

# SHERIFF'S SALE COST SHEET

Ellington vs. Her 11/17  
 NO. 100-08 ED NO. 615-08 JD DATE/TIME OF SALE Stand

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>41.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>341.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1037.79</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>1187.79</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$1664.29

1350

Done # 314,29

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
795102

Pay THREE HUNDRED FOURTEEN AND 29/100 DOLLARS

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

DATE	AMOUNT
04/09/2009	*****314.29

EXB 04/09/2009

Void after 180 days

*Travis S. Hallinan*

⑈795102⑈ ⑆036001808⑆36 150866 6⑈

THIS DOCUMENT CONTAINS SENSITIVE OR TOUCH-OR-PRESS-TO-READ MICROPRINTED SECURITY FEATURES



Security Features Included.

# PHILAN HALLINAN & SCHMIEG

Law Offices  
One Penn Center Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000  
Main Fax: (215) 563-8656  
[Katherine.trautz@fedphe.com](mailto:Katherine.trautz@fedphe.com)

To: Office of the Sheriff

Attn: Sheriff Chamberlain

From: Katherine Trautz, ext. 1493

Date: April 29, 2009

RE: Herman, Robert 2008-CV-615-MF

Comments:

Attached is a check for the remaining balance on the above referenced case. Please feel free to contact me should you have any questions or concerns. Thank you for your assistance.

MOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <i>Katherine Trantz</i>	FROM: <i>Tim Chamberlain</i>
COMPANY:	DATE: <i>12-8-08</i> <i>1-26-09</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i> <i>3-11</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>Herman</i>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

*called 4-9-09 spoke to*  
*Kathy*  
*left mess 4-24-09*

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

December 8, 2008

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: ELLINGTON CREDIT FUND 1 (USA), INCORPORATED v.  
ROBERT R. HERMAN and JOYCE L. HERMAN  
151 ORCHARD DRIVE CATAWISSA, PA 17820-8339  
Court No. 2008-CV-615-MF

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for December 10, 2008 due to the following: Forbearance Plan.

Please be advised that no funds were reported to be received.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your correspondence in this matters.

Very Truly Yours,  
KATHERINE TRAUTZ for  
Phelan Hallinan & Schmieg, LLP

**COMPLETE THIS SECTION ON DELIVERY**

1, 2, at Also complete  
Delivery is desired.  
nd address on the reverse  
urn the card to you  
the back of the mailpiece,  
pace permits.

Home Loans, Inc.  
ranada  
CA 91302

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *LORENZO BARTOLO* JUN 1 1998  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *LORENZO BARTOLO* JUN 1 1998  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *LORENZO BARTOLO* JUN 1 1998  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**COMPLETE THIS SECTION ON DELIVERY**

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

1, 2, at Also complete  
Delivery is desired.  
nd address on the reverse  
urn the card to you  
the back of the mailpiece,  
space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *LORENZO BARTOLO* JUN 1 1998  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *LORENZO BARTOLO* JUN 1 1998  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *LORENZO BARTOLO* JUN 1 1998  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

PA 17103

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

# SHERIFF'S SALE COST SHEET

Ellington Credit Fund vs. Robert + Syce He. man  
 NO. 100-08 ED NO. 615-08 JD DATE/TIME OF SALE Dec 16 6930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>426.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1052.79</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1252.79</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1875.29

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Millington Credit Fund vs Robert & Joyce Armstrong

NO. 20-08 ED NO. 615-08 JD

DATE/TIME OF SALE: Dec 10 0730

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

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

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

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

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

November 10, 2008

Office of the Sheriff  
COLUMBIA County Courthouse

RE: ELLINGTON CREDIT FUND 1 (USA) INCORPORATED  
V. ROBERT R. HERMAN A/K/A ROBERT HERMAN and JOYCE L. HERMAN  
COLUMBIA COUNTY, NO. 2008-CV-615-MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

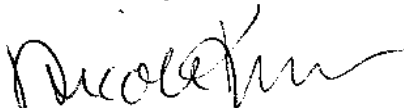
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

**\*\*\*\*\*IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.\*\*\*\*\***

Yours truly,



Nicole Kramer  
For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 12/10/2008 SHERIFF'S SALE.\*\*\***

**ELLINGTON CREDIT FUND 1 (USA)  
INCORPORATED**

**vs.**

**ROBERT R. HERMAN A/K/A ROBERT HERMAN  
JOYCE L. HERMAN**

**: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
:**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                     )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **ELLINGTON CREDIT FUND 1 (USA) INCORPORATED** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: November 10, 2008

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

Phelan Hallinan & Schmieg, L.L.C.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
:  
:  
:

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**ELLIGTON CREDIT FUND 1 (USA), INCORPORATED**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **151 ORCHARD DRIVE, CATAWISSA, PA 17820**.

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

NAME

LAST KNOWN ADDRESS

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

JOYCE L. HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

PPL ELECTRIC UTILITIES  
CORPORATION F/K/A PP&L, INC.

827 HAUSMAN ROAD  
ALLENTOWN, PA 18102

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS CUSTODIAN OR TRUSTEE F/K/A BANKERS  
TRUST COMPANY OF CALIFORNIA, N.A.

10790 RANCHO BERNARD ROAD  
SAN DIEGO, CA 92127

TERRANCE J. MCCABE, ESQ.

123 S. BROAD STREET, STE 2080  
PHILADELPHIA, PA 19109

ELLINGTON CREDIT FUND 1 (USA), INC.

2 CORPORATE DRIVE  
SHELTON, CT 06484

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

NAME

LAST KNOWN ADDRESS

COUNTRYWIDE HOME LOANS, INC.

4500 PARK GRANADA  
CALABASAS, CA 91302

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

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:

NONE

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:

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

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

TENANT/OCCUPANT

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE:

Name and Address

Of Sender

PHILAN HALLINAN & SCHMIEG, LLP

One Penn Center at Suburban Station Suite 1400

Philadelphia, PA 19103-1814 TEAM 3/

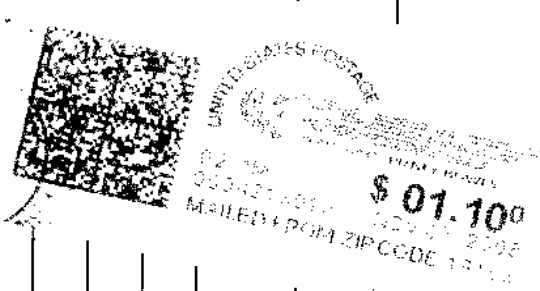
Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 151 ORCHARD DRIVE CATAWISSA, PA 17820		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4		PPL ELECTRIC UTILITIES CORPORATION F/K/A P&L, INC. 827 HAUSMAN ROAD ALLENTOWN, PA 18102		
5		COUNTRYWIDE HOME LOANS, INC. 4500 PARK GRANADA CALABASAS, CA 91302		
6				
7				
8				
9				
10				
11				
12				
		RE: ROBERT R. HERMAN A/K/A ROBERT HERMAN	TEAM 3	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)	
			172055	

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual 3900, S913 and S971 for limitations of coverage.



**Name and Address Of Sender**  
**PHILAN HALLINAN & SCHMIEG, LLP**  
 One Penn Center at Suburban Station Suite 1400  
 Philadelphia, PA 19103-1814 **TEAM 5-NZK**

Line	B. Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	****	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS CUSTODIAN OR TRUSTEE F/K/A BANKERS TRUST COMPANY OF CALIFORNIA, N.A. 10790 RANCHO BERNARDO ROAD SAN DIEGO, CA 92127	
2		TERRANCE J. MCCABE, ESQ. 123 S. BROAD STREET, STE 2080 PHILADELPHIA, PA 19109	
3		ELLINGTON CREDIT FUND 1 (USA), INCORPORATED 2 CORPORATE DRIVE SHELTON, CT 06484	
4			
5			
6			
7			
8			
9			
10			
11			
12			
		<b>RE: ROBERT R. HERMAN A/K/A ROBERT HERMAN</b>	
		<b>TEAM 5-NZK</b>	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)



TEAM 5

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

October 1, 2008

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: ELLINGTON CREDIT FUND 1 (USA), INCORPORATED v.  
ROBERT R. HERMAN and JOYCE L. HERMAN  
151 ORCHARD DRIVE CATAWISSA, PA 17820-8339  
Court No. 2008-CV-615-MF

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 1, 2008 due to the following: Per Client.

The Property is to be relisted for the December 10, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,  
PETER TREMPER for  
Phelan Hallinan & Schmieg, LLP

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

August 26, 2008

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: ELLINGTON CREDIT FUND 1 (USA), INCORPORATED v.  
ROBERT R. HERMAN and JOYCE L. HERMAN  
151 ORCHARD DRIVE CATAWISSA, PA 17820-8339  
Court No. 2008-CV-615-MF

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 27, 2008 due to the following: Per Client.

The Property is to be relisted for the next available Sheriff Sale. Please advise our office of the new sale date.

Thank you for your correspondence in this matters.

Very Truly Yours,  
KEVIN OLINGER for  
Phelan Hallinan & Schmieg, LLP

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 August 6, 13, 20, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

..... RBZ .....

Sworn and subscribed to before me this 20th day of August 2008.

..... [Signature] .....

My commission expires

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

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

.....

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1526

Operated Assisted # 215-563-7000 ext 1526

Fax # 215-563-7009

Kevin.olinger@fedphe.com

July 21, 2008

Office of the Sheriff  
COLUMBIA County Courthouse

RE: ELLINGTON CREDIT FUND 1 (USA), INCORPORATED  
V. ROBERT R HERMAN A/K/A ROBERT HERMAN and JOYCE L HERMAN  
COLUMBIA COUNTY, NO. 2008-CV-615-MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

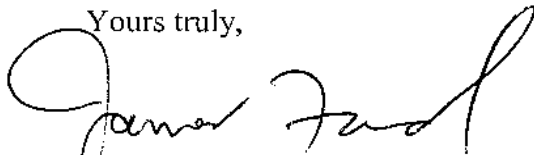
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

**\*\*\*\*\*IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.\*\*\*\*\***

Yours truly,



James Ford

For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 8/27/08 SHERIFF'S SALE.\*\*\***

ELLINGTON CREDIT FUND 1 (USA),  
INCORPORATED

vs.

ROBERT R HERMAN A/K/A ROBERT HERMAN  
JOYCE L HERMAN

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
:

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **ELLINGTON CREDIT FUND 1 (USA), INCORPORATED** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: July 21, 2008

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

Name and Address

Of Sender

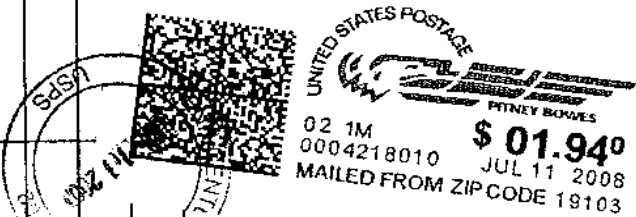
PHILAN HALLINAN & SCHMIEG, LLP

One Penn Center at Suburban Station Suite 1400

Philadelphia, PA 19103-1814 TEAM 3/

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 151 ORCHARD DRIVE CATAWISSA, PA 17820		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4		PPL ELECTRIC UTILITIES CORPORATION F/K/A PP&L, INC. 827 HAUSMAN ROAD ALLENTOWN, PA 18102		
5		COUNTRYWIDE HOME LOANS, INC. 4500 PARK GRANADA CALABASAS, CA 91302		
6				
7				
8				
9				
10				
11				
12				
		RE: ROBERT R. HERMAN A/K/A ROBERT HERMAN	TEAM 3	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee) <i>172955</i>	

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R006, S913 and S921 for limitations of coverage.



MOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

ELLINGTON CREDIT FUND I INC..

VS.

ROBERT & JOYCE HERMAN

WRIT OF EXECUTION #100 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ROBERT & JOYCE HERMAN AT 151 ORCHARD DRIVE CATAWISSA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21<sup>ST</sup> DAY OF JULY 2008

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

VS

Docket # 100ED2008

MORTGAGE FORECLOSURE

ROBERT R. HERMAN AKA ROBERT  
HERMAN  
JOYCE L. HERMAN

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 12, 2008, AT 12:00 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JOYCE HERMAN AT COLUMBIA COUNTY SHERIFF'S OFFICE,  
BLOOMSBURG BY HANDING TO JOYCE HERMAN, , A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JUNE 12, 2008

*Lami B. Klevi*  
NOTARY PUBLIC

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

SO ANSWERS,

*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

X *F. Manning*  
F. MANNING  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-1622

24 HOUR PHONE  
(570) 764-6300

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

VS

Docket # 100ED2008

MORTGAGE FORECLOSURE

ROBERT R. HERMAN AKA ROBERT  
HERMAN  
JOYCE L. HERMAN

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JULY 8, 2008, AT 8:40 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JOYCE HERMAN AT 151 ORCHARD DRIVE, CATAWISSA BY  
HANDING TO JOYCE HERMAN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, JULY 08, 2008

*James B. Kline*  
*Barbara N. Silvette*  
NOTARY PUBLIC

NOTARY PUBLIC  
My Comm. Ex. 12 Expires 12/31/2012

*Timothy T. Chamberlain*

X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X  
*J. Carter*  
J. CARTER  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/9/2008

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 100ED2008

PLAINTIFF ELLIGTON CREDIT FUND 1 (USA), INCORPORATED

DEFENDANT ROBERT R. HERMAN AKA ROBERT HERMAN  
JOYCE L. HERMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROBERT HERMAN	MORTGAGE FORECLOSURE
151 ORCHARD DRIVE	
CATAWISSA	

SERVED UPON Joyce

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

DATE 7-8-8 TIME 0840 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>6-25-8</u>	<u>1015</u>	<u>Z.</u>	<u>CC.</u>

DEPUTY

J. Cuth

DATE 7-8-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/9/2008

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 100ED2008

PLAINTIFF ELLIGTON CREDIT FUND 1 (USA), INCORPORATED

DEFENDANT ROBERT R. HERMAN AKA ROBERT HERMAN  
JOYCE L. HERMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

ASHLEY ROHRBACH-TAX COLLECTOR

68 RIDER ROAD

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

#386-2228

SERVED UPON ASHLEY ROHRBACH

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 6/11/08 TIME 1519 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>6/10/08</u>	<u>1149</u>	<u>6</u>	<u>LC</u>
<u>6/11/08</u>	<u>1405</u>	<u>#6</u>	<u>LEFT MSG</u>

DEPUTY

PM

DATE 6.11.08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/9/2008

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 100ED2008

PLAINTIFF ELLIGTON CREDIT FUND 1 (USA), INCORPORATED

DEFENDANT ROBERT R. HERMAN AKA ROBERT HERMAN  
JOYCE L. HERMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

ROBERT HERMAN

151 ORCHARD DRIVE

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Joyce Herman

RELATIONSHIP

wife

IDENTIFICATION

DATE 6/12

TIME 1200

MILEAGE

OTHER

Race Sex Height Weight Eyes Hair Age Military

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

F. OTHER (SPECIFY)

C.C.S.O

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

6-10-8

1204

#6

C.C.

6-11-8

1513

#6

C.C.

DEPUTY

P M - g

DATE

6-12-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/9/2008

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 100ED2008

PLAINTIFF ELLIGTON CREDIT FUND 1 (USA), INCORPORATED

DEFENDANT ROBERT R. HERMAN AKA ROBERT HERMAN  
JOYCE L. HERMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JOYCE HERMAN
151 ORCHARD DRIVE
CATAWISSA

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Joyce Herman

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

DATE 6/6 TIME 1200 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

(F) OTHER (SPECIFY) C.C.S.O

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

PM

DATE 6-12-08

## COUNTY OF COLUMBIA

## REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 4717

District: FRANKLIN TWP  
Deed: 20050 -1025  
Location: 151 ORCHARD DR  
Parcel Id:16 -03 -010-02,000

District: FRANKLIN TWP  
Deed: 20050 -1025  
Location: 151 ORCHARD DR  
Parcel Id:16 -03 -010-02,000

District: FRANKLIN TWP  
Deed: 20050 -1025  
Location: 151 ORCHARD DR  
Parcel Id:16 -03 -010-02,000

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/9/2008

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 100ED2008

PLAINTIFF ELLIGTON CREDIT FUND 1 (USA), INCORPORATED

DEFENDANT ROBERT R. HERMAN AKA ROBERT HERMAN  
JOYCE L. HERMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MOOREN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 6/10/08 TIME 1630 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

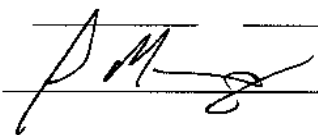
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 6/10/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/9/2008

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 100ED2008

PLAINTIFF ELLIGTON CREDIT FUND 1 (USA), INCORPORATED

DEFENDANT ROBERT R. HERMAN AKA ROBERT HERMAN  
JOYCE L. HERMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON ROSE

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

DATE 6/11/08 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

6/11/08

# REAL ESTATE OUTLINE

ED # 100-08

DATE RECEIVED 6-9-08  
DOCKET AND INDEX 6-10-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>702518</u>

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

SALE DATE	<u>Aug. 27, 08</u>	TIME <u>0930</u>
POSTING DATE	<u>July 22, 08</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Aug. 6</u>	
	2 <sup>ND</sup> WEEK <u>13</u>	
	3 <sup>RD</sup> WEEK <u>20, 08</u>	

# SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 100 OF 2008 ED AND CIVIL WRIT NO. 615 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point in the centerline of Legislative Route No. 19012 leading from Township Route No. 395 to Township Route No. 312, said point being at the Southwesterly corner of lands now or formerly of Richard P. and Shirley J. Hill; THENCE along L.R. 19012, South 75 degrees 49 minutes 00 seconds West 84.22 feet to a point; THENCE along Township Route No. 320 South 12 degrees 08 minutes 30 seconds West, 120.45 feet to a point in Township Route 320; THENCE through Township Route 320 and along the Northerly line of lands now or formerly of J. Luther, Paul W. and Oren A. Shultz, South 75 degrees 08 minutes 30 seconds West 226.33 feet to a wooden fence post at the Southeasterly corner of Tract No. 1 or lands of Hazel A. Maurer; THENCE along the Easterly line of lands of said Maurer, North 12 degrees 37 minutes 00 seconds West 92.00 feet to an iron pipe found in Legislative Route 19012; THENCE along Legislative Route No. 19012 and along the Northerly line of lands of said Maurer, South 78 degrees 33 minutes 40 seconds West 172.44 feet to a point in Legislative Route No. 19012; THENCE through Legislative Route No. 19012 and through lands now or formerly of J. Earl and Lorraine P. Reeder, North 12 degrees 08 minutes 30 seconds East, 183.86 feet to an iron rebar set; THENCE through lands now or formerly of J. Earl and Lorraine P. Reeder, North 79 degrees 26 minutes 40 seconds East 461.37 feet to an iron pin found at the Northwesterly corner of lands of said Hill; THENCE along the Westerly line of lands of said Hill, South 10 degrees 30 minutes 40 seconds East 129.40 feet to the place of BEGINNING.

CONTAINING 2.312 acres of land in all. Including 0.35 acres of land within the right of ways of Legislative Route No. 19012 and Township Route 320. All of the above mentioned bearings are based on the true North meridian. This description was prepared from survey draft of Richard E. Fisher, P.L.S., No. 23643-E, dated September 24, 1984.

BEING THE SAME PREMISES which Eric E. Diltz, single, by his Deed dated January 28, 2005, and intending to be forthwith recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, granted and conveyed unto Robert Herman and Joyce Herman, his wife, Mortgagors herein.

THIS IS A PURCHASE-MONEY MORTGAGE

VESTED BY SPECIAL WARRANTY DEED, DATED 1/28/05, GIVEN BY ERIC E. DILTZ, SINGLE TO ROBERT HERMAN AND JOYCE HERMAN, HIS WIFE AS TENANTS BY THE ENTIRETIES AND RECORDED 1/31/05 INSTRUMENT# 200501025

## TERMS OF SALE

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

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

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

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

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

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

# SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 9:30 AM

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VESTED BY SPECIAL WARRANTY DEED, DATED 1/28/05, GIVEN BY ERIC E. DILTZ, SINGLE TO ROBERT HERMAN AND JOYCE HERMAN, HIS WIFE AS TENANTS BY THE ENTIRETIES AND RECORDED 1/31/05 INSTRUMENT# 200501025

## TERMS OF SALE

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

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

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

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

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

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

# SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 100 OF 2008 ED AND CIVIL WRIT NO. 615 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point in the centerline of Legislative Route No. 19012 leading from Township Route No. 395 to Township Route No. 312, said point being at the Southwesterly corner of lands now or formerly of Richard P. and Shirley J. Hill; THENCE along L.R. 19012, South 75 degrees 49 minutes 00 seconds West 84.22 feet to a point; THENCE along Township Route No. 320 South 12 degrees 08 minutes 30 seconds West, 120.45 feet to a point in Township Route 320; THENCE through Township Route 320 and along the Northerly line of lands now or formerly of J. Luther, Paul W. and Oren A. Shultz, South 75 degrees 08 minutes 30 seconds West 226.33 feet to a wooden fence post at the Southeasterly corner of Tract No. 1 or lands of Hazel A. Maurer; THENCE along the Easterly line of lands of said Maurer, North 12 degrees 37 minutes 00 seconds West 92.00 feet to an iron pipe found in Legislative Route 19012; THENCE along Legislative Route No. 19012 and along the Northerly line of lands of said Maurer, South 78 degrees 33 minutes 40 seconds West 172.44 feet to a point in Legislative Route No. 19012; THENCE through Legislative Route No. 19012 and through lands now or formerly of J. Earl and Lorraine P. Reeder, North 12 degrees 08 minutes 30 seconds East, 183.86 feet to an iron rebar set; THENCE through lands now or formerly of J. Earl and Lorraine P. Reeder, North 79 degrees 26 minutes 40 seconds East 461.37 feet to an iron pin found at the Northwesterly corner of lands of said Hill; THENCE along the Westerly line of lands of said Hill, South 10 degrees 30 minutes 40 seconds East 129.40 feet to the place of BEGINNING.

CONTAINING 2.312 acres of land in all. Including 0.35 acres of land within the right of ways of Legislative Route No. 19012 and Township Route 320. All of the above mentioned bearings are based on the true North meridian. This description was prepared from survey draft of Richard E. Fisher, P.L.S., No. 23643-E, dated September 24, 1984.

BEING THE SAME PREMISES which Eric E. Diltz, single, by his Deed dated January 28, 2005, and intending to be forthwith recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, granted and conveyed unto Robert Herman and Joyce Herman, his wife, Mortgagors herein.

THIS IS A PURCHASE-MONEY MORTGAGE

VESTED BY SPECIAL WARRANTY DEED, DATED 1/28/05, GIVEN BY ERIC E. DILTZ, SINGLE TO ROBERT HERMAN AND JOYCE HERMAN, HIS WIFE AS TENANTS BY THE ENTIRETIES AND RECORDED 1/31/05 INSTRUMENT# 200501025

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

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

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183 and RULE 2357**

**ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED**

**Plaintiff**

**vs.**

**ROBERT R. HERMAN A/K/A ROBERT  
HERMAN  
JOYCE L. HERMAN**

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2008-CV-615-MF  
: *2008-ED-100*  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)  
:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 151 ORCHARD DRIVE  
CATAWISSA, PA 17820

(see attached legal description)

Amount Due	\$117,149.56
Additional Fees and Costs	\$1,111.00
Interest from 06/06/08 to sale date (per diem-\$19.26)	\$_____
Total	\$_____ Plus Costs as endorsed.

Clerk *Lami B. Kline*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *June 9, 2008*  
(Seal)

## LEGAL DESCRIPTION

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

BEGINNING at a point in the centerline of Legislative Route No. 19012 leading from Township Route No. 395 to Township Route No. 312, said point being at the Southwesterly corner of lands now or formerly of Richard P. and Shirley J. Hill;

THENCE along L.R. 19012, South 75 degrees 49 minutes 00 seconds West 84.22 feet to a point;

THENCE along Township Route No. 320 South 12 degrees 08 minutes 30 seconds West, 120.45 feet to a point in Township Route 320;

THENCE through Township Route No. 320 and along the Northerly line of lands now or formerly of J. Luther, Paul W. and Oren A. Shultz, South 75 degrees 08 minutes 30 seconds West 226.33 feet to a wooden fence post at the Southeasterly corner of Tract No. 1 of lands of Hazel A. Maurer;

THENCE along the Easterly line of lands of said Maurer, North 12 degrees 37 minutes 00 seconds West 92.00 feet to an iron pipe found in Legislative Route 19012;

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THENCE along the Westerly line of lands of said Hill, South 10 degrees 30 minutes 40 seconds East 129.40 feet to the place of BEGINNING.

CONTAINING 2.312 acres of land in all. Including 0.35 acres of land within the right of ways of Legislative Route No. 19012 and Township Route No. 320. All of the above mentioned bearings are based on the true North meridian. This description was prepared from survey draft of Richard E. Fisher, P.L.S., No. 23643-B, dated September 24, 1984.

BEING THE SAME PREMISES which Eric E. Diltz, single, by his Deed dated January 28, 2005, and intending to be forthwith recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, granted and conveyed unto Robert Herman and Joyce Herman, his wife, Mortgagors herein.

THIS IS A PURCHASE-MONEY MORTGAGE!

VESTED BY SPECIAL WARRANTY DEED, DATED 1/28/05, GIVEN BY ERIC E. DILTZ, SINGLE TO ROBERT HERMAN AND JOYCE HERMAN, HIS WIFE AS TENANTS BY THE ENTIRETIES AND RECORDED 1/31/05 INSTRUMENT# 200501025.

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

**ATTORNEY FOR PLAINTIFF**

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008-ED-100  
:  
:  
:

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A  
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR  
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A  
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE  
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT  
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

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

TO: ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN  
151 ORCHARD DRIVE  
CATAWISSA, PA 17820

Your house (real estate) at **151 ORCHARD DRIVE, CATAWISSA, PA 17820**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$117,149.56** obtained by **ELLIGTON CREDIT FUND 1 (USA), INCORPORATED** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:  
**(215) 563-7000.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the 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 (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

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

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

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

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

....., 20 .....

HARRY A. ROADARMEL  
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in  
your hands  
for service a Writ of .....EXECUTION (REAL ESTATE)....., styled as  
follows: ELLIGTON CREDIT FUND I.(USA), INCORPORATED vs  
ROBERT R. HERMAN A/K/A ROBERT HERMAN and JOYCE L.  
HERMAN

The defendant will be found at 151 ORCHARD DRIVE,  
CATAWISSA, PA. 17820

.....Attorney for Plaintiff

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

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

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FEDERMAN AND PHELAN, LLP

By: Lawrence T. Phelan, Esq., Id. No. 32...

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

ELLINGTON CREDIT FUND 1 (USA), : COURT OF COMMON PLEAS  
INCORPORATED

Plaintiff

: CIVIL DIVISION

Vs.

: COLUMBIA COUNTY

ROBERT R. HERMAN A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

: NO. 2008-CV-615-MF

Defendants

2008-ED-100

TO: JOYCE L. HERMAN  
151 ORCHARD DRIVE  
CATAWISSA PA 17820

DATE OF NOTICE: MAY 15, 2008

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

#### IMPORTANT NOTICE

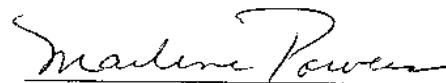
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COLUMBIA COUNTY  
NOTICE TO DEFEND:  
NORTH PENN LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
570-784-8760

PENNSYLVANIA LAWYER REFERRAL  
SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET  
P.O. BOX 186  
HARRISBURG, PA 17108  
1-800-692-7375

  
Marlene Powers, Legal Assistant

FEDERMAN AND PHELAN, LLP

By: Lawrence T. Phelan, Esq., Id. No. 32777

Francis S. Hallinan, Esq., Id. No. 62692

Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

ELLINGTON CREDIT FUND 1 (USA), : COURT OF COMMON PLEAS  
INCORPORATED

Plaintiff

: CIVIL DIVISION

Vs.

: COLUMBIA COUNTY

ROBERT R. HERMAN A/K/A ROBERT HERMAN

: NO. 2008-CV-615-MF

JOYCE L. HERMAN

Defendants

2008-ED-100

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151 ORCHARD DRIVE  
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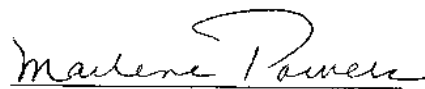
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570-784-8760

PENNSYLVANIA LAWYER REFERRAL  
SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET  
P.O. BOX 186  
HARRISBURG, PA 17108  
1-800-692-7375

  
Marlene Powers, Legal Assistant

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008-ED 100

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

**ELLIGTON CREDIT FUND 1 (USA), INCORPORATED**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **151 ORCHARD DRIVE, CATAWISSA, PA 17820**.

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

NAME

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

**ROBERT R. HERMAN**  
**A/K/A ROBERT HERMAN**

**151 ORCHARD DRIVE**  
**CATAWISSA, PA 17820**

**JOYCE L. HERMAN**

**151 ORCHARD DRIVE**  
**CATAWISSA, PA 17820**

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

NAME

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

**SAME AS ABOVE**

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.

  
DANIEL G. SCHMIEG, ESQUIRE

Phelan Hallinan & Schmieg, L.L..  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008-ED-100  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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

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A/K/A ROBERT HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

JOYCE L. HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**PPL ELECTRIC UTILITIES  
CORPORATION F/K/A PP&L, INC.**

**827 HAUSMAN ROAD  
ALLENTOWN, PA 18102**

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

NAME

LAST KNOWN ADDRESS

**COUNTRYWIDE HOME LOANS, INC.**

**4500 PARK GRANADA  
CALABASAS, CA 91302**

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

**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:

**NONE**

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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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


**TENANT/OCCUPANT**

**151 ORCHARD DRIVE  
CATAWISSA, PA 17820**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE:

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008-ED-188

Defendant(s)

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

**ELLIGTON CREDIT FUND 1 (USA), INCORPORATED**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **151 ORCHARD DRIVE, CATAWISSA, PA 17820**.

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

NAME

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

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

JOYCE L. HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

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

NAME

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

**SAME AS ABOVE**

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.

  
DANIEL G. SCHMIEG, ESQUIRE

Phelan Hallinan & Schmieg, L.L.C.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008-ED-108  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**ELLIGTON CREDIT FUND 1 (USA), INCORPORATED**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **151 ORCHARD DRIVE, CATAWISSA, PA 17820**.

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

NAME

LAST KNOWN ADDRESS

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A/K/A ROBERT HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

JOYCE L. HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**PPL ELECTRIC UTILITIES  
CORPORATION F/K/A PP&L, INC.**

**827 HAUSMAN ROAD  
ALLENTOWN, PA 18102**

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LAST KNOWN ADDRESS

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CALABASAS, CA 91302**

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

**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:

**NONE**

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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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


**TENANT/OCCUPANT**

**151 ORCHARD DRIVE  
CATAWISSA, PA 17820**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
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DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE:

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: COLUMBIA COUNTY  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008-ED-100  
:  
:

**VERIFICATION OF NON-MILITARY SERVICE**

DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **ROBERT R. HERMAN A/K/A ROBERT HERMAN** is over 18 years of age and resides at **151 ORCHARD DRIVE, CATAWISSA, PA 17820.**

(c) that defendant **JOYCE L. HERMAN** is over 18 years of age, and resides at **151 ORCHARD DRIVE, CATAWISSA, PA 17820.**

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

  
DANIEL G. SCHMIEG  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
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Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008 ED-100  
:  
:

CERTIFICATION

DANIEL G. SCHMIEG, 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 Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
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Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008 ED-100  
:

CERTIFICATION

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- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008-ED-100

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

**ELLIGTON CREDIT FUND 1 (USA), INCORPORATED**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **151 ORCHARD DRIVE, CATAWISSA, PA 17820**.

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A/K/A ROBERT HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

JOYCE L. HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

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

NAME

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

**SAME AS ABOVE**

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DANIEL G. SCHMIEG, ESQUIRE

Phelan Hallinan & Schmieg, L.L.C.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED

Plaintiff

vs.

ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN

Defendant(s)

: County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-615-MF  
: 2008-ED-100  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**ELLIGTON CREDIT FUND 1 (USA), INCORPORATED**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at **151 ORCHARD DRIVE, CATAWISSA, PA 17820**.

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CATAWISSA, PA 17820

JOYCE L. HERMAN

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

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LAST KNOWN ADDRESS

**SAME AS ABOVE**

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LAST KNOWN ADDRESS

**PPL ELECTRIC UTILITIES  
CORPORATION F/K/A PP&L, INC.**

**827 HAUSMAN ROAD  
ALLENTOWN, PA 18102**

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LAST KNOWN ADDRESS

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**4500 PARK GRANADA  
CALABASAS, CA 91302**

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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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**TENANT/OCCUPANT**

**151 ORCHARD DRIVE  
CATAWISSA, PA 17820**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE:

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

ELLINGTON CREDIT FUND I (USA),  
INCORPORATED

DEFENDANT

ROBERT R. HERMAN A/K/A ROBERT  
HERMAN  
JOYCE L. HERMAN

COURT NO.: 2008-CV-615-ME

2008-ED-160

SERVE AT:

151 ORCHARD DRIVE  
CATAWISSA, PA 17820

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: \_\_\_\_\_

PLEASE POST THE HANDBILL

SERVED

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_ o'clock \_\_ M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

\_\_\_ Defendant personally served.

\_\_\_ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

\_\_\_ Adult in charge of Defendant's residence who refused to give name or relationship.

\_\_\_ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

\_\_\_ Agent or person in charge of Defendant's office or usual place of business.

\_\_\_ \_\_\_\_\_ an officer of said Defendant's company.

\_\_\_ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

On the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_ o'clock \_\_ M., Defendant NOT FOUND because:

\_\_\_ Moved \_\_\_ Unknown \_\_\_ No Answer \_\_\_ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

DEPUTIZED SERVICE

Now, this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**

**DANIEL G. SCHMIEG, ESQUIRE**

**I.D.#62205**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215)563-7000**

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180380

CHECK NO  
702518

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
06/06/2008	*****1,350.00

Void after 180 days

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

*Travis S. Hallinan*

⑈702518⑈ ⑆038001808⑆38 150888 8⑈

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH MICROPRINTED BORDER  
PHELAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMENCE BANK  
PHILADELPHIA, PA 19148

3-180/350

CHECK NO  
702517

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
06/06/2008	*****1,350.00

EXP 06/06/2008

Void after 180 days

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

*Thomas S. Hallinan*

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

⑈702517⑈ ⑆036001808⑆3E 150866 E⑈

SECURED  
TECHNOLOGY  
SECURE

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

**ELLIGTON CREDIT FUND 1 (USA),  
INCORPORATED**

**Plaintiff**

**vs.**

**ROBERT R. HERMAN  
A/K/A ROBERT HERMAN  
JOYCE L. HERMAN**

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA**


**: NO: 2008-CV-615-MF**

**: 2008-ED-100  
: PRAECIPE FOR WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)**

**TO THE OFFICE OF THE PROTHONOTARY:**

Issue writ of execution in the above matter:

Amount Due	\$117,149.56
Additional Fees and Costs	\$ 1,111.00
Interest from 06/06/08 to sale date (per diem - \$19.26)	\$_____ and Costs
Total	

  
**DANIEL G. SCHMIEG, ESQUIRE**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff

Note: Please attach description of property.

## LEGAL DESCRIPTION

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

BEGINNING at a point in the centerline of Legislative Route No. 19012 leading from Township Route No. 395 to Township Route No. 312, said point being at the Southwesterly corner of lands now or formerly of Richard P. and Shirley J. Hill;

THENCE along L.R. 19012, South 75 degrees 49 minutes 00 seconds West 84.22 feet to a point;

THENCE along Township Route No. 320 South 12 degrees 08 minutes 30 seconds West, 120.45 feet to a point in Township Route 320;

THENCE through Township Route No. 320 and along the Northerly line of lands now or formerly of J. Luther, Paul W. and Oren A. Shultz, South 75 degrees 08 minutes 30 seconds West 226.33 feet to a wooden fence post at the Southeasterly corner of Tract No. 1 of lands of Hazel A. Maurer;

THENCE along the Easterly line of lands of said Maurer, North 12 degrees 37 minutes 00 seconds West 92.00 feet to an iron pipe found in Legislative Route 19012;

THENCE along Legislative Route No. 19012 and along the Northerly line of lands of said Maurer, South 78 degrees 33 minutes 40 seconds West 172.44 feet to a point in Legislative Route No. 19012;

THENCE through Legislative Route No. 19012 and through lands now or formerly of J. Earl and Lorraine P. Reeder, North 12 degrees 08 minutes 30 seconds East, 183.86 feet to an iron rebar set;

THENCE through lands now or formerly of J. Earl and Lorraine P. Reeder, North 79 degrees 26 minutes 40 seconds East 461.37 feet to an iron pin found at the Northwesterly corner of lands of said Hill;

THENCE along the Westerly line of lands of said Hill, South 10 degrees 30 minutes 40 seconds East 129.40 feet to the place of BEGINNING.

CONTAINING 2.312 acres of land in all. Including 0.35 acres of land within the right of ways of Legislative Route No. 19012 and Township Route No. 320. All of the above mentioned bearings are based on the true North meridian. This description was prepared from survey draft of Richard E. Fisher, P.L.S., No. 23643-B, dated September 24, 1984.

BEING THE SAME PREMISES which Eric E. Diltz, single, by his Deed dated January 28, 2005, and intending to be forthwith recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, granted and conveyed unto Robert Herman and Joyce Herman, his wife, Mortgagors herein.

THIS IS A PURCHASE-MONEY MORTGAGE!

VESTED BY SPECIAL WARRANTY DEED, DATED 1/28/05, GIVEN BY ERIC E. DILTZ, SINLE TO ROBERT HERMAN AND JOYCE HERMAN, HIS WIFE AS TENANTS BY THE ENTIRETIES AND RECORDED 1/31/05 INSTRUMENT# 200501025.

## LEGAL DESCRIPTION

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

BEGINNING at a point in the centerline of Legislative Route No. 19012 leading from Township Route No. 395 to Township Route No. 312, said point being at the Southwesterly corner of lands now or formerly of Richard P. and Shirley J. Hill;

THENCE along L.R. 19012, South 75 degrees 49 minutes 00 seconds West 84.22 feet to a point;

THENCE along Township Route No. 320 South 12 degrees 08 minutes 30 seconds West, 120.45 feet to a point in Township Route 320;

THENCE through Township Route No. 320 and along the Northerly line of lands now or formerly of J. Luther, Paul W. and Oren A. Shultz, South 75 degrees 08 minutes 30 seconds West 226.33 feet to a wooden fence post at the Southeasterly corner of Tract No. 1 of lands of Hazel A. Maurer;

THENCE along the Easterly line of lands of said Maurer, North 12 degrees 37 minutes 00 seconds West 92.00 feet to an iron pipe found in Legislative Route 19012;

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THENCE along the Westerly line of lands of said Hill, South 10 degrees 30 minutes 40 seconds East 129.40 feet to the place of BEGINNING.

CONTAINING 2.312 acres of land in all. Including 0.35 acres of land within the right of ways of Legislative Route No. 19012 and Township Route No. 320. All of the above mentioned bearings are based on the true North meridian. This description was prepared from survey draft of Richard E. Fisher, P.L.S., No. 23643-B, dated September 24, 1984.

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BEGINNING at a point in the centerline of Legislative Route No. 19012 leading from Township Route No. 395 to Township Route No. 312, said point being at the Southwesterly corner of lands now or formerly of Richard P. and Shirley J. Hill;

THENCE along L.R. 19012, South 75 degrees 49 minutes 00 seconds West 84.22 feet to a point;

THENCE along Township Route No. 320 South 12 degrees 08 minutes 30 seconds West, 120.45 feet to a point in Township Route 320;

THENCE through Township Route No. 320 and along the Northerly line of lands now or formerly of J. Luther, Paul W. and Oren A. Shultz, South 75 degrees 08 minutes 30 seconds West 226.33 feet to a wooden fence post at the Southeasterly corner of Tract No. 1 of lands of Hazel A. Maurer;

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