	77-1 The cont	**************		******************		150,00
Oulei.	Lien Search Ce	ertificate				250.00
	Notary					10,00
				OTAL EXPENSES:	\$	6,937.99
						118,388.62
			1 otai	Needed to Purchase		6,937.99
			NI-4	Less Expenses		100,658.99
			inci i	to First Lien Holder Plus Deposit		1,500.00
			Total :	rius Deposit to First Lien Holder		102,158.99
	···· -				a Long (def)	
Suly	fice, Bloomsburg, Pa.	So ans	wers 	TRASC	M	Sheriff

SHERIFF'S SALE COST SHEET

J7' No 1901 (NO. 59-07 ED	The breeze VS	Blood		
NO. 57-07 ED	NO. 1216-06 J	D DATE/TIM	E OF SALE)	Time 31 0930
DOCKET/RETURN		\$15,00		
SERVICE PER DEF.		\$ / 2.00		
LEVY (PER PARCEL		\$15.00		
MAILING COSTS		\$32,50°		
ADVERTISING SALE	BILLS & COPIES	\$17.50		
ADVERTISING SALE	(NEWSPAPER)	S15.00		
MILEAGE		\$ 10,00		
POSTING HANDBILL	J.	\$15.00		
CRYING/ADJOURN S	SALE	\$10.00		
SHERIFF'S DEED		\$35.00		
TRANSFER TAX FOR	RM	\$25.00		
DISTRIBUTION FOR	M	\$25.00		
COPIES		\$ 5,00		
NOTARY	TOTAL *******	\$ <u>/∂,æ</u>		
7	TOTAL ********	*****	\$ 380,00	
WEB POSTING		\$150.00		
PRESS ENTERPRISE	INC.	\$ 1495.24		
SOLICITOR'S SERVI	CES	\$75.00		/
7	CES FOTAL ********	*****	s/720,74	
PROTHONOTARY (N RECORDER OF DEED	OTARY)	\$19.00		
RECORDER OF DEED	OS	\$ 40,50	يعتقم ودراء والمعتقم	
	TOTAL ********	*****	\$ 50000	
REAL ESTATE TAXE				
BORO, TWP &	COUNTY 20	\$ <u>3/163</u>		
SCHOOL DIST	· 20	\$		State of the state of
DELINQUENT	20	S_5-00	ったイツ	•
7	COUNTY 20	******	\$ 26/67	
MUNICIPAL FEES DI	UE:			
SEWER	20	\$		
WATER	20	\$		
	20 20 FOTAL *******	******	\$	
SURCHARGE FEE (D	STE)		\$ 110,00	
MISC	· 	\$		
		\$	~	
	STE) ΓΟΤΑL *******	*****	\$	
	ГОТАL COSTS (ОР			\$ <u> 7279,37</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morge, Cheater vs	Bark Lo	25
NO. 59-67 ED	NO. / 1	JD
DATE/TIME OF SALE: Juic	<u>, 6930</u>	
BID PRICE (INCLUDES COST)	\$ 114000,00	
POUNDAGE – 2% OF BID	\$ <i>7</i> 280180_	
TRANSFER TAX – 2% OF FAIR MKT	\$ 2108,62	
MISC. COSTS	\$250.00	
TOTAL AMOUNT NEEDED TO PURCII	ASE	s <u>//8/388/6</u> 2
PURCHASER(S): ADDRESS: 454 White: NAMES(S) ON DEED: Julie 5	. rivenar)	<u>B</u> 3001
PURCHASER(S) SIGNATURE(S):	die S. Born	mare
TOTAL DUE:		s 11858762
LESS DEPOSIT:		\$ 12,000.00
DOWN PAYMENT	:	\$
TOTAL DUE IN 8 I	DAYS	<u>\$ 146333543</u>

RECORD OWNER AND LIEN CERTIFICATE

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2007-015

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2007 – 015

Subject to the encumbrance and claims as follows:

TAXES: Account No 26-06-05-08 and 26-06-05-03 Collected By Sheriff

29,699 Assessment

Lienable Water and Sewer Rents and/or charges by Municipalities - None

Mechanics and Municipal Claims - None

Mortgage: 1) Brenda L. Long to MERS

Dated: 3-9-2004 \$89,000.00

Complaint in Mortgage Foreclosure filed on Sept. 1, 2006, to # 1215 MF -CV- 2006 Reinstated on 3-1-2007 Order of Court authorizing service by certified mail, regular mail and posting of property.

Verification of certified Mail and regular mail sent on March 6, 2007. Sheriff posted property on March 5, 2007.

Judgment in Mortgage Foreclosure filed April 10, 2007

Writ of Execution # 59 ED- 2007 filed April 10, 2007 served by certified mail and regular mail as per court order sent on May 3, 2007

Also served by Sheriff on April 19, 2007

Judgment in Mortgage Foreclosure on another property filed by Deutsche Bank. Deutsche Bank was sent notice by certified mail- returned undeliverable.

Bankruptcies: None of record in Columbia County

Exceptions: 2 tracts are considered as one parcel and may not be conveyed separately without further approval of Columbia County Planning Commission.

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No.	2007 – 015	Effective Date: June 27, 2007
Company certi encumbrances not constitute t solely in its cap	ifies that the premises and exceptions to tit title insurance; liability pacity as a abstractor	evidence in the appropriate public records, is endorsed hereon are subject to the liens, the hereinafter set forth. This Certificate does by hereunder is assumed by the Company for its negligence, mistakes or omissions in a Dollars unless otherwise endorsed hereon.
Legal Descript	ion – See attached E	xhibit A

Record Owner: Brenda L. Long

Title to the said premises is vested in Brenda L. Long

By deeds from

- 1) P. Jeffrey McConnell and Jean L. McConnell, dated May 7, 2002 recorded in Columbia County as Instrument No. 200205764 and
- 2) Paul Jeffrey McConnell and Paul Jeffrey McConnell and Jean Louise McConnell dated March 7, 2003 recorded in Columbia County as Instrument No. 200302674.

EXHIBIT A

PARCEL NO. 1:

ALL THOSE TWO CERTAIN pieces, parcels or tracts of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a railroad spike in the centerline of Township Route #497, in line of land now or formerly of William R. Yost and Kathleen Yost, his wife; thence by said Yost land, south 00 degrees 50 minutes 07 seconds west, 425.74 feet to an iron pin in line of land now or formerly of Ellis Turner and Minnie Turner, his wife; thence by said Turner land, south 88 degrees 47 minutes 26 seconds west, 260.9 feet to an iron pin; thence by the same, and land now or formerly of S. Margaret Wommer, et vir, north 06 degrees 47 minutes 26 seconds east, 445 feet to a railroad spike in the centerline of Township Route 497; thence along the center line of said Township Route 497, south 87 degrees 09 minutes east, 214.71 feet to a railroad spike in the center line of said Township Route 497, and in line of land now or formerly of the said William R. Yost, etux, the place of beginning. Containing 2.368 acres.

This description was drawn in accordance with a survey and draft prepared by Orangeville Surveying Consultants, May, 1972.

EXCEPTING AND RESERVING THEREFROM, THE TRACT OF LAND which Shirley J. Dippel and Christopher Dippel, her husband, and Laverne R. Dippel, by their deed dated the 25th day of July 1973, and recorded in Deed Book 262, page 1131, in the Columbia County Recorder's office, granted and conveyed unto Robert J. Dippel and Delores M. Dippel, his wife,.

TRACT NO. 2:

BEGINNING at a railroad spike in the center line of T. R. 497, in line of land now or formerly of Charlotte S. Merchlinski; thence by said Merchlinski land, south 00 degrees 50 minutes 7 seconds west, 100 feet to a stake in line of land now or formerly of Shirley J. Dippel and Laverne R. Dippel; thence by said Dippel land, south 87 degrees 09 minutes east, 60 feet to a stake; thence by the same north, 00 degrees 50 minutes 07 seconds east, 100 feet to a point in the centerline of said T.R. 497; thence along the center line of said T. R. 497, north 87 degrees 09 minutes west 60 feet to a railroad spike in line of land now or formerly of the said Charlotte S. Merchlinski, the point or place of beginning.

PARCEL NO. 2:

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant

Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route 497 (Fox Hollow Road); thence along the center line of said Township Route 497, north 82 degrees 23 minutes 53 seconds east, a distance of 29.59 to a point; thence along same, the following three courses and distances: North 85 degrees 07 minutes 15 seconds east, a distance of 68.33 feet to a point; north 87 degrees 30 minutes 15 seconds east, a distance of 46.65 feet to a point; south 87 degrees 30 minutes 29 seconds east, a distance of 62.15 feet to a point; thence passing through Township Route 497 and along line of lands now or formerly of Grantees herein, south 06 degrees 50 minutes 06 seconds west, a distance of 216.45 feet to an existing iron pin; thence along lands now or formerly of Jon E. and Shirley A. Turner, south 85 degrees 58 minutes 52 seconds west, a distance of 213.64 feet to an existing iron pin; thence along same north 08 degrees 26 minutes 16 seconds east, a distance of 223.25 feet to a point in the center line of Township Route 497 (Fox Hollow Road), the point and place of beginning. Containing 1.057 acres.

This description was prepared from survey draft of Orangeville Surveying Consultants dated February 17, 2002, approved by the Columbia County Planning Commission on May 20, 2002, and recorded in Columbia County Map Book 8, page 194, on June 6, 2002.

In accordance with the Columbia County Subdivision approval property shall be considered as one with the property conveyed as Tract No. 1 herein.

PARCEL NO. 1 AND PARCEL NO. 2:

BEING the same premises which Brenda L. Long, by Timothy Chamberlain, Sheriff of Columbia County by deed recorded contemporaneously herewith, granted and conveyed to Julie S. Bowman, the Mortgagor herein.

RECORD OWNER AND LIEN CERTIFICATE

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2007-015

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2007 – 015

Subject to the encumbrance and claims as follows:

TAXES: Account No 26-06-05-08 and 26-06-05-03 Collected By Sheriff 29,699 Assessment

Lienable Water and Sewer Rents and/or charges by Municipalities - None

Mechanics and Municipal Claims - None

Mortgage: 1) Brenda L. Long to MERS

Dated: 3-9-2004 \$89,000.00

Complaint in Mortgage Foreclosure filed on Sept. 1, 2006, to # 1215 MF -CV- 2006 Reinstated on 3-1-2007 Order of Court authorizing service by certified mail, regular mail and posting of property.

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Also served by Sheriff on April 19, 2007

Judgment in Mortgage Foreclosure on another property filed by Deutsche Bank. Deutsche Bank was sent notice by certified mail- returned undeliverable.

Bankruptcies: None of record in Columbia County

Exceptions: 2 tracts are considered as one parcel and may not be conveyed separately without further approval of Columbia County Planning Commission.

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No.	2007 – 015	Effective Date: June 27, 2007
Company certi encumbrances not constitute t solely in its cap	fies that the premise and exceptions to itle insurance; liabil pacity as a abstracte	f evidence in the appropriate public records, es endorsed hereon are subject to the liens, title hereinafter set forth. This Certificate does ity hereunder is assumed by the Company or for its negligence, mistakes or omissions in a d Dollars unless otherwise endorsed hereon.
Legal Descripti	ion – See attached	Exhibit A

·

Record Owner: Brenda L. Long Title to the said premises is vested in Brenda L. Long By deeds from

- 1) P. Jeffrey McConnell and Jean L. McConnell, dated May 7, 2002 recorded in Columbia County as Instrument No. 200205764 and
- Paul Jeffrey McConnell and Paul Jeffrey McConnell and Jean Louise McConnell dated March 7, 2003 recorded in Columbia County as Instrument No. 200302674.

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and descri as follows, to wit:

TRACT NO. 1: BEGINNING at a railroad spike in the centerline of Township Route No. 497, in line of land now or formerly of William R. Yost and Kathleen Yost, his wife; thence by said Yost land, South 00 degrees 50 minutes 07 seconds West, 425.74 feet to an iron pin in line of land now or formerly of Ellis Turner and Minnie Turner, his wife; thence by said Turner land South 88 degrees 47 minutes 26 seconds West, 280.9 feet to an iron pin; thence by the same and land now or formerly S. Margaret Wommer, et vir, North 06 degrees 47 minutes 26 seconds East, 445 feet to a railroad spike in the centerline of Township Route 497; thence along the centerline of said Township Route 497, South 87 degrees 09 minutes East, 214.71 feet to a railroad spike in the centerline of said Township Route 497, and in line of land now or formerly of the said William R. Yost, et ux, the place of beginning.

CONTAINING 2.388 acres.

This description was drawn in accordance with a survey and draft prepared by Orangeville Surveying Consultants, May 1972

EXCEPTING AND RESERVING THEREFROM the tract or land which Shirley J. Dippel and Christopher Dippel, her husband, and Laverne R. Dippel, by their deed dated the 25th day of July 1973, and recorded in Deed Book 262 page 1131, in the Columbia County Recorder's Office, granted and conveyed unto Robert J. Dippel and Delores M. Dippel, his wife.

TRACT NO. 2: BEGINNING at a railroad spike in the centerline of Township Route 497 in line of land now or formerly of Charlotte S. Merchlinski; thence by said Merchlinski land South 00 degrees 50 minutes 07 seconds West, 100 feet to a stake in line of land now or formerly of Shirley J. Dippel and Laverne R. Dippel; thence by said Dippel land, South 87 degrees 09 minutes East, 80 feet to a stake; thence by the same North 00 degrees 50 minutes 07 seconds East, 100 feet to a point in the centerline of said Township Route 497; thence along the centerline of said Township Route 497, North 87 degrees 09 minutes West, 60 feet to a railroad spike in line of land now or formerly of the said Charlotte S. Merchlinski, the point or place of Beginning.

BEING THE SAME PREMISES which P. Jeffrey McConnell and Jean L. McConnell, husband and wife, by Deed dated May 7, 2002 and recorded May 13, 2002 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in instrument No. 200205764, granted and conveyed unto Brenda L. Long.

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route 497 (Fox Hollow Road); thence along the centerline of Township Route 497, North 82 degrees 23 minutes 53 seconds East, a distance of 29.59 to a point; thence along the same, the following three courses and distances; North 85 degrees 07 minutes 15 seconds East, a distance of 68.33 feet to a point, North 87 degrees 30 minutes 15 seconds East, a distance of 46.65 feet to a point; South 87 degrees 30 minutes 29 seconds East, a distance of 62.15 feet to a point; thence passing through Township Route 497 and along line of lands now or formerly of Grantees herein, South 06 degrees 50 minutes 06 seconds West, a distance of 218.45 feet to an existing iron pin; thence along lands now or formerly of Jon E. and Shirley A. Turner, South 85 degrees 58 minutes 52 seconds West, a distance of 213.64 feet to an existing iron pin; thence along same North 08 degrees 26 minutes 16 seconds East, a distance of 223.25 feet to a point in the centerline of Township Route 497 (Fox Hollow Road), the point and place of beginning. CONTAINING 1.057 acres.

This description was prepared from survey draft of Orangeville Surveying Consultants dated February 17, 2002, approved by the Columbia County Planning Commission on May 20, 2002, and recorded in Columbia County Map Book 8, Page 194, on June 6, 2002.

In accordance with the Columbia County Subdivision approval property shall be considered as one with the adjoining property of to Grantee herein conveyed by Grantors herein by Deed dated as appears of record as Columbia County Instrument No. 200205764

BEING THE SAME PREMISES which Paul Jeffrey McConnell and Jean Louise McConnell, husband and wife, by Deed dated March 7, 2003 and recorded March 11, 2003 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Instrument No. 200302674, granted and conveyed unto Brenda L. Long. Parcel No.: 26.6-005-03

BEING KNOWN AS: 85 FOX HOLLOW ROAD (MOUNT PLEASANT TOWNSHIP) BLOOMSBURG, PA

PROPERTY ID NO.: 26-06-005-03 & 26-06-005-08

TITLE TO SAID PREMISES IS VESTED IN BRENDA L. LONG BY DEED FROM P. JEFFREY MCCONNEL AND JEAN L. MCCONNELL, HUSBAND AND WIFE DATED 5/7/02 RECORDED 5/13/02 INSTRUMENT NO.: 200205764

MEMO ** PAY THE OF Bowman Columbia County Sheriff PREMIER REAL ESTATE
SETTLEMENT SERVICES, INC.
ESCROW ACCOUNT
38 WEST THIRD STREET
BLOOMSBURG, PA 17815 #15921# #159111165# 41 OPT 56 105 2 COLUMBIA COUNTY FARMERS BRANCH BLOOMSBURG, PA 17815 60-1476/313 AUTHORIZED SIGNATURE **106,388.62 7/23/2007 Security features, Details on back,

26057"

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

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

24 HOUR PHONE (570) 784-6300

	FA	CSIMILE TRANSMIT	TAL SHEET	
TO:	Her	FROM:	Tim	
COMPANY:	7 7.	DATE:	7-23-0	7
FAX NUMBER:		TOTAL	NO. OF PAGES INCLUDIN	G COVER: 2
PHONE NUMBER:		SENDE	R'S REFERENCE NUMBER:	
RE:		YOUR R	EFERENCE NUMBER:	
□ URGENT [I for review	☐ PLEASE COMMENT	☐ PLEASE REPLY	□ pi.ease recycle
OFFICE, IF	ED ARE DOC YOU HAVE A	CUMENTS FROM TH NY QUESTIONS CO THANK YOU.		

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

FACSIMILE	TRANSMITTAL SHEET
TO: Atty Udien	FROM: Tim Chambelan
COMPANY:	JAME: July 17, 4007
I'AX NUMBER:	TOTAL NO. OPPAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RT:	YOUR REFERENCE NUMBER:
☐ URGENT ☐ FOR REVIEW ☐ PLEASE	COMMENT PLEASE REPLY PLEASE RECYCLE
	FROM THE COLUMBIA COUNTY SHERIFF'S STIONS CONCERNING THESE DOCUMENTS, OU.

December 2006

PHFA Form 3

PHFA ADDENDUM D: AFFIDAVIT OF SELLER

To be completed by seller(s) at or before closing unless (1) a new home is being constructed on the borrower's lot, (2) the borrower is purchasing property under an eligible installment sales agreement, or (3) the seller is HUD. This affidavit is made for the purpose of satisfying the requirements set forth in the Internal Revenue Code of 1986, as amended, (the "Code") and the rules and regulations promulgated pursuant thereto by the U.S. Department of the Treasury. Read and complete it carefully to be sure that the information is true and correct.

l.	I/we have entered into an agreement of sale with the following person(s):	
2.	The Residence to be financed with the proceeds of the Mortgage Loan from the Pennsylvania Holis located in the Country of COLUMBIA, Pennsylvania, at the follows: Fox Hot Low ROBD, BLOOMSBURG, PA 17815	
3.	The acquisition cost of the land and residence to be acquired by the Buyer from the Soller is comp	outed as follows:
	(a) Amount paid, in cash or in kind, by the Borrower or any other person to or for the benefit of the Seller (or a related party) for the land and Residence (excluding any personal property which is not a fixture)	s <u> 114,000</u> &D FR
	(b) Amount paid for fixtures (if not included in (a) above)	s ø
	(c) Additional costs of completing or rehabilitating the Residence not to be paid to the Seller	<u>z</u> z
	(d) Cost of land owned by Buyer less than 2 years prior to commencement of construction of the Residence thereon	s_ Ø
	(e) TOTAL ACQUISITION COST	s_114,000
4.	The Residence does not contain any unfinished areas that are suitable for completion and norms similar to the Residence. Please describe any exceptions to the foregoing statement.	illy finished in homes
5.	No part of the Mortgage Loan proceeds will be used directly or indirectly to repay an existing anyone acting on my behalf to the Buyer or anyone acting on Buyer's behalf in connection with construction loans, bridge loans or similar temporary initial financing with a term of 24 months or	the Residence, except
6.	Neither I we not anyone acting on my our behalf has entered into any contract, arrangement or unany other than the real estate broker of agent fees disclosed on the HUD I Semlement sheet.	derstanding to make
on pu	we understand that, if I/we have made any material misstatements in the representations contained nitted to state any of the information requested, the following may occur: (1) I we could be impriso regunt to Section 1014 of Title 18 of the United States Code: (2) The Office of the Atternation wealth may be contacted for ny estigation regarding perjury, misrepresentation and fulse swe	ned for up to 30 years imey. General of the
5	1 month 1 11/11 7-5-07	

-SHERIFF'S SALE

Distribution Sheet

JP Mergy vs. Lar	
NO AR OCO ID	
NOED DATE OF SALE	
I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the with and took into execution the within described real estate, and after having given due legal and place of sale, by advertisements in divers public newspapers and by handbills set may bailiwick, I did on (date)	al and timely notice of the time up in the most public places in , of said day sale at public vendue or outcry,
when and where I sold the same to Series Series (1) for the price or sum of 1/8387/63	Dollars.
Super	being the
highest and best bidder, and that the highest and best price bidden for the same; which	
	i i nave applied as follows.
Bid Price \$ //*/000,00 Poundage 2 230,00 Poundage 2 230,00	
Poundage 2000 200 200 200 200 200 200 200 200 2	
	\$ 118388.62
Total Needed to Purchase	12,000,00
Amount Paid Down	106388.67
EXPENSES:	
Columbia County Sheriff - Costs	• 2656,50
	1495 24
Newspaper Printing Pr	-0-
Solicitor	7C30
Columbia County Prothonotary	10,00
Columbia County Recorder of Deeds - Deed copy work	43,50
Realty transfer taxes	1054.31
State stamps	1954/1
Tax Collector (3463
Columbia County Tax Assessment Office	5,00
State Treasurer	110100
Other:	/50,60
7.30	250-00
1. 200 - 200 6 6 7	10,00
TOTAL EXPENSES:	\$ 6737,97
	s //8389.60
Total Needed to Purchase	<u> </u>
Less Expenses	
Net to First Lien Holder	1500.40
Plus Deposit	\$ 700880,57
Total to First Lien Holder	Ψ
Sheriff's Office, Bloomsburg, Pa. So answers	* 70% 70%でも Sheriff

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item 4 Print y	So that w	Article Addressed	JPMorgan 9275 Sky San Diego			Article Number	S Form	PS Form 3811, February 2004 Domestic Return	rn Receipt 102595-02-M-1

Julie S. Bowman 452A Whites Church Road Bloomsburg, PA 17815

Dear Julie:

We are pleased to advise that based upon our preliminary review of income, asset and credit information you have furnished; you meet our qualifications for a purchase money mortgage as follows:

Price: \$150,000

Loan amount: \$120,000 Annual taxes: \$1,400.00 Homeowner's assoc. fee Type of financing: 80/10/10

This pre-qualification is based on a 30 yr. fixed rate mortgage with a maximum qualifying rate of 6.25%. The maximum qualifying payment for principal, interest, taxes and all required insurance is \$866.33/month. Therefore, should the fixed costs for taxes, insurance or homeowners association fees on your chosen home be higher than estimated above, the actual loan amount for which you would qualify would be lower. Once you have selected a specific property, we will be pleased to furnish you with revised figures.

This letter is not a binding commitment upon the bank to make the proposed loan on specific terms. Formal loan approval and commitment will be granted only after submission of a completed application, verification of required documentation pertaining to income, assets, credit and liabilities, as well as an appraisal on the property being purchased and underwriting consideration.

Sincerely,

Michael K. Schwartz

AVP/Retail Loan Coordinator

Your ENB Bank, N.A. contact person is Sherri L. Wohlford and may be

contacted at the Bloomsburg Office at 570.784.1144.

Danville Shamokin Atlas Williamsport Bloomsburg Berwick

PHFA Form 3

December 2006

FROM-FNB BLOOMSBURG

PHFA ADDENDUM D: AFFIDAVIT OF SELLER

To be completed by seller(s) at or before closing unless (1) a new home is being constructed on the borrower's lot, (2) the borrower is purchasing property under an eligible installment sales agreement, or (3) the seller is HUD. This affidavit is made for the purpose of satisfying the requirements set forth in the Internal Revenue Code of 1986, as amended, (the "Code") and the rules and regulations promulgated pursuant thereto by the U.S. Department of the Treasury. Read and

/W	e, the undersigned seller(s):	·			depose and state the
	owing:				
١.	I/we have entered into an agreeme	nt of sale with the	e follow	ving person(s): BNWNAN	
2.	is located in the County ofS	DLVIVIEVA DAD. BLOO	MS6	3URG PA 17815	
3.	The acquisition cost of the land at	id residence to be	acquii	ed by the Buyer from the Sener is com-	puted as follows:
	and a second in the second on in the	ind, by the Borro narty) for the la	wer or	any other person to or for the benefit I Residence (excluding any personal	s_ <i>114,000</i> _
	(b) Amount paid for fixtures (if	not included in (a) above	(*	5Q
	(c) Additional costs of completing	ig or rehabilitatio	g the R	esidence not to be paid to the Seller	s
	(d) Cost of land owned by Buyer the Residence thereon	er less than 2 yea	rs prio	r to commencement of construction of	
	(e) TOTAL ACQUISITION CO	ST		***************************************	s <u> </u>
4.		any unfinished a lescribe any exce	ceas tha	at are suitable for completion and norm to the foregoing statement.	nally finished in homes
5.	anyone acting on my behalf to the construction loans, bridge loans	ic Buyer of anyon of similar tempor	ne acui ary init	irectly or indirectly to repay an existing on Buyer's behalf in connection with a term of 24 months	or less.
6.	Neither I/we nor anyone acting (any other than the real estate bro	m my/our behalf! ker or agent fees	has ent disclos	ered into any contract, arrangement or code on the HUD 1 Sculement shock.	understanding to make
01	mitted to state any of the information	on requested, the	rod Sta	ttements in the representations containing may occur: (1) I/we could be imprinted Code; (2) The Office of the Appendixy, misrepresentation and false se	ttorney General of the
	· -				Data
S	ignature of Seller	Date		Signature of Seller	Date

THIS DOCUMENT THIS AN ARTHRICKL WATERMAKK PRINTED ON THE PROOF OF THE DOCUMENT HAS A MICHO-PRINT STOKKTHOF ASSENCE OF THESE PEATURES WILL INDICATE A COPY.

CASHIER'S CHECK.

DATE June 27. 2007

010463

50-1476/313 3000101602

Julie Bowman

REMITTER

РАУТО THE COlumbia County Sheriff's Office

\$ 12,000.00

COLUMBIA COUNTY X COOCANISOCAS

AUTH, SIG.

DOLLARS

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 June 6, 13, 20, 2007 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 day of June 2007.
	(Notary Public)
	My commission experces Pennsylvania
	Notarial Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2007
	, 20
publication charges amounting to \$	for publishing the foregoing notice, and the
fee for this affidavit have been paid in	

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

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

FREDDIE MAC PENNSYLVANIA DESIGNATED COUNSEL

June 8, 2007

Prothonotary of Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Re: JPMorgan Chase Bank as Trustee

vs.

Brenda L. Long

Columbia County C.C.P. No. 2006 CV 1215 MF

Gentlemen:

In connection with the above captioned matter, enclosed for filing please find Affidavit of Service Pursuant to Rule 3129.

I have enclosed an extra copy to be time stamped and returned in the enclosed self-addressed stamped envelope.

Your assistance in this matter is greatly appreciated.

Sincerely yours

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

/jlg

Enclosures

cc: Columbia County Sheriff's Office

P.O. Box 380

Bloomsburg, PA 17815

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

JPMorgan Chase Bank as Trustee | COURT OF COMMON PLEAS 9275 Sky Park Court, Third Floor San Diego, CA 92123

Plaintiff

CIVIL DIVISION Columbia County

Brenda L. Long 85 Fox Hollow Road Bloomsburg, PA 17815 Defendant(s)

NO. 2006 CV 1215 MF

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

- 1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
- 2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
- If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
- If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalt es of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities!

BY:

Dated: June 8, 2007

UDREW LAW OFFICES, P.C.

Mark J. Udren, Esquire Attorney for Plaintiff

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

JPMorgan Chase Bank as Trustee Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

v. Brenda L. Long Defendant(s)

NO. 2006 CV 1215 MF

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Brenda L. Long

PROPERTY: 85 Fox Hollow Road

(Mount Pleasant Township) Bloomsburg, PA 17815

improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the <u>Columbia</u> County Sheriff's Sale on <u>June 27, 2007</u>, at 9:30 am, at the COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later that 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.



⇉ 9 ĊП PS Form **3877**, February 1994 Total number of Pieces Listed by Sender 5 3 2 œ ð 6 ~ w 4 4 N Name and Address Of Sender Line (ე Article Number JPMORGAN CHASE BANK AS TRUSTEE 9275 SKY PARK COURT, THIRD FLOOR SAN DIEGO, CA 92123

DEUTSCHE BANK C/O RICHARD M. SQUIRE ASSOCIATES, LLC ONE JENKINTOWN STATION, SUITE 104, 115 WEST AVENUE
JENKINTOWN, PA 19046 UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE CHERRY HILL, NJ 08003 85 Fox Hollow Road (Mount Pleasant Township)
Bloomsburg, PA 17815
DOMESTIC RELATIONS SECTION
PO BOX 380, BLOOMSBURG, PA 17815 COLUMBIA COUNTY TAX CLAIM PO BOX 380, BLOOMSBURG, PA 17815 COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Harrisburg, PA 17128-1230 TENANTS/OCCUPANTS Name of Addressee, Street, and Post Office Address Total Number of Pieces Received at Post Office ATTN: Joyce Garcia φ Postmaster (Name of Receiving Employee) 200 Form Must be Completed by Typewriter, Ink or Ball Point Pen ☐ Registered ☐ Insured COD [] Certified Postage 公安安全会会会会会会会会会 ☐ Int'l Recorded Del.
☐ Express Mail ☐ Return Receipt for Merchandise ~ 03. ≋ Fea PS METER 8366792 U.S. POSTAGE The tull declaration of value is required on all domestic and international registered mall. The maximum indernative payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction in surrance is \$5.0,000 per piece subject to a limit of \$5.00,000 per occurrence. The maximum indemnity payable on Express Mail marchandise is \$5.00 The maximum indemnity payable on Express Mail marchandise is \$5.00 The maximum indemnity payable on Express Mail marchandise is \$5.00 The maximum indemnity payable is \$25.000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, \$913, and \$921 for limitations of coverage on international mail. Special handling changes apply only to third and forth class parcels. Handling Charge Check appropriate block for Registered Mail:
[] With Postal Insurance (1) Without postal insurance Act. Value (If Regis.) d Value Insure Due Sender If COD Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt FR e R S.D. S.H. Rst Del Fee Remarks

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

JPMorgan Chase Bank as Trustee | COURT OF COMMON PLEAS 9275 Sky Park Court, Third Floor San Diego, CA 92123 Plaintiff

CIVIL DIVISION Columbia County

v.

Brenda L. Long 85 Fox Hollow Road Bloomsburg, PA 17815

NO. 2006 CV 1215 MF

Defendant(s)

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: May 3, 2007

Brenda L. Long 85 Fox Hollow Road . Bloomsburg, PA 17815

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: June 7, 2007

LAW OFFICES, P.C.

Udren,



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION

JPMorgan Chase Bank as Trustee | COURT OF COMMON PLEAS Plaintiff

CIVIL DIVISION Columbia County

Brenda L. Long

Defendant(s) NO. 2006 CV 1215 MF

ORDER

day of Jebenely AND NOW, this consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure and all subsequent pleadings on Defendant(s), Brenda L. Long, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Complaint in Mortgage Foreclosure and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Brenda L. Long at 85 Fox Hollow Road, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 85 Fox Hollow Road, Bloomsburg (Mount Pleasant Township), PA 17815.

BY THE COURT:

151 Clonas Q. Janes Je

EXHIBITB

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Listed	Total	15	14	3	12		10	9	8	7	_ 6 	<u></u>	4	ω			Line		Name and Address Of Sender
Listed by Sender	number of Plea										2	1					Article Number		
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	Per (Name of Receiving Employee)					7.7			ASS	O COURT			· · · · · · · · · · · · · · · · · · ·				ess Poslage	☐ Certified	☐ Registered ☐ Insured ☐ COD
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chandise is \$500. Domestic Mail Ma Aanuel for limitalious parcels.	m Indemnity payal se is \$50,000 per l																Remarks		

PS Form **3877**, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

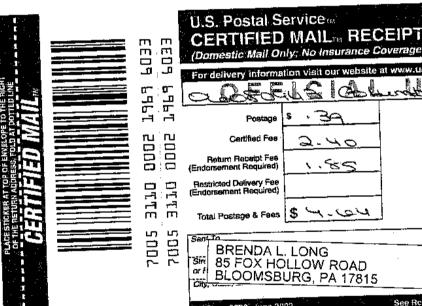
TO: Brenda L. Long

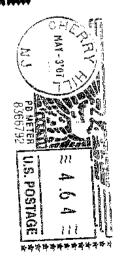
85 Fox Hollow Road

Bloomsburg, PA 17815

Vour house (real estate) at 85 Fox Hollo

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003





EYHBIT B

NDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3. Also complete	A. Signature
Item 4 If Restricted Delivery is desired. Print your name and address on the reverse	X ☐ Agent ☐ Addressee
so that we can return the card to you. Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
Article Addressed to:	D. Is delivery address different from item 1? ☐ Yes if YES, enter delivery address below: ☐ No
BRENDA L. LONG 85 FOX HOLLOW ROAD BLOOMSBURG, PA 17815	
	3. Service Type A Certified Mail
Article Number	4. Restricted Delivery? (Extra Fee) (1) Yes
ervice label)	בנום רמרנ שוש לוווץ
Form 3811, February 2004 Domestic Return Receipt	urn Receipt 102595-02-M-1540

N N

litem no sicess to delivery information is not available on mail sudressed to APOs and FPOs. IMPORTANT: Save this receipt and present it when making an inquiry.

If a posimark on the Certified Mail receipt is desired, please present the arunde at the post office for posimarking. If a posimark on the Certified Mail receipt is not needed, detach and affix tabel with postage and mail.

■ For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement 'Restricted Delivery'.

■ For an additional fee, a Return Receipt rasy be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt added applicable postage to cover the security for Form 3811) to the article and add applicable postage to cover the activities in the provide a fee waiver for security and applicable provided in the provided in t

NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For Valuables, please consider Insured or Registered Mail. For

Certified Mail is not available for any class of international mail.

important Heminders: ©ertified Mail may ONLY be combined with First-Cisse Mails or Priority Mails

A record of delivery kept by the Postal Service for two years

a A unique Identifier for your mailpiece

PS Form 3600, June 2002 (Reverse)

Certified Mali Provides:

EXHIBIT B

TIMOTHY T. CHAMBERLAIN



FAX: (570) 389-5625

PHONE (\$70) 389-5622

24 HOUR PHONE (379) 784-6308

JPMORGAN CHASE BANK AS TRUSTEE

Docket # 59ED2007

VS

MORTGAGE FORECLOSURE

BRENDA L. LONG

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, APRIL 19, 2007, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRENDA LONGAT 4018 RIDGE ROAD, BERWICK BY HANDING TO BRENDA LONG, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME

THIS FRIDAY, APRIL 20, 2007

NOTARY PUBIZIC

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA

Bloomsburg, Columbia Co., PA My Commission Expires November 07, 2009 SO ANSWERS,

SHERIFF TIMOTHY T. CHAMBERLAIN

P. D'ANGELO

DEPUTY SHERIFF

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.
***ADMITTED PA.
***ADMITTED PA.
**TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC PENNSYLVANIA DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

June 7, 2007

Prothonotary of Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Re: JPMorgan Chase Bank as Trustee

vs.

Brenda L. Long

Columbia County C.C.P. No. 2006 CV 1215 MF

Gentlemen:

In connection with the above captioned matter, enclosed please find Verification of Service by Certified Mail and Regular Mail Pursuant to Court Order. I have enclosed a copy of the first page to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance with this matter.

Sincerely, yours,

Mark J. Udren, Esq.

UDŘEN LAW OFFICES, P.C.

/jlg

Enclosures

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

JPMorgan Chase Bank as Trustee ! COURT OF COMMON PLEAS 9275 Sky Park Court, Third San Diego, CA 92123 Plaintiff

CIVIL DIVISION Columbia County Columbia County

ν.

Brenda L. Long 85 Fox Hollow Road Bloomsburg, PA 17815

NO. 2006 CV 1215 MF

Defendant(s)

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: May 3, 2007

Brenda L. Long 85 Fox Hollow Road Bloomsburg, PA 17815

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: June 7, 2007

ĹAW OFFICES, P.C.

Udren,

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION

JPMorgan Chase Bank as Trustee | COURT OF COMMON PLEAS Plaintiff

CIVIL DIVISION

Columbia County

Brenda L. Long

Defendant(s)

NO. 2006 CV 1215 MF

ORDER

day of Jebenetry AND NOW, this , 2006, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure and all subsequent pleadings on Defendant(s), Brenda L. Long, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Complaint in Mortgage Foreclosure and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Brenda L. Long at 85 Fox Hollow Road, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 85 Fox Hollow Road, Bloomsburg (Mount Pleasant Township), PA 17815.

BY THE COURT:

151 alonas a. James Je

	Total r Listed	15	14	ದೆ	12	1	10	9	8	-	1 6	Ω	4	ω	2	_	Line	Name and Address Of Sender
_	Total number of Pieces Listed by Sender									£							Article Number	
	Received at Post Office							:								BRENDA L. LONG 85 FOX HOLLOW ROAD BLOOMSBURG, PA 17815	Name of Addressee, Street, and Post Office Address	UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE CHERRY HILL, NJ 08003 ATTN: Joyce Garcia
	Postmaster, Per (Name of Receiving Employee)						11877				100 100 100 100 100 100 100 100 100 100					75	Post Office Address	200
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PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

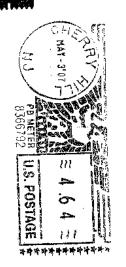
vour house (real estate) at 85 Fox Hollo Brenda L. Long 85 Fox Hollow Road Bloomsburg, PA 17815

TO:

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD CHERRY HILL, NJ 08003



	(Domestic Mail O	ervice ₁₆ MAIL _{TM} RECOUNTY OF THE COUNTY	overage Provided)
ì	Postage	\$. 39	
3	Certified Fee	2-40	Posimark
1	Return Receipt Fee (Endorsement Required)	1.85	Here
]	Restricted Delivery Fee (Endorsement Required)		
1	Total Postage & Fees	\$4.04	
7	CHJ, BLOOMSBI	LONG LLOW ROAD JRG, PA 17815	
	2000 Lune 10	13	See Reverse for Instructions



PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

2. Article Number 7.0				BRENDA L. LONG 85 FOX HOLLOW ROAD BLOOMSBURG, PA 17815	1. Article Addressed to:	Attach this card to the back of the mallplece, or on the front if space permits.	Print your name and address on the reverse so that we can return the card to your	Complete items 1, 2, and 3. Also complete	SENDER: COMPLETE THIS SECTION
201	 	, —	_ [_	<u> </u>					
EEU3 876% 2000 UTTE 5002	4. Restricted Delivery? (Extra Fee) ☐ Yes	3. Service Type Certified Mail			D. Is delivery address different from item 1? Yes If YES, enter delivery address below:	B. Received by (Printed Name) C. Date of Delivery	X ☐ Agent ☐ Addressee	A. Signature	COMPLETE THIS SECTION ON DELIVERY

MPOATHWI: Save this receipt and prosent it when making an inquiry. Internet accoss to delivery information is not available on anall addressed to APOs and FPOs.

It is postmark on the Certified Mail receipt is desired, please present the arti-cle at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail,

■ For an additional fee, delivery may be restricted to the additional fee, delivery may be restricted to the mailplece with the endorsement "Restricted Delivery".

Tor an additional fee, a Return Receipt may be requested to provide proof of delivery. (To obtain Return Receipt service, please complete and attach a Return Receipt Receipt Receipt Research fee and add applicable postage to cover the a duplicate mailpiece Return Receipt Requested. To receive a fee waiver for a duplicate return receipt, a USPS_® postmank on your Certified Mail receipt is required.

- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail: For valuables, please consider insured or Registered Mail.
 - Certified Mali is not available for any class of international mail.
- Important Reminders:

 Certified Mail may ONLY be combined with First-Class Mails of Priority Mails.
 - A record of delivery kept by the Postal Service for two years
 - eoeigliem vour for your mailpiece
- PS Form \$800, June 2002 (Reverse)

Certified Mail Provides:

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 **SHERIFF OF COLUMBIA COUNTY** COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

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

JPMORGAN CHASE BANK

VS.

BRENDA LONG

WRIT OF EXECUTION #59 OF 2007 ED

POSTING OF PROPERTY

May 24,2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF BRENDA LONG AT 85 FOX HOLLOW ROAD BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY JAMES ARTER.

SO ANSWERS

PPUTY SHERWFF

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH

DAY OF MAY 2007

<u>COMMONWEALTH OF PENNSYLVANIA</u> Notarial Seal

Mardy Williams

Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



PHONE (570) 369-5622

24 HOUR PHONE (570) 784-6300

JPMORGAN CHASE BANK AS TRUSTEE

Docket # 59ED2007

VS

MORTGAGE FORECLOSURE

BRENDA L. LONG

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, APRIL 19, 2007, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRENDA LONGAT 4018 RIDGE ROAD, BERWICK BY HANDING TO BRENDA LONG, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, APRIL 20, 2007

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

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

SO ANSWERS,

SHERIFF TIMOTHY T. CHAMBERLAIN

P. D'ANGELO DEPUTY SHERIFF

Х

OFFICER: T. CHAMBERLAIN SERVICE# 1 - OF - 11 SERVICES DATE RECEIVED 4/12/2007 DOCKET # 59ED2007 PLAINTIFF JPMORGAN CHASE BANK AS TRUSTEE DEFENDANT VP.O BRENDA L. LONG ATTORNEY FIRM UDREN LAW OFFICE PERSON/CORP TO SERVED PAPERS TO SERVED BRENDA LONG MORTGAGE FORECLOSURE 85 FOX HOLLOW RD BLOOMSBURG SERVED UPON SRENDA CONG RELATIONSHIP _____ IDENTIFICATION _____ DATE 64 19 07 TIME 15 45 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 EN NOT FOUND AT PLACE OF ATTEMPTED SERVICE F. OTHER (SPECIFY) 4018 Richer Rei BERWICE, ATTEMPTS DATE TIME OFFICER REMARKS E4.19.07 1/2 1440 DANGE 00

L DATE 24. 19. 07

DEPUTY

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 04/16/2007

Fee: \$5.00 Cert. NO: 3299

LONG BRENDA L 85 FOX HOLLOW ROAD BLOOMSBURG PA 17815

District: MT PLEASANT TWP Deed: 20020 -5764 Location: 85 FOX HOLLOW RD Parcel Id:26 -06 -005-03,000

Assessment: 26,372 Balances as of 04/16/2007

YEAR TAX TYPE TAXES DUE

TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: Timothy T. Chamberlain, Sheriff	Per:	dim.
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OFFICER:	4/10/000	SERVICE	# 8 - OF - 11 SERVICES	
DATE RECEIVED	4/12/2007	DOCKET	# 59ED2007	
PLAINTIFF	JPM	IORGAN CHASE BAN	K AS TRUSTEE	
DEFENDANT	BRE	ENDA L. LONG		
ATTORNEY FIRM	UDF	REN LAW OFFICE		
PERSON/CORP TO	SERVED	PAPERS'	TO SERVED	
COLUMBIA COUNT	Y TAX CLAII	M MORTGA	GE FORECLOSURE	
PO BOX 380				
BLOOMSBURG				
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	F. OTHER ((SPECIFY)		
ATTEMPTS DATE	TIME	OFFICER	REMARKS	
DEPUTY	il.	DAT	E 4-14-7	-
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DATE RECEIVED		SERVICE# 4 - C DOCKET # 59ED	OF - 11 SERVICES 02007
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DEFENDANT ATTORNEY FIRM	UDREN LAV	V OFFICE	
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COLLECTOR			
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SERVED UPON	ARJORIE		
RELATIONSHIP 1	X Collecton	IDENTIFICAT	ION
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	F. OTHER (SPECIFY	?)	
ATTEMPTS DATE	TIME O	FFICER	REMARKS
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OFFICER: DATE RECEIVED 4/	12/2007	SERVICE# 5 - (DOCKET # 59EI	OF - 11 SERVICES D2007
PLAINTIFF	JPMORGAN C	HASE BANK AS	TRUSTEE
DEFENDANT	BRENDA L. LO	ONG	
ATTORNEY FIRM	UDREN LAW (
PERSON/CORP TO SI DOMESTIC RELATION	ERVED	PAPERS TO SE	
15 PERRY AVE.	NO	MORTGAGE FO	RECLOSURE
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Race Sex Hei	ght Weight H	lyes Hair	Age Military
([PERSONAL SERVICES. HOUSEHOLD MEMORY CORPORATION MADE REGISTERED AGE NOT FOUND AT PLANT PLA	IBER: 18+ YEAR ANAGING AGEN' NT	Γ
F	. OTHER (SPECIFY)		
ATTEMPTS DATE T	IME OFF	ICER	REMARKS
DEPUTY	Man-	J DATE	4/16/07

REAL ESTATE OUTLINE

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SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 59 OF 2007 ED AND CIVIL WRIT NO. 1216 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a railroad spike in the centerline of Township Route No. 497, in line of land now or formerly of William R. Yost and Kathleen Yost, his wife; thence by said Yost land, South 00 degrees 50 minutes 07 seconds West, 425.74 feet to an iron pin in line of land now or formerly of Ellis Turner and Minnie Turner, his wife; thence by said Turner land South 88 degrees 47 minutes 26 seconds West, 280.9 feet to an iron pin; thence by the same and land now or formerly S. Margaret Wommer, et vir, North 06 degrees 47 minutes 26 seconds East, 445 feet to a railroad spike in the centerline of Township Route 497; thence along the centerline of said Township Route 497, South 87 degrees 09 minutes East, 214.71 feet to a railroad spike in the centerline of said Township Route 497, and in line of land now or formerly of the said William R. Yost, et ux, the place of beginning.

CONTAINING 2.388 acres.

This description was drawn in accordance with a survey and draft prepared by Orangeville Surveying Consultants, May 1972

EXCEPTING AND RESERVING THEREFROM the tract or land which Shirley J. Dippel and Christopher Dippel, her husband, and Laverne R. Dippel, by their deed dated the 25th day of July 1973, and recorded in Deed Book 262 page 1131, in the Columbia County Recorder's Office, granted and conveyed unto Robert J. Dippel and Delores M. Dippel, his wife.

TRACT NO. 2: BEGINNING at a railroad spike in the centerline of Township Route 497 in line of land now or formerly of Charlotte S. Merchlinski; thence by said Merchlinski land South 00 degrees 50 minutes 07 seconds West, 100 feet to a stake in line of land now or formerly of Shirley J. Dippel and Laverne R. Dippel; thence by said Dippel land, South 87 degrees 09 minutes East, 80 feet to a stake; thence by the same North 00 degrees 50 minutes 07 seconds East, 100 feet to a point in the centerline of said Township Route 497; thence along the centerline of said Township Route 497, North 87 degrees 09 minutes West, 60 feet to a railroad spike in line of land now or formerly of the said Charlotte S. Merchlinski, the point or place of Beginning.

BEING THE SAME PREMISES which P. Jeffrey McConnell and Jean L. McConnell, husband and wife, by Deed dated May 7, 2002 and recorded May 13, 2002 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in instrument No. 200205764, granted and conveyed unto Brenda L. Long.

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route 497 (Fox Hollow Road); thence along the centerline of Township Route 497, North 82 degrees 23 minutes 53 seconds East, a distance of 29.59 to a point; thence along the same, the following three courses and distances; North 85 degrees 07 minutes 15 seconds East, a distance of 68.33 feet to a point, North 87 degrees 30 minutes 15 seconds East, a distance of 46.65 feet to a point; South 87 degrees 30 minutes 29 seconds East, a distance of 62.15 feet to a point; thence passing through Township Route 497 and along line of lands now or formerly of Grantees herein, South 06 degrees 50 minutes 06 seconds West, a distance of 218.45 feet to an existing iron pin; thence along lands now or formerly of Jon E. and Shirley A. Turner, South 85 degrees 58 minutes 52 seconds West, a distance of 213.64 feet to an existing iron pin; thence along same North 08 degrees 26 minutes 16 seconds East, a distance of 223.25 feet to a point in the centerline of Township Route 497 (Fox Hollow Road), the point and place of beginning. CONTAINING 1.057 acres.

This description was prepared from survey draft of Orangeville Surveying Consultants dated February 17, 2002, approved by the Columbia County Planning Commission on May 20, 2002, and recorded in Columbia County Map Book 8, Page 194, on June 6, 2002.

In accordance with the Columbia County Subdivision approval property shall be considered as one with the adjoining property of to Grantee herein conveyed by Grantors herein by Deed dated as appears of record as Columbia County Instrument No. 200205764

BEING THE SAME PREMISES which Paul Jeffrey McConnell and Jean Louise AcConnell, husband and wife, by Deed dated March 7, 2003 and recorded March 11, 2003 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Instrument No. 200302674, granted and conveyed unto Brenda L. Long. Parcel No.: 26.6-005-03

BEING KNOWN AS: 85 FOX HOLLOW ROAD (MOUNT PLEASANT TOWNSHIP) BLOOMSBURG, PA 17815

PROPERTY ID NO.: 26-06-005-03 & 26-06-005-08

TITLE TO SAID PREMISES IS VESTED IN BRENDA L. LONG BY DEED FROM P. JEFFREY MCCONNEL AND JEAN L. MCCONNELL, HUSBAND AND WIFE DATED 5/7/02 RECORDED 5/13/02 INSTRUMENT NO.: 200205764

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.

IMPORT ANT 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

SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 59 OF 2007 ED AND CIVIL WRIT NO. 1216 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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EXCEPTING AND RESERVING THEREFROM the tract or land which Shirley J. Dippel and Christopher Dippel, her husband, and Laverne R. Dippel, by their deed dated the 25th day of July 1973, and recorded in Deed Book 262 page 1131, in the Columbia County Recorder's Office, granted and conveyed unto Robert J. Dippel and Delores M. Dippel, his wife.

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CONTAINING 1.057 acres.

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BEING KNOWN AS: 85 FOX HOLLOW ROAD (MOUNT PLEASANT TOWNSHIP) BLOOMSBURG, PA 17815

PROPERTY ID NO.: 26-06-005-03 & 26-06-005-08

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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.

IMPORT ANT 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

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

JPMorgan Chase Bank as Trustee | COURT OF COMMON PLEAS Plaintiff

CIVIL DIVISION Columbia County

ν.

MORTGAGE FORECLOSURE

Brenda L. Long

Defendant(s)

NO. 2006 CV 1215 MF

2007-ED-59

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:

85 Fox Hollow Road (Mount Pleasant Township) Bloomsburg, PA 17815 SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$99,380.57

Interest From April 11, 2007 to Date of Sale _____

Ongoing Per Diem of \$16.39 to actual date of sale including if sale is held at a later date

(Costs to be added)

Prothonotary

Clerk

ATTY I.D. NO.04302 WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400 pleadings@udren.com JPMorgan Chase Bank as Trustee COURT OF COMMON PLEAS Plaintiff CIVIL DIVISION ν. Columbia County MORTGAGE FORECLOSURE NO. 2006 CV 1215 MF Brenda L. Long 1001-ED-59 Defendant(s) CERTIFICATE TO THE SHERIFF I HEREBY CERTIFY THAT: I. The judgment entered in the above matter is based on an Action: In Assumpsit (Contract) In Trespass (Accident) В. X C. In Mortgage Foreclosure On a Note accompanying a purchase money mortgage and the D. property being exposed to sale is the mortgaged property. The Defendant(s) own the property being exposed to sale as: II. XA. An individual Tenants by Entireties В. Joint Tenants with right of survivorship C. A partnership D. Tenants in Common Ε. A corporation The Defendant(s) is (are): III. Resident in the Commonwealth of Pennsylvania <u>X</u>A. ___B. Not resident in the Commonwealth of Pennsylvania 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, T.C.

BY:

Mark J. Udren, Esquire

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

JPMorgan Chase Bank as Trustee | COURT OF COMMON PLEAS Plaintiff

v.

CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

Brenda L. Long

Defendant(s)

NO. 2006 CV 1215 MF

7.ED-59

CERTIFICATE

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.

TORNEY FOR PLAINTIFF

pleadings@udren.com

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

JPMorgan Chase Bank as Trustee | COURT OF COMMON PLEAS Plaintiff

ν.

CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

Brenda L. Long

Defendant(s)

NO. 2006 CV 1215 MF 2007-ED-59

CERTIFICATE

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.

Udren, ESOUIRE TTORNEY FOR PLAINTIFF UDREN LAW OFFICES, ...C.

ATIGRNEY FOR PLAINTIFF

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

JPMorgan Chase Bank as Trustee ECOURT OF COMMON PLEAS

Plaintiff

v.

CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

Brenda L. Long

Defendant(s)

NO. 2006 CV 1215 MF

2007-ED-59

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMorgan Chase Bank as Trustee, 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: Hollow Road (Mount Pleasant Township) Bloomsburg, PA 17815

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

Brenda L. Long

85 Fox Hollow Road Bloomsburg, PA 17815

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

Company, as Trustee of Ameriquest Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series Quest 2005-X2 Under the Pooling and Servicing Agreement Dated as of September 11 2006, without Recourse

Deutsche Bank National Trust One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

c/o Richard M. Squire Associates, LLC Address to Follow

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

Name

Address

JPMorgan Chase Bank as Trustee

9275 Sky Park Court, Third Floor San Diego, CA 92123

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

85 Fox Hollow Road (Mount Pleasant Township) Bloomsburg, PA 17815

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: April 10, 2007

> Mark J. Udren, ESQ. Attorney for Plaintiff

UDREN LAW OFFICES, ...C. 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

JPMorgan Chase Bank as Trustee COURT OF COMMON PLEAS Plaintiff

ν.

CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

Brenda L. Long

Defendant(s)

NO. 2006 CV 1215 MF

AFFIDAVIT PURSUANT TO RULE 3129.1

JPMorgan Chase Bank as Trustee, 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: 85 Fox Hollow Road (Mount Pleasant Township) Bloomsburg, PA 17815

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

Brenda L. Long

85 Fox Hollow Road Bloomsburg, PA 17815

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

Company, as Trustee of Ameriquest Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series Quest 2005-X2 Under the Pooling and Servicing Agreement Dated as of September 11 2006, without Recourse

Deutsche Bank National Trust One Jenkintown Station, Suite 104 115 West Avenue Jenkintown, PA 19046

c/o Richard M. ! ire Associates, LLC Address to Follow

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

Name

Address

JPMorgan Chase Bank as Trustee

9275 Sky Park Court, Third Floor San Diego, CA 92123

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

85 Fox Hollow Road (Mount Pleasant Township) Bloomsburg, PA 17815

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: April 10, 2007

Mark J. Udren, ESQ. Attorney for Plaintiff

ATTURNEY FOR PLAINTIFF

UDREN LAW OFFICES, r.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

JPMorgan Chase Bank as Trustee COURT OF COMMON PLEAS Plaintiff

v.

CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

Brenda L. Long

pleadings@udren.com

Defendant(s)

NO. 2006 CV 1215 MF 2007-ED-59

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brenda L. Long 85 Fox Hollow Road Bloomsburg, PA 17815

Your house (real estate) at 85 Fox Hollow Road (Mount Pleasant Township) Bloomsburg, PA 17815 is scheduled to be sold at the ___, at ____ Sheriff's Sale on _____ Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$99,380.57, 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 Bloomsburg, PA 17815 570-784-8760

ASSOCIATION DE LICENCIDADOS Susquehanna Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760 ALL THOSE TWO CERTAIN pieces, perceis or tracts of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bou — d and described as follows, to wit:

TRACT NO. 1: BEGINNING at a railroad spike in the centerline of Township Route No. 497, in time of land now or formerly of William R. Yost and Kathleen Yost, fils wife; thence by said Yost land, South 00 degrees 50 minutes 07 seconds West, 425.74 feet to sin Iron pin in time of land now or formerly of Ellis Turner and Minnle Turner, his wife; thence by said Turner land South 88 degrees 47 minutes 26 seconds West, 260.9 feet to an Iron pin; thence by the same and land now or formerly of S. Margaret Wommer, et vir, North 06 degrees 47 minutes 26 seconds East, 445 feet to a railroad spike in the centerline of Township Route 497; thence along the centerline of said Township Route 497, South 87 degrees 09 minutes East, 214.71 feet to a railroad spike in the centerline of said Township Route 497, and in line of land now or formerly of the said William R. Yost, et ux, the place of Beginning.

CONTAINING 2.368 acres.

This description was drawn in accordance with a survey and draft prepared by Orangeville Surveying Consultants, May 1972.

EXCEPTING AND RESERVING THEREFROM, the tract of land which Shirley J. Dippel and Christopher Dippel, her husband, and Laverne R. Dippel, by their deed dated the 25th day of July 1973, and recorded in Deed Book 262, Page 1131, in the Columbia County Recorder's Office, granted and conveyed unto Robert J. Dippel and Delores M. Dippel, his wife.

TRACT NO. 2: BEGINNING at a railroad spike in the centerline of Township Route 497 in line of land now or formerly of Charlotte S. Merchlinski; thence by said Merchlinski land South 60 degrees 50 minutes 07 seconds West, 100 feet to a stake in line of land now or formerly of Shirley J. Dippel and Laverne R. Dippel; thence by said Dippel land, South 87 degrees 09 minutes East, 60 feet to a stake; thence by the same North 00 degrees 50 minutes 07 seconds East, 100 feet to a point in the centerline of said Township Route 497; thence along the centerline of said Township Route 497, North 87 degrees 09 minutes West, 60 feet to a railroad spike in line of land now or formerly of the said Charlotte S. Merchlinski, the point or place of Beginning.

BEING THE SAME PREMISES which P. Jeffrey McConnell and Jean L. McConnell, husband and wife, by Deed dated May 7, 2002 and recorded May 13, 2002 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Instrument No. 200205764, granted and conveyed unto Brenda L. Long.

ALL THAT CERTAIN piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route 497 (Fox Hollow Road); thence along the centerline of Township Route 497. North 62 degrees 23 minutes 53 seconds East, a distance of 29.59 to a point; thence along same, the following three courses and distances: North 85 degrees 07 minutes 15 seconds East, a distance of 46.65 feet to a point; North 87 degrees 30 minutes 29 seconds East, a distance of 62.15 feet to a point; thence passing through Township Route 497 and along line of lands now of formerly of Grantees herein, South 06 degrees 50 minutes 06 seconds West, a distance of 216.45 feet to an existing iron pin; thence along lands now or formerly of Jon E, and Shirley A. Turner, South 85 degrees 58 minutes 52 seconds West, a distance of 213.64 feet to an existing iron pin; thence along same North 08 degrees 26 minutes 16 seconds East, a distance of 223.25 feet to a point in the centerline of Township Route 497 (Fox Hollow Road), the point and place of Beginning.

CONTAINING 1.057 agres.

This description was prepared from survey draft of Orangeville Surveying Consultants dated February 17, 2002, approved by the Columbia County Planning Commission on May 20, 2002, and recorded in Columbia County Map Book 8, Page 194, on June 6, 2002.

In accordance with the Columbia County Subdivision approval property shall be considered as one with the adjoining property of to Grantee herein conveyed by Granters herein by Deed dated as appears of record as Columbia County Instrument No. 200205784.

BEING THE SAME PREMISES which Paul Jeffrey McConneil and Jean Louise McConneil, husband and wife, by Deed dated March 7, 2003 and recorded Merch 11, 2003 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Instrument No. 200302874, granted and conveyed unto Brenda L. Long.

Parcel No.: 25.06-005-03

BEING KNOWN AS: 85 Fox Hollow Road (Mount Pleasant Township)
Bloomsburg, PA 17815

PROPERTY ID NO.: 26-06-005-03 & 26-06-005-08

TITLE TO SAID PREMISES IS VESTED IN BRENDA L. LONG BY DEED FROM P. JEFFREY MCCONNELL AND JEAN L. MCCONNELL, HUSBAND AND WIFE DATED 5/7/02 RECORDED 5/13/02 INSTRUMENT NO.: 200205764.

County, Pennsylvania, bounded and described as follows, to wit:

TRACTINO. 1: BEGINNING at a railroad spike in the centerline of Township Route No. 497, in line of land now or formerly of William R. Yost and Kathleen Yost, his wife; thence by said Yost land, South 60 degrees 50 minutes 07 seconds West, 425.74 feet to an iron pin in line of land now or formerly of Ellis Turner and Minnie Turner, his wife; thence by said Turner land South 88 degrees 47 minutes 26 seconds West, 280.9 feet to an iron pin; thence by the same and land now or formerly of S. Margaret Wommer, et vir, North 06 degrees 47 minutes 26 seconds East, 445 feet to a railroad spike in the centerline of Township Route 497; thence along the centerline of said Township Route 497. South 87 degrees 09 minutes East, 214.71 feet to a railroad spike in the centerline of said Township Route 497, and in line of land now or formerly of the said William R. Yost, et ux, the place of Beginning.

CONTAINING 2,388 acres.

This description was drawn in accordance with a survey and draft prepared by Orangeville Surveying Consultants, May 1972.

EXCEPTING AND RESERVING THEREFROM, the tract of land which Shirtey J. Dippel and Christopher Dippel, her husband, and Lisverne R. Dippel, by their deed dated the 25th day of July 1973, and recorded in Deed Book 262, Page 1131, in the Columbia County Recorder's Office, granted and conveyed unto Robert J. Dippel and Delores M. Dippel, his wife.

TRACT NO. 2: BEGINNING at a reflected spike in the centerline of Township Route 497 in line of land now or formerly of Charlotte S. Marchillnski; thence by said Merchlinski land South 60 degrees 50 minutes 07 seconds West, 100 feet to a stake in line of land now of formerly of Shiriey J. Dippel and Laverne R. Dippel; thence by said Dippel land, South 87 degrees 09 minutes East, 80 feet to a stake; thence by the same North 90 degrees 50 minutes 07 seconds East, 100 feet to a point in the centerline of said Township Route 497; thence along the centerline of said Township Route 497, North 87 degrees 09 minutes West, 60 feet to a railroad spike in line of land now or formerly of the said Charlotte S. Merchlinski, the point or place of Beginning.

BEING THE SAME PREMISES which P. Jeffrey McConnell and Jean L. McConnell, husband and wife, by Deed dated May 7, 2002 and recorded May 13, 2002 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in instrument No. 200205764, granted and conveyed unto Brenda L. Long.

ALL THAT CERTAIN pleas, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to Wit:

BEGINNING at a point in the center of Township Route 497 (Fox Hollow Road); thence along the centerline of Township Route 497, North 82 degrees 23 minutes 53 seconds East, a distance of 29.59 to a point; thence along same, the following three courses and distances: North 85 degrees 07 minutes 15 seconds East, a distance of 68.33 feet to a point, North 87 degrees 30 minutes 15 seconds East, a distance of 46.65 feet to a point; South 87 degrees 30 minutes 29 seconds East, a distance of 62.16 feet to a point; thence passing through Township Route 497 and along line of lands now of formerly of Grantees herein, South 06 degrees 50 minutes 06 seconds West, a distance of 218.45 feet to an existing iron pin; thence along lands now or formerly of Jon E, and Shirley A. Turner, South 85 degrees 58 minutes 62 seconds West, a distance of 213.84 feet to an existing iron pin; thence along same North 08 degrees 26 minutes 16 seconds East, a distance of 223.25 feet to a point in the centerline of Township Route 497 (Fox Hollow Road), the point and place of Beginning.

CONTAINING 1.057 acres.

This description was prepared from survey draft of Orangeville Surveying Consultants dated February 17, 2002, approved by the Columbia County Planning Commission on May 20, 2002, and recorded in Columbia County Map Book 8, Page 194, on June 6, 2002.

In accordance with the Columbia County Subdivision approval property shall be considered as one with the adjoining property of to Grantes herein conveyed by Granters herein by Deed dated as appears of record as Columbia County Instrument No. 200205784.

BEING THE SAME PREMISES which Paul Jeffrey McConnell and Jean Louise McConnell, husband and wife, by Deed dated March 7, 2003 and recorded March 11, 2003 in the Office of the Recorder of Deeds in and for Columbia County, Permayivania, in Instrument No. 200302674, granted and conveyed unto Brenda L. Long.

Parcel No.: 25.06-005-03

BEING KNOWN AS: 85 Fox Hollow Road (Mount Pleasant Township)
Bloomsburg, PA 17815

PROPERTY ID NO.: 26-06-005-03 & 26-06-005-08

TITLE TO SAID PREMISES IS VESTED IN BRENDA L. LONG BY DEED FROM P. JEFFREY MCCONNELL AND JEAN L. MCCONNELL, HUSBAND AND WIFE DATED 5/7/02 RECORDED 5/13/02 INSTRUMENT NO.: 200205764.

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

PENNSYLVANIA OFFICE 215-568-9500

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

<u>FREDDIE MAC</u> <u>PENNSYLVANIA</u> <u>DESIGNATED COUNSEL</u>

PLEASE RESPOND TO NEW JERSEY OFFICE

April 10, 2007

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

Re: JPMorgan Chase Bank as Trustee

vs.

Brenda L. Long

Columbia County C.C.P. No. 2006 CV 1215 MF

Dear Sir:

Please serve the Defendant(s), Brenda L. Long at 85 Fox Hollow Road Bloomsburg, PA 17815 by Posting per Court Order.

Please then, <u>POST</u> the property with the Handbill at 85 Fox Hollow Road (Mount Pleasant Township) Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C

Mark J. Udren, Esquire Attorney for Plaintiff 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

PENNSYLVANIA OFFICE 215-568-9500

MARK J. UDREN*
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***ADMITTED PA,
TINA MARIE RICH
OFFICE ADMINISTRATOR

<u>FREDDIE MAC</u> <u>PENNSYLVANIA</u> <u>DESIGNATED COUNSEL</u>

PLEASE RESPOND TO NEW JERSEY OFFICE

April 10, 2007

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

Re: JPMorgan Chase Bank as Trustee

vs.

Brenda L. Long

Columbia County C.C.P. No. 2006 CV 1215 MF

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Please then, <u>POST</u> the property with the Handbill at 85 Fox Hollow Road (Mount Pleasant Township) Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C

Mark J. Udren, Esquire Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION

JPMorgan Chase Bank as Trustee COURT OF COMMON PLEAS Plaintiff

CIVIL DIVISION Columbia County

v. Brenda L. Long

Defendant(s)

NO. 2006 CV 1215 MF

ORDER

day of Jebendry AND NOW, this consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure and all subsequent pleadings on Defendant(s), Brenda L. Long, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Complaint in Mortgage Foreclosure and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant(s), Brenda L. Long at 85 Fox Hollow Road, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 85 Fox Hollow Road, Bloomsburg (Mount Pleasant Township), PA 17815.

BY THE COURT:

151 Monas a. Janes Je

America's Most Convenient Bank 9 1-800-YES-2000 86689 OPIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

86689

DATE

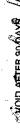
AMOUNT

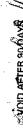
04/04/2007

\$1,500.00

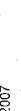












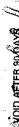




















THIS DOCUMENT CONTAINS HEAT SENSITIVE INK., TOUCH OR PRESS HERE - RED INAGE DISAPPEARS WITH HEAT,

"OB5689" :036001808:

12

Sheriff Sale Deposit 06080443 Long

589745

ORDEN OF

PAY TO THE

One Thousand Five hundred dollars and Zero cents

Sheriff of Columbia County

A. Settlement Statement		U.S. De and Urb	epartment of Housing ban Development
		OMB N	No. 2502-0265
B. Type of Loan			10. 2302-0203
FHA 2. ☐ FmHA 3. ☐ Conv. Uni VA 5. ☐ Conv. Ins.	ins File Number N130-850	Loan Number Mortgage Insu	rance Case Number
C. NOTE: This form is furnished to give your a statemen	t of actual settlement	costs. Amounts paid to and by the settlement agent are s	
	zoning, they are shown	costs. Amounts paid to and by the settlement agent are significant for informational purposes and are not included in the	hown. e totals.
D. NAME AND ADDRESS OF BORROWER: Julie S. Bo	wman	oomsburg, PA 17815	
E. NAME AND ADDRESS OF SELLER: Timothy CI	namberlain, Sheriff rg, PA 17815	ounsoung, FA 17615	
F. NAME AND ADDRESS OF LENDER: FNB Bank, 37 West Ma	N.A. in Street, Bloomsbi	ла. PA 17815	
G. PROPERTY 85 Fox Hollow Road LOCATION: 85 Fox Hollow Road Bloomsburg, PA 17815			
H. SETTLEMENT AGENT: PLACE OF SETTLEMENT: TIN: Premier Real Estate 38 W Third Street, B 23-2577395	Settlement Service lloomsburg, PA 178	s 15	
I. SETTLEMENT DATE: 07/23/2007		RESCISSION DATE:	
J. SUMMARY OF BORROWER'S TRANS	ACTION	K. SUMMARY OF SELLER'S TRANSA	ACTION
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	TOTION
101. Contract Sales Price 102. Personal Property	\$114,000.0	·	\$114,000.00
103. Settlements charges to borrower:	 -	402. Personal property 403.	
(from line 1400)	\$7,070.8		
104.		404.	
AD HISTMENTS CODITEMO DATE DI COLINE		405.	
ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADV 106. City/town taxes to	'ANCE:	ADJUSTMENTS FOR ITEMS PAID BY SELLER IN AD	VANCE:
107. County Taxes to		406. City/town Taxes to 407. County Taxes to	
108. Assessments to	<u> </u>	408. Assessments to	
109.		409.	
110. 111.	<u> </u>	410.	
112.		411,	
420, 00000 4111111111111111111111111111111	<u> </u>	412.	
120. GROSS AMOUNT DUE FROM BORROWER: 200. AMOUNTS PAID BY OR IN BEHALF OF BORROWE	\$121,070.85	420. GROSS AMOUNT DUE TO SELLER:	\$114,000.00
201. Deposit or earnest money	,	500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
202. Principal amount of new loan(s)	\$12,000.00	- Total depair (dec matridations)	\$12,000.00
203. Existing toan(s) taken subject to	\$91,200.00	502. Sottlement charges to seller (line 1400) 503. Existing loan(s) takeri subject to	
204.		504. Payoff of first mortgage loan	<u> </u>
205. 206.		505. Payoff of second mortgage loan	
207.		506,	
208.		507. 508.	
209.		509.	-
ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:		ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:	~ _
210. City/town taxes to 211. County taxes to		510. City/town taxes to	
211. County taxes to 212. Assessments to		511. County taxes to	
213.		512. Assessments to 513.	
214.		514.	
215. 216.		515.	
217.		516.	
218.		517. 518.	
219.		519,	
20. TOTAL PAID BY/FOR BORROWER:	\$103,200.00	520. TOTAL REDUCTIONS	610 000 5
00. CASH AT SETTLEMENT FROM/TO BORROWER:		IN AMOUNT DUE TO SELLER:	\$12,000.00
01. Gross amount due from borrower (line 120)		600. CASH AT SETTLEMENT TO/FROM SELLER	
02. Less amount paid by/for borrower (line 220)		601. Gross amount due to seller (line 420) 602. Less reductions in amt. due seller (line 520)	\$114,000.00
03. CASH (FROM) (TO) BORROWER:	\$17,870.85		\$12,000.00
· · · · · · · · · · · · · · · · · · ·			i

HUD-1 (3-86) - RESPA, HB 4305.2

700. TOTAL SALES/BROKE		LEMENT CHARGES		· · · · · · · · · · · · · · · · · · ·
	R'S COMMISSION			
	BASED ON PRICE \$114, 0	000 00 0	PAID FROM	PAID FRO
	DOUGH CHINGE \$111,0	000.00 @ %=	BORROWER'S	SELLER'
			- FUNDS	FUNDS
DIVISION OF COMMISS	SION (LINE 700) AS FOLLOWS:		1	FUNDS
701.	lo		AT	AΤ
702,	to		SETTLEMENT	SETTLEM
703.	· · · · · · · · · · · · · · · · · · ·		_	
704,	to	, which the state of the state	_	
	to		1	
705. Commission paid at settlement				· · · · · ·
706.			- 	
00. ITEMŠ PAYABLE IN CC	MNECTION WITH LOAD			
801. Loan prigination fee	%			
02. I oan discount	%			
i03. Appraisal fee to: Koch Ap	praisal Services (\$275.00 Pa	id By Lender	\$275.00	ne"
04. Credit report to: CREDSTA	NR (\$9.47 Paid By Lender)			
05. Lender's inspection fee			\$9.47	
06. Mortgage insurance application fe	e to			
07. Assumption fee				
08. Adminstration Fee-F			\$325.00	
09. Flood Deter/Monitor			\$12.00	
10. Automated Underwrit	ing Fee-(Fannie Mae \$29.00 Po	OC by Lender)	712.00	
11. Flood Deter/Monitor	Fee (1st American Flood \$12	.00 POC by Lender)	- -	
12	712			
13			·	
14				
15				
5			 -	
7	·		 -	
8		Value Transfer Transf	-	
9			 	
20			 	
A ITEMA DECIME			1	
O. HEIMS REQUIRED BY L	ENDER TO BE PAID IN ADVANCE:			
11. Interest from 0.7	/23/2007 to 07/31/2007	@ \$15.93/day	\$143.36	
2. Mortgage insurance premium for	mos, to		V143.36	
3. Hazard insurance premium for	yıs.to Erie Insura	ance B	<u> </u>	
4. Flood insurance premium for	yrs. to	######################################	ļ <u></u>	
5.	J. S. VJ			
000. RESERVES DEPOSITE	D WITH LENDER:			
01, }lazard insurance	3.00 months @	A07 56		·
		ラ∠/. 58 per month	600 74	
02. Mortgage insurance	rdenths @	\$27.58 per month	\$82.74	 .
		per month	\$82.74	
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on my account or by me in this transaction. I further continue to the further	nd to the best of my at I have received a	knowledge and belief, it is a true and a copy of the HUD-1 Settlement Statem.	of all receipts and disbursements made
Julie S. Bowman	un Date: 7	23/07 Seller or i come (A Timothy Chamberlain, Sher	1-23-07 Date: 1-23-07
Borrower:	Date:		
Borrower;	Date:	Seller or Agent:	Date:
Borrower:			
The HUD-1 Settlement Statement which I have prepared is a triwith this statement.			unds to be disbursed in accordange
WARNING: It is a crime to knowingly make false statements ment. For details see: Title 18 U.S. Code Section 1001 and Sec		Settlement Agent: P. Jeffley Hill on this or any other similar form. Penyllics upon conviction	Date: 23/3-