

SHERIFF'S SALE COST SHEET

Saxon Mortgage vs. Rescue
 NO. 107-28 ED NO. 54-06 JD DATE/TIME OF SALE 5/14/06

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>125.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>286.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>888.06</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1038.06</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-</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>90.00</u>
MISC.		\$
		\$
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1387.06

10.00 Dep. 24
113.94

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400

FAX: 856. 669. 5399

MARK J. UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO**
CHANDRA M. ARKEMA***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE
215-568-9300

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

February 23, 2009

Sent via telefax #570-389-5625

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

Re: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59
Premises: 256 Thomas Road, Bloomsburg, PA 17815
SS Date: February 25, 2009

Dear Sheriff Tim Chamberland/Wendy:

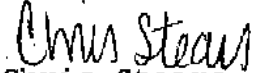
Please **STAY** the Sheriff's Sale scheduled for **February 25, 2009**.

Sale is Stayed for the following reason:

Forbearance agreement. Amount collected: \$868.00

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/nmr

SHERIFF'S SALE COST SHEET

Saxon, Maritime vs. Loyer, Roslyn
 NO. 147-08 ED NO. 59-08 JD DATE/TIME OF SALE Feb. 25, 2010

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>31.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>346.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>888.06</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1113.06</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>11.50</u>
TOTAL ***** \$ <u>21.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>121</u>
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>7.50</u>
MISC.	\$
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 1600.56

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Saxon Mortgage VS Algor Mortgage

NO. 147-08 ED NO. 57-08 JD

DATE/TIME OF SALE: Feb 25 0800

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 \$ _____

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

MARK J. UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO***
CHANDRA M. ARKEMA***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE
215-361-9500

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

February 2, 2009

Sent via telefax #570-389-5625

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

Re: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59
Premises: 256 Thomas Road, Bloomsburg, PA 17815
SS Date: February 4, 2009

Dear Sheriff Tim Chamberland/Wendy:

Please POSTPONE the Sheriff's Sale scheduled for February 4, 2009
to February 25, 2009.

Sale is Postponed for the following reason:

Forbearance agreement.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/nmr

UDREN LAW OFFICES, P.C.

**WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620**

856. 669. 5400**FAX: 856. 669. 5399**

MARK J. UDREN*
STUART WINNEG**
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CHANDRA M. ARKEMA***
***ADMITTED NJ, PA, FL**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
215-368-9500

PLEASE RESPOND TO NEW JERSEY OFFICE

November 10, 2008

Sent via telefax #570-389-5625

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

Re: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59
Premises: 256 Thomas Road, Bloomsburg, PA 17815
SS Date: November 12, 2008

Dear Sheriff Tim Chamberland/Wendy:

Please **POSTPONE** the Sheriff's Sale scheduled for **November 12, 2008 to February 4, 2009.**

Sale is Postponed for the following reason:

Forbearance agreement.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/nmr

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Ft. Worth, TX 76137
Plaintiff

v.

Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008CV59

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

Plaintiff, by its/his/her Attorney hereby verifies that:

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

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

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

Dated: November 5, 2008

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.
Plaintiff

v.
Roger O. Resseguie
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008CV59

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Roger O. Resseguie

PROPERTY: 256 Thomas Road, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

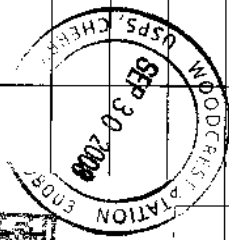
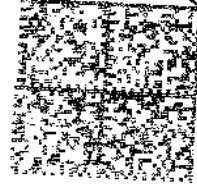
The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on **November 12, 2008**, at 9:00am, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT A

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				
Line	Article Number			Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	
1		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Nicole Ratigan												
2		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230												
3		TENANTS/OCCUPANTS 256 Thomas Road (Mount Pleasant Township) Bloomersburg, PA 17815												
4		SAXON MORTGAGE SERVICES, INC. 4708 Mercantile Drive Fort Worth, TX 76137												
5		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloomersburg, PA 17815												
6		DOMESTIC RELATIONS SECTION P.O. Box 380 Bloomersburg, PA 17815												
7														
8														
9														
10														
11														
12														
13														
14														
15														
Total number of Pieces Listed by Sender				5		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the recovery of lost or damaged contents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a maximum of \$500,000 per certificate. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.				

0194265192715
\$03.400
09/30/2008
Mailed From 08003
US POSTAGE



PS Form 3877, February 1994

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

Roger O. Resseguie; #07120454 (Columbia)

EXHIBIT A

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

SAXON MORTGAGE SERVICES, INC.

Docket # 147ED2008

VS

MORTGAGE FORECLOSURE

ROGER O. RESSEGUIE

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, SEPTEMBER 10, 2008, AT 12:00 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON ROGER RESSEGUIE AT 256 THOMAS ROAD,
BLOOMSBURG BY HANDING TO ROGER RESSEGUIE, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, SEPTEMBER 11, 2008

Tami B Kline (KPB)
NOTARY PUBLIC

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

J. Arter

J. ARTER
DEPUTY SHERIFF

UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

EXHIBIT B

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 22, 29 and November 5, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 5th day of November 2008.

My commission expires
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelter, 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.

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) 784-4300

SAXON MORTGAGE SERVICES, INC.

Docket # 147ED2008

VS

MORTGAGE FORECLOSURE

ROGER O. RESSEGUIE

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, SEPTEMBER 10, 2008, AT 12:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ROGER RESSEGUIE AT 256 THOMAS ROAD, BLOOMSBURG BY HANDING TO ROGER RESSEGUIE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, SEPTEMBER 11, 2008

Tami B Kline /KPB/
NOTARY PUBLIC

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

J. Arter
J. ARTER
DEPUTY SHERIFF

UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

IMOTHY 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.

SAXON MORTGAGE SERVICES, INC.

VS.

ROGER O. RESSEGUIE

WRIT OF EXECUTION #147 OF 2008 ED

POSTING OF PROPERTY

October 8, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROGER RESSEGUIE AT 256 THOMAS ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13ST DAY OF OCTOBER 2008

Tami B Kline /KPB/

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/4/2008

SERVICE# 1 - OF - 9 SERVICES
DOCKET # 147ED2008

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
ROGER RESSEGUIE
256 THOMAS ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ROGER

RELATIONSHIP DEF IDENTIFICATION _____

DATE 9-10-08 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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 9-10-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/4/2008

SERVICE# 2 - OF - 9 SERVICES
DOCKET # 147ED2008

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
MARJORIE CRAWFORD-TAX COLLECTOR
276 MELICK HOLLOW ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MARJORIE

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 9-10-08 TIME 1135 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. Carter

DATE 9-10-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/4/2008

SERVICE# 3 - OF - 9 SERVICES
DOCKET # 147ED2008

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 9-10-8 TIME 1030 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. C. [Signature]

DATE 9-10-8

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 09/10/2008

Fee: \$5.00

Cert. NO: 5215

RESSEGUIE ROGER O
256 THOMAS ROAD
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20061 -2387
Location: 256 THOMAS RD
Parcel Id: 26 -04 -007-00,000

Assessment: 24,774
Balances as of 09/10/2008

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/4/2008

SERVICE# 6 - OF - 9 SERVICES
DOCKET # 147ED2008

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 9-10-08 TIME 1010 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

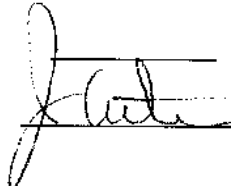
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 9-10-08

REAL ESTATE OUTLINE

ED # 147-67

DATE RECEIVED 9-4-88
DOCKET AND INDEX 1-8-88

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR 1500.00 ✓ CK# 1170710
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Dec 11, 88 TIME 8:00
POSTING DATE Oct 11, 88
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct 22
2ND WEEK Oct 29
3RD WEEK Nov 5

SHERIFF'S SALE

WEDNESDAY NOVEMBER 12, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 147 OF 2008 ED AND CIVIL WRIT NO. 59 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 PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD; THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES; THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER; THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN; THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 THOMAS ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/06 RECORDED 11/27/2006 INSTRUMENT NO. 200612387.

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X R Potter

14
☐ Agent
☒ Address

B. Received by (Printed Name)

R Potter

C. Date of Delivery

SEP 18 2008

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number:

(Transfer from service label)

7007 0710 0002 4087 6504

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Sheria F. Potter

14
☐ Agent
☒ Address

B. Received by (Printed Name)

SEP 12 2008

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number:

(Transfer from service label)

7007 0710 0002 4087 6511

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Anne F. Potter

14
☐ Agent
☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number:

(Transfer from service label)

7007 0710 0002 4087 6481

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SHERIFF'S SALE

WEDNESDAY NOVEMBER 12, 2008 AT 9:00 AM

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger O. Resseguie
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008CV59

2008-ED-147

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

256 Thomas Road
(Mount Pleasant Township)
Bloomsburg, PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$88,482.18

Interest From 8/31/08

to Date of Sale _____

Ongoing Per Diem of \$14.60

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

(Costs to be added) \$ _____

By Lani B. Kline Prothonotary
Clerk
Date Sept. 4, 2008

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
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Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger O. Resseguie
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

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By *Jami B. Kleene* Prothonotary
Clerk
Date *Sept 4 2008*

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Ft. Worth, TX 76137
Plaintiff

v.

Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION

Columbia County

NO. 2008-CV-59
2008-ED-147

CLERK OF COURTS OFFICE
JUNIOR V. OF COLONIAL, PA

2008 JAN - 9 PM 12:11

FILED
PROTHONOTARY

COMPLAINT IN MORTGAGE FORECLOSURE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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.

LAWYERS REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

COPY

07/20/54
JMB

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 349-5625

PHONE
(570) 349-5622

24 HOUR PHONE
(570) 784-6309

SAXON MORTGAGE SERVICES INC

Docket # 59CV2008

VS

NOTICE AND COMPLAINT and MORTGAGE
FORECLOSURE

ROGER RESSEGUIE

SHERIFF'S COST \$ 100.00 PAID

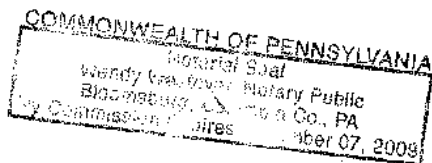
AFFIDAVIT OF SERVICE

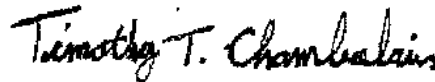
NOW, THIS MONDAY, JANUARY 28, 2008, AT 10:05 AM, SERVED THE WITHIN NOTICE AND COMPLAINT and MORTGAGE FORECLOSURE UPON ROGER RESSEGUIE AT 256 THOMAS ROAD, BLOOMSBURG BY HANDING TO ROGER, DEFENDANT, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JANUARY 28, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
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Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Roger O. Resseguie
Defendant(s)

MORTGAGE FORECLOSURE

NO. 2008CV59

2008-ED-147
AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

:

COUNTY OF CAMDEN

: SS

:

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Servicemembers' Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Roger O. Resseguie
Age: Over 18
Residence: As captioned above
Employment: Unknown

Lorraine G. Doyle
Name: *Lorraine G. Doyle*
Title: ATTORNEY FOR PLAINTIFF
Company: UDREN LAW OFFICES, P.C.

Sworn to and subscribed
before me this 30th day
of August, 2008.

Francis X. X. X.
Notary Public

Notary Public
State of New Jersey

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - #04302
STUART WINNEG, ESQUIRE - ID #45362
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Saxon Mortgage Services, Inc.
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Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815
Defendant(s)

NO. 2008CV59

2008-ED-147

**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

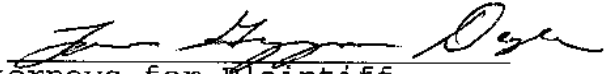
TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **Roger O. Resseguie** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$82,788.51
Interest Per Complaint	3,504.00
From 1/4/08 to 8/30/08	
Late charges per Complaint	235.20
From 1/4/08 to 8/30/08	
Escrow payment per Complaint	<u>1,954.47</u>
From 1/4/08 to 8/30/08	
TOTAL	<u>\$88,482.18</u>

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: _____

PRO PROTHY

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
JULIAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2008-ED-147

TO: Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

 X Judgment by Default
 Money Judgment
 Judgment in Replevin
 Judgment for Possession
 Judgment on Award of Arbitration
 Judgment on Verdict
 Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CALL:

ATTORNEY Mark J. Udren, Esquire

At this telephone number: 856-669-5400

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Ft. Worth, TX 76137
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815
Defendant(s)

NO. 2008CV59

2008-ED-147

**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**


TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **Roger O. Resseguie** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$82,788.51
Interest Per Complaint	3,504.00
From 1/4/08 to 8/30/08	
Late charges per Complaint	235.20
From 1/4/08 to 8/30/08	
Escrow payment per Complaint	<u>1,954.47</u>
From 1/4/08 to 8/30/08	
TOTAL	<u>\$88,482.18</u>

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: _____

PRO PROTHY

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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Saxon Mortgage Services, Inc.
Plaintiff
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2008-ED-147

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Please issue Writ of Execution in the above matter:

Amount due

\$88,482.18

Interest From 8/31/08

to Date of Sale

Ongoing Per Diem of \$14.60

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

(Costs to be added)

\$

UDREN LAW OFFICES, P.C.

BY:

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger O. Resseguie
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008CV59

2008-ED-147

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

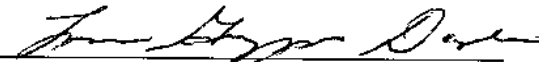
II. The Defendant(s) own the property being exposed to sale as:

- ☒ A. An individual
- ☐ B. Tenants by Entireties
- ☐ C. Joint Tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
- ☐ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

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CIVIL DIVISION
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MORTGAGE FORECLOSURE

Roger O. Resseguie
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NO. 2008CV59

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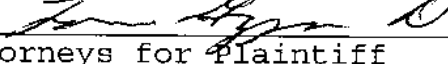
C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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

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

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
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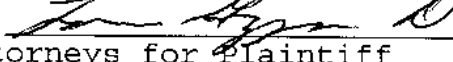
C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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

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

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

MARK J. UDREN, ESQUIRE - i. #04302
STUART WINNEG, ESQUIRE - ID #45362
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Saxon Mortgage Services, Inc.
Plaintiff
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2008-ED-147

AFFIDAVIT PURSUANT TO RULE 3129.1

Saxon Mortgage Services, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 256 Thomas Road, Bloomsburg, PA 17815

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

Roger O. Resseguie 256 Thomas Road
Bloomsburg, PA 17815

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

SAME AS #1 ABOVE

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

None

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

Saxon Mortgage Services, Inc. 4708 Mercantile Drive
Ft. Worth, TX 76137

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

None

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

Name

Address

Columbia County
Tax Claim Bureau

P.O. Box 380
Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

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

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

Name

Address

Tenants/Occupants

256 Thomas Road
Bloomsburg, PA 17815

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

DATED: August 30, 2008

UDREN LAW OFFICES, P.C.

BY: Tommy J. Udren
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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Saxon Mortgage Services, Inc.
Plaintiff
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2008-ED-147

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Commonwealth of PA,
Department of Revenue

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

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

Name

Address

Tenants/Occupants

256 Thomas Road
Bloomsburg, PA 17815

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

DATED: August 30, 2008

UDREN LAW OFFICES, P.C.

BY: John Lynn Dren

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

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ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
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Saxon Mortgage Services, Inc.
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COURT OF COMMON PLEAS
CIVIL DIVISION
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Roger O. Resseguie
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NO. 2008CV59

2008-ED-147

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Roger O. Resseguie 256 Thomas Road
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Ft. Worth, TX 76137

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Commonwealth of PA,
Department of Revenue

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

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

Name

Address

Tenants/Occupants

256 Thomas Road
Bloomsburg, PA 17815

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

DATED: August 30, 2008

UDREN LAW OFFICES, P.C.

BY: Mark J. Udren
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

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Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2008-ED-147

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815

Your house (real estate) at 256 Thomas Road(Mount Pleasant Township)Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$88,482.18, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;
THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;
THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;
THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;
THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 THOMAS ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/06 RECORDED 11/27/2006 INSTRUMENT NO. 200612387.

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;
THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;
THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;
THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;
THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

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BEING KNOWN AS: 256 THOMAS ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NO.: 26-04-007

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UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

MARK J. UDREN*
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TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

August 30, 2008

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

Re: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59

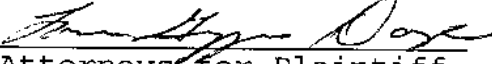
2008-ED-147

Dear Sir:

Please serve the Defendant(s), Roger O. Resseguie at 256 Thomas Road, Bloomsburg, PA 17815.

Please then, POST the property with the Handbill at 256 Thomas Road Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.


Attorneys for Plaintiff
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COPY

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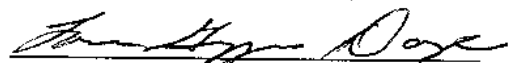
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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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



119070

119070

NUMBER

3-180/360

One Thousand Five hundred dollars and Zero cents

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

DATE

08/27/2008

AMOUNT

\$1,500.00

VOID AFTER 90 DAYS

For SHERIFF SALE DEPOSIT

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.
⑈ 119070 ⑆ ⑆ 0360018081 ⑆ 36 589745 3 ⑆



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