

SHERIFF'S SALE COST SHEET

EMC Mort. Corp. vs. Walter
 NO. 107-08 ED NO. 257-08 JD DATE/TIME OF SALE Stacy

| | |
|---------------------------------|--------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | <u>\$165.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | <u>\$30.00</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | <u>\$8.00</u> |
| POSTING HANDBILL | \$15.00 |
| CRYING/ADJOURN SALE | \$10.00 |
| SHERIFF'S DEED | \$35.00 |
| TRANSFER TAX FORM | \$25.00 |
| DISTRIBUTION FORM | \$25.00 |
| COPIES | <u>\$5.50</u> |
| NOTARY | <u>\$15.00</u> |
| TOTAL ***** <u>\$311.00</u> | |

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

| | |
|-----------------------------|-----------------|
| SURCHARGE FEE (DSTE) | <u>\$120.00</u> |
| MISC. <u>paundage</u> | <u>\$46.20</u> |
| TOTAL ***** <u>\$166.20</u> | |

TOTAL COSTS (OPENING BID) 1350.-
\$632.20

Refund \$717.80

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

June 23, 2008

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

Attention: Tim

Re: EMC MORTGAGE CORPORATION
v. ROSE M. WALTON and DENNIS L. WALTON
No. 2008-CV-267
Premises: 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815

Dear Tim:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for AUGUST 27, 2008.

The sum of \$2,310.00 was received in consideration for the stay.

Very truly yours,



Marie Keen for
Law Offices of Gregory Javardian

/mk

cc: EMC MORTGAGE CORPORATION/NEWTRAK
File #0003788254

VIA TELECOPY (570) 389-5625 and REGULAR MAIL

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/17/2008

Fee: \$5.00

Cert. NO: 4730

WALTON DENNIS L & ROSE M
34 MAGGIE SPRINGS LANE
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 0678 -0768
Location: 34 MAGGIE SPRING RD
Parcel Id:18 -07 -018-00,000

Assessment: 46,214
Balances as of 06/17/2008

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

By: Timothy T. Chamberlain, Per: dm
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/16/2008

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 107ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|------------------------|----------------------|
| DENNIS WALTON | MORTGAGE FORECLOSURE |
| 34 MAGGIE SPRINGS ROAD | |
| BLOOMSBURG | |

SERVED UPON Dennis

RELATIONSHIP DEF IDENTIFICATION _____

DATE 6-17-08 TIME 1436 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS

| DATE | TIME | OFFICER | REMARKS |
|-------|-------|---------|---------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY J Allison DATE 6-17-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/16/2008

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 107ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|------------------------|----------------------|
| ROSE WALTON | MORTGAGE FORECLOSURE |
| 34 MAGGIE SPRINGS ROAD | |
| BLOOMSBURG | |

SERVED UPON Dennis

RELATIONSHIP husband IDENTIFICATION _____

DATE 6-17-08 TIME 1436 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eys ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

| | | | |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

J. Allison

DATE

6-17-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/16/2008

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 107ED2008

PLAINTIFF EMC MORTGAGE CORPORATION
DEFENDANT ROSE M. WALTON
DENNIS L. WALTON
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|--------------------------------|----------------------|
| DENISE OTTAVIANI-TAX COLLECTOR | MORTGAGE FORECLOSURE |
| 116 FROSTY VALLEY ROAD | |
| BLOOMSBURG | |

SERVED UPON Denise Ottaviani

RELATIONSHIP tax collector IDENTIFICATION _____

DATE 6-17-08 TIME 1418 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

6-17-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/16/2008

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 107ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

SERVED UPON GAIL JORDAN

RELATIONSHIP Director IDENTIFICATION _____

DATE 6/17/08 TIME 1506 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 [Signature] DATE 6/17/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/16/2008

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 107ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Annette Hoffman

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 6-17-08 TIME 1536 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Alton

DATE 6-17-08

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
100 MARKET STREET 5TH FLOOR
PHILADELPHIA, PA 19107

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF F.A.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8515
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 18 2008*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

Article Number *7007 0710 0002 9631 4289*
(Transfer from service label)
S Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 18 2008*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

Article Number *7007 0710 0002 9631 4272*
(Transfer from service label)
S Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *L. MILLHOUSE* C. Date of Delivery *JUN 19 2008*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

Article Number *7007 0710 0002 9631 4265*
(Transfer from service label)
S Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *6-19-08*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 18 2008*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 18 2008*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 18 2008*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

PA Dept of Public Welfare
PO Box 2675
Harrisburg, PA 17105

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/16/2008

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 107ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

| |
|------------------------------|
| PERSON/CORP TO SERVED |
| HEMLOCK SEWER-C/O GAREY |
| BITTENBENDER |
| 82 BUCKHORN ROAD |
| BLOOMSBURG |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Faxed

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-17-08 TIME _____ MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

| | | | |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

TC DATE _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

| | |
|------------------|--|
| TO: <i>Gasoy</i> | FROM: <i>TTC</i> |
| COMPANY: | DATE: <i>6-17-08</i> |
| FAX NUMBER: | TOTAL NO. OF PAGES INCLUDING COVER: <i>5</i> |
| PHONE NUMBER: | SENDER'S REFERENCE NUMBER: |
| RI: | 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.

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

Tuesday, June 17, 2008

**HEMLOCK SEWER-C/O GAREY BITTENBENDER
82 BUCKHORN ROAD
BLOOMSBURG, PA 17815-**

**EMC MORTGAGE CORPORATION
VS
ROSE M. WALTON
DENNIS L. WALTON**

DOCKET # 107ED2008

JD # 267JD2008

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-107

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: ROSE M. WALTON
DENNIS L. WALTON
34 MAGGIE SPRINGS ROAD
BLOOMSBURG, PA 17815**

Your house (real estate) at 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on August 27, 2008 at 10:00 am in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$305,097.74**, obtained by **EMC MORTGAGE CORPORATION**, against you.

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) 942-9690**.

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) 942-9690.
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 Gregory Javardian, Esquire at (215) 942-9690.
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. 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.
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.

**NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

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

BEGINNING at a stone (found) common corner with lands of Myles W. and Joanne M. Katerman and common corner with lands of Arla Appleman, Arlene Fetterman, Earl Walters and Raymond Applegate, North 18 degrees 25 minutes 07 seconds West, 1,197.09 feet to a No. 5 rebar (set with cap) in line of lands of Esther M. Brown; thence along lands of said Brown and along lands of the aforesaid Myles W. and Joanne M. Katerman, South 77 degrees 52 minutes 39 seconds East, 1,456.95 feet to a No. 5 rebar (set with cap); thence along lands of said Katerman, South 11 degrees 16 minutes 21 seconds West, 542.47 feet to a No. 5 rebar (set with cap); thence along same, South 72 degrees 25 minutes 29 seconds West, 986.23 feet to a stone (found), the place of beginning. CONTAINING 22.621 acres of land in all.

The above described tract of land is more fully shown on a survey draft by Beishline Surveying of Stillwater, PA, dated March 25, 1987.

BEING THE SAME PREMISES which Michael J. Craver by Deed dated June 25, 1999 and recorded July 1, 1999 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 730, Page 405, granted and conveyed unto Dennis L. Walton and Rose M. Walton, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SHERIFF'S SALE

Wednesday, August 27th, 2008 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 107ED2008 AND CIVIL WRIT NO. 267JD2008 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 Hemlock Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stone (found) common corner with lands of Myles W. and Joanne M. Katerman and common corner with lands of Arla Appleman, Arlene Fetterman, Earl Walters and Raymond Applegate, North 18 degrees 25 minutes 07 seconds West, 1,197.09 feet to a No. 5 rebar (set with cap) in line of lands of Esther M. Brown; thence along lands of said Brown and along lands of the aforesaid Myles W. and Joanne M. Katerman, South 77 degrees 52 minutes 39 seconds East, 1,456.95 feet to a No. 5 rebar (set with cap); thence along lands of said Katerman, South 11 degrees 16 minutes 21 seconds West, 542.47 feet to a No. 5 rebar (set with cap); thence along same, South 72 degrees 25 minutes 29 seconds West, 986.23 feet to a stone (found), the place of beginning. CONTAINING 22.621 acres of land in all.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

TERMS OF SALE

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Plaintiff's Attorney
Gregory Javardian, Esquire
1310 Industrial Boulevard 1st Floor, Suite 101
Southampton, PA 18966

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffcolumbiacounty.com/>

SHERIFF'S SALE

Wednesday, August 27th, 2008 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 107ED2008 AND CIVIL WRIT NO. 267JD2008 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 Hemlock Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stone (found) common corner with lands of Myles W. and Joanne M. Katerman and common corner with lands of Arla Appleman, Arlene Fetterman, Earl Walters and Raymond Applegate, North 18 degrees 25 minutes 07 seconds West, 1,197.09 feet to a No. 5 rebar (set with cap) in line of lands of Esther M. Brown; thence along lands of said Brown and along lands of the aforesaid Myles W. and Joanne M. Katerman, South 77 degrees 52 minutes 39 seconds East, 1,456.95 feet to a No. 5 rebar (set with cap); thence along lands of said Katerman, South 11 degrees 16 minutes 21 seconds West, 542.47 feet to a No. 5 rebar (set with cap); thence along same, South 72 degrees 25 minutes 29 seconds West, 986.23 feet to a stone (found), the place of beginning. CONTAINING 22.621 acres of land in all.

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REAL ESTATE OUTLINE

ED # 107-08

DATE RECEIVED 6-16-08
DOCKET AND INDEX 6-17-08

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>45348</u> |

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

| | | |
|--------------------------|------------------------------------|------------------|
| SALE DATE | <u>Aug. 27, 08</u> | TIME <u>1000</u> |
| POSTING DATE | <u>July 22, 08</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK <u>Aug 6</u> | |
| | 2 ND WEEK <u>13</u> | |
| | 3 RD WEEK <u>20, 08</u> | |

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

EMC MORTGAGE CORPORATION

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

vs.

**ROSE M. WALTON
DENNIS L. WALTON**

NO.: 2008-CV-267

2008-ED-107

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815.

(See legal description attached.)

Amount Due \$305,097.74

Interest from 5/28/08 to \$ _____
Date of Sale (\$50.15 per diem)

Total \$ _____ Plus Cost \$ _____

as endorsed.

Dated June 11, 2008
(Seal)

Lance B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

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IMPROVEMENTS: RESIDENTIAL DWELLING.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-107

PRAECIPE FOR WRIT OF EXECUTION
MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly issue Writ of Execution in the above matter.

Amount Due \$305,097.74

Interest from 5/28/08 to Date of Sale
@ \$50.15 per diem \$ _____

Subtotal \$ _____
(Costs to be added)



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

RECEIVED
CLERK OF COURT
JUL 11 2008

2008 JUL 11 PM 3:10

2008 JUL 11 PM 3:10

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EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-107

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815:

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------------------|---|
| ROSE M. WALTON | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |
| DENNIS L. WALTON | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |

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

| | |
|------------------|--|
| ROSE M. WALTON | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |
| DENNIS L. WALTON | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

None.

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

Plaintiff.

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

| | |
|------------------------------------|--------------------------------------|
| Columbia County Domestic Relations | P.O. Box 380 Bloomsburg, PA 17815 |
|------------------------------------|--------------------------------------|

| | |
|----------------------------------|--------------------------------------|
| Columbia County Tax Claim Bureau | P.O. Box 380 Bloomsburg, PA 17815 |
|----------------------------------|--------------------------------------|

| | |
|--|--|
| PA Department of Public Welfare Bureau of Child Support Enforcement | Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675 |
|--|--|

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 | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

| | |
|-------------------|--|
| Tenants/Occupants | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |
|-------------------|--|

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

June 6, 2008

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-107

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815:

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------------------|---|
| ROSE M. WALTON | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |
| DENNIS L. WALTON | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |

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

| | |
|------------------|--|
| ROSE M. WALTON | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |
| DENNIS L. WALTON | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

None.

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

Plaintiff.

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

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

| Name | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

| | |
|------------------------------------|--------------------------------------|
| Columbia County Domestic Relations | P.O. Box 380 Bloomsburg, PA 17815 |
|------------------------------------|--------------------------------------|

| | |
|----------------------------------|--------------------------------------|
| Columbia County Tax Claim Bureau | P.O. Box 380 Bloomsburg, PA 17815 |
|----------------------------------|--------------------------------------|

| | |
|--|--|
| PA Department of Public Welfare Bureau of Child Support Enforcement | Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675 |
|--|--|

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 | Last Known Address (if address cannot be reasonably ascertained, please indicate) |
|------|---|
|------|---|

| | |
|-------------------|--|
| Tenants/Occupants | 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815 |
|-------------------|--|

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



GREGORY JAY ARDIAN, ESQUIRE
Attorney for Plaintiff

June 6, 2008

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON
DENNIS L. WALTON


No.: 2008-CV-267

2008-ED-107

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
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EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

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ROSE M. WALTON
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-107

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

EMC MORTGAGE CORPORATION

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

ROSE M. WALTON
DENNIS L. WALTON

IN MORTGAGE FORECLOSURE

Defendants

No.: 2008-CV-267

2008-ED-107

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

:

:

ss

COUNTY OF BUCKS

:

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) ROSE M. WALTON is over 21 years of age, resides at 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815;

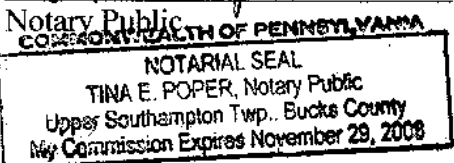
(b) DENNIS L. WALTON is over 21 years of age, resides at resides at 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815;

(c) Plaintiff, EMC MORTGAGE CORPORATION, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 800 STATE HIGHWAY 121 BYPASS, LEWISVILLE, TX 75067-4180

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.

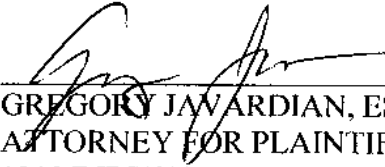

GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 10th day of June, 2008.



WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


GREGORY JAVARDIAN, ESQ.
ATTORNEY FOR PLAINTIFF
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

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

BEGINNING at a stone (found) common corner with lands of Myles W. and Joanne M. Katerman and common corner with lands of Arla Appleman, Arlene Fetterman, Earl Walters and Raymond Applegate, North 18 degrees 25 minutes 07 seconds West, 1,197.09 feet to a No. 5 rebar (set with cap) in line of lands of Esther M. Brown; thence along lands of said Brown and along lands of the aforesaid Myles W. and Joanne M. Katerman, South 77 degrees 52 minutes 39 seconds East, 1,456.95 feet to a No. 5 rebar (set with cap); thence along lands of said Katerman, South 11 degrees 16 minutes 21 seconds West, 542.47 feet to a No. 5 rebar (set with cap); thence along same, South 72 degrees 25 minutes 29 seconds West, 986.23 feet to a stone (found), the place of beginning. CONTAINING 22.621 acres of land in all.

The above described tract of land is more fully shown on a survey draft by Beishline Surveying of Stillwater, PA, dated March 25, 1987.

BEING THE SAME PREMISES which Michael J. Craver by Deed dated June 25, 1999 and recorded July 1, 1999 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 730, Page 405, granted and conveyed unto Dennis L. Walton and Rose M. Walton, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

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LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-107

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: ROSE M. WALTON
DENNIS L. WALTON
34 MAGGIE SPRINGS ROAD
BLOOMSBURG, PA 17815**

Your house (real estate) at 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on _____, 2008 at _____, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$305,097.74**, obtained by **EMC MORTGAGE CORPORATION**, against you.

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) 942-9690**.
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) 942-9690.
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 Gregory Javardian, Esquire at (215) 942-9690.
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. 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.
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.

**NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

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IMPROVEMENTS: RESIDENTIAL DWELLING.

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
EMC MORTGAGE CORPORATION

COURT NO.: 2008-CV-267

2008-ED-107

DEFENDANT
ROSE M. WALTON
DENNIS L. WALTON

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
34 MAGGIE SPRINGS ROAD
BLOOMSBURG, PA 17815

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2008, 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 _____, 2008, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 2008, I, Sheriff of Columbia 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
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
EMC MORTGAGE CORPORATION

COURT NO.: 2008-CV-267

2008-ED-107

DEFENDANT
ROSE M. WALTON
DENNIS L. WALTON

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
34 MAGGIE SPRINGS ROAD
BLOOMSBURG, PA 17815

PLEASE SERVE DEFENDANTS WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2008, 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 _____, 2008, at ____ o'clock ____ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 2008, I, Sheriff of Columbia 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
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
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IMPROVEMENTS: RESIDENTIAL DWELLING.

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT

1310 INDUSTRIAL BLVD., SUITE 101
SOUTHAMPTON, PA 18966

FIRSTTRUST
3-7380-2360

6/9/2008

PAY TO THE
ORDER OF Sheriff

One Thousand Three Hundred Fifty and 00/100

\$ **1,350.00

DOLLARS

MEMO

EMC VS. WALTON, R.



⑈045348⑈ ⑆23607380⑆ 70 1603763⑈

45348

081064 / 07-05

Security Features Included. Details on back.