

SHERIFF'S SALE COST SHEET

Bank of NY vs. Goldman
 NO. 141-08 ED NO. 1331-02 JD DATE/TIME OF SALE Staged

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>302.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>55.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>10.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>507.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>297.84</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>447.84</u>	

PROTHONOTARY (NOTARY)	\$40.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

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

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

SURCHARGE FEE (DSTE)	\$ <u>210.00</u>
MISC. <u>extra charges</u>	\$ <u>142.00</u>
<u>Penalties</u>	\$ <u>255.20</u>
TOTAL ***** \$ <u>210.00</u>	

TOTAL COSTS (OPENING BID) \$ 3855.24

Date \$ 1855.24 2000 - 2001

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

47083

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

NUMBER

PAY One Thousand Eight Hundred Fifty Five ***** 54/100

AMOUNT

DATE Jan 28/2009 \$1,855.54

TO THE Sheriff of Columbia County

ORDER

OF

Balance Due Sheriff

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Tennant McCall

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

⑈047083⑈ ⑆031000503⑆ 2000012430048⑈

Seals on back

Security Features include:

SECURE
STICKER
DISAPPEARS
WITH HEAT

LAW OFFICES

McCAE , WEISBERG & CONWAY, P.C.

SUITE 2080

123 SOUTH BROAD STREET

PHILADELPHIA, PA 19109

(215) 790-1010

FAX (215) 790-1274

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE*†
BRENDA L. BROGDON*
FRANK DUBIN
ANDREW L. MARKOWITZ
GAYL C. SPIVAK*
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS^
DEBORAH K. CURRAN±*
LAURA H.G. O'SULLIVAN±*
STEPHANIE H. HURLEY±*

January 29, 2009

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 401
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 302
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

Of Counsel
DEBORAH K. CURRAN ± - MD & DC
LAURA H.G. O'SULLIVAN ± - MD & DC
STEPHANIE H. HURLEY ± ± - MD
JOSEPH F. RIGA* - PA & NJ

^ Licensed in PA & NJ
** Licensed in PA & NY
~ Licensed in NY
^^ Licensed in NJ
~ Licensed in PA & WA
*** Licensed in PA, NJ & NY
* Licensed in NY & CT
+ Licensed in MD & DC
±± Licensed in MD
† Managing Attorney for NY
~ Managing Attorney for MD

Sheriff's Office
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

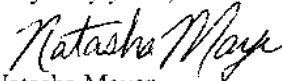
Re: The Bank of New York, as Trustee et. al. v. Paul J. Reidinger
Property: 160 Amron Drive, Bloomsburg, PA 17815
CCP ; Columbia County; Number 2008-CV-1331
Date of Sheriff's Sale: February 4, 2009

Dear Sheriff:

As you know, the above-mentioned Sale was Stayed on January 16, 2009 due to a completed short sale.
Enclosed please find a check in the amount of \$1,855.54, which represents the balance due to the sheriff.

If you have any questions, please contact me. Thank you for your cooperation.

Very truly yours,


Natasha Mayer
Legal Assistant

/mm

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

FACSIMILE TRANSMITTAL SHEET

TO: *Natasha Mayer* FROM: *Tim Chamberlain*
COMPANY: DATE: *1-20-09*
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: *2*
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
RE: 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.

rec'd 570 gmt. due 1/5 \$ 1855.54

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
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(215) 790-1010
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KATHERINE SANTANGINI**
JASON BROOKS*
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN**
STEPHANIE H. HURLEY**

January 16, 2009

* Licensed in PA & NJ
** Licensed in PA & NY
*** Licensed in NY
† Licensed in NJ
* Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
* Managing Attorney for NY
* Managing Attorney for MD

Sheriff's Office
Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815

Re: The Bank of New York as Trustee et. al. v. Paul J. Reidinger
Property: 160 Ammon Drive, Bloomsburg, PA 17815
CCP ; Columbia County ; Number 2008-CV-1331
Date of Sheriff's Sale February 4, 2009

Dear Sheriff:

As you know, the above-captioned property is currently listed for the February 4, 2009 Sheriff's Sale. I am writing to you at this time to request that you stay the Sale. A short sale has been completed. My client received \$127,060.00.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. If you have any questions, please contact me. Thank you for your cooperation.

Very truly yours,

Natasha Mayer
Natasha Mayer
Legal Assistant

/nm

SENT VIA FACSIMILE TRANSMITTAL--NUMBER (570)389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

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

Monday, October 06, 2008

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
3001 EXECUTIVE DRIVE, SUITE 120P
CLEARWATER, FL 33762-**

**THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES
SERIES 2006-18
VS
PAUL J. REIDINGER
KELLY A. REIDINGER**

DOCKET # 164ED2008

JD # 1331JD2008

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

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18

v.

Paul J Reidinger and Kelly A Reidinger

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2008-CV-1331

2008-ED-164

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Paul J Reidinger
160 Amron Drive
Bloomsburg, Pennsylvania 17815

Kelly A Reidinger
501 West Front Street
Berwick, Pennsylvania 18603

Your house (real estate) at 160 Amron Drive, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on **Feb. 4, 2009** at **9:00** a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$123,483.68 obtained by The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates Series 2006-18 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 canceled if you pay to The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates Series 2006-18 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 a 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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, 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.

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

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

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #31 and the southwest corner of lands described herein;

THENCE by Lot #31 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin;

THENCE by other lands now or formerly of Twin Hills Development Corporation, North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin;

THENCE by Lot #29 South 18 degrees 20 minutes 00 seconds East 182.33 feet to an iron pin on the northern edge of Amron Drive;

THENCE by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet;

THENCE by the same South 71 degrees 40 minutes 00 seconds West 52.65 feet to the place of BEGINNING.

CONTAINING 17,615.28 square feet. Being Lot #30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

BEING KNOWN AS: 160 AMRON DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-05D-005-00 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH PAUL J. REIDINGER AND KELLY A. REIDINGER by deed dated January 17, 2007 and recorded February 29, 2008 in the office of the Recorder in and for Columbia County as Instrument #200801835, granted and conveyed to Paul J Reidinger.

REAL DEBT: \$123,483.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL J REIDINGER AND KELLY A REIDINGER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

Monday, October 06, 2008

**GREAT SENECA FIN CORP C/O WOLPOFF & ABRAMSON
267 EAST MARKET STREET
YORK, PA 17403-**

**THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES
SERIES 2006-18
VS
PAUL J. REIDINGER
KELLY A. REIDINGER**

DOCKET # 164ED2008

JD # 1331JD2008

Dear Sir:

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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v.

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COLUMBIA COUNTY

Number 2008-CV-1331

2008-ED-164

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PAUL J REIDINGER AND KELLY A REIDINGER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

facsimile
TRANSMITTAL

to: Sheriff of Columbia County
fax #: (570) 389-562
re: The Bank of New York as Trustee et. al. v. Paul J. Reidinger
date: January 16, 2009
pages: 2

Please see the attached letter requesting that you stay the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...

Natasha Mayer
Legal Assistant
McCABE, WEISBERG & CONWAY, P.C.
123 S. BROAD STREET, SUITE 2080
PHILADELPHIA, PA 19109

215-790-1010
Fax: 215-790-1274

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

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

THE BANK OF NEW YORK

VS.

PAUL & KELLY REIDINGER

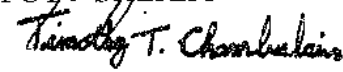
WRIT OF EXECUTION #164 OF 2008 ED

POSTING OF PROPERTY

January 5, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PAUL & KELLY REIDINGER AT 160 AMRON DRIVE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.

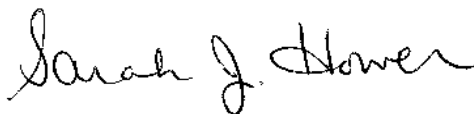
SO ANSWERS:

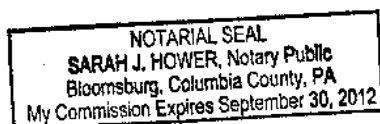

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF JANUARY 2009





COMPLETE THIS SECTION ON DELIVERY

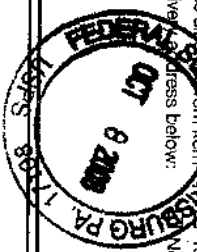
A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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 ☒ No



7007 0710 0002 4087 6887

Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Brenda Moody* C. Date of Delivery *10-8-08*

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 ☒ No

7007 0710 0002 4087 6788

Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

Return Receipt

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____ ☐ Agent ☒ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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 ☒ No

707 0710 0002 4087 6924

Return Receipt

102595-02-M-1540

Return Receipt

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *OCT 08 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 ☒ No

707 0710 0002 4087 6856

Return Receipt

102595-02-M-1540

Return Receipt

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____ ☐ Agent ☒ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Eric Symmons* C. Date of Delivery *OCT 08 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 ☒ No

77 0710 0002 4087 6863

Return Receipt

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *OCT 08 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 ☒ No

707 0710 0002 4087 6917

Return Receipt

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____ ☐ Agent ☒ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) *Eric Symmons* C. Date of Delivery _____

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 ☒ No

7007 0710 0002 4087

Return Receipt

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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 ☒ No

7007 0710 0002 4087

Return Receipt

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____ ☐ Agent ☒ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

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:

Mortgage Electronic Reg. Systems
PO Box 2026
Flint, MI 48501

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael E. Gandy* ☒ Agent ☐ AddressB. Received by (Printed Name) *Michael E. Gandy* C. Date of Delivery *10-2-2008*D. Is delivery address different from item 1? ☐ Yes
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 6816

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 *Michael E. Gandy* ☒ Agent ☐ AddressB. Received by (Printed Name) *Michael E. Gandy* C. Date of Delivery *10-2-2008*D. Is delivery address different from item 1? ☐ Yes
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 6900

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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

THE BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDERS CWABS,
INC. ASSET-BACKED CERTIFICATES
SERIES 2006-18

Docket # 164ED2008

VS

MORTGAGE FORECLOSURE

PAUL J. REIDINGER
KELLY A. REIDINGER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 07, 2008, AT 1:05 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON KELLY REIDINGER AT 55 DRUMHELLER LANE, NESCOPECK BY
HANDING TO KELLY REIDINGER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, OCTOBER 08, 2008

Tami B Kline /KPB/
NOTARY PUBLIC

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

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

X P. D'ANGELO
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

THE BANK OF NEW YORK AS TRUSTEE 164ED2008
FOR THE CERTIFICATEHOLDERS CWABS,
INC. ASSET-BACKED CERTIFICATES
SERIES 2006-18

VS

MORTGAGE FORECLOSURE

PAUL J. REIDINGER
KELLY A. REIDINGER

NOW, MONDAY, OCTOBER 20, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF NORTHUMBERLAND COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, PAUL REIDINGER, AT 13 ASPEN STREET, ELYSBURG, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF: THE BANK OF NEW YORK
P:
VS:
DEFENDANT: REIDINGER, PAUL J.
D: 13 ASPEN ST.
D: ELYSBURG, PA 17824
D:
D:

CASE #: 08 CV 0164
CTY FILED: COLUMBIA
FILE DATE:
DATE RECEIVED: 08/10/23
ASSIGNED TO: 1 DEF
LAW FIRM: COLUMBIA CNTY
EXPIRES: ASAP

SHERIFF'S RETURN

I HEREBY CERTIFY AND RETURN I SERVED: PAUL J. REIDINGER

BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN: WRIT OF EXECUTION
MORTGAGE FORECLOSURE

PERSON SERVED: PAUL J. REIDINGER

DATE SERVED: 2008/11/06

CAPACITY: PERSONALLY

TIME: 14:03 HRS

PLACE SERVED: 13 ASPEN ST., ELYSBURG, PA 17824

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING KNOWN UNTO : HIM THE
CONTENTS THEREOF.

SO ANSWERS: CHAD A. REINER, SHERIFF

BY DEPUTY: BORIS, MICHAEL

BY:



I HEREBY CERTIFY AND RETURN THAT I SERVED:

BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN:

PERSON SERVED:

DATE SERVED:

CAPACITY :

TIME:

PLACE SERVED:

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING KNOWN UNTO : THE
CONTENTS THEREOF.

SO ANSWERS: CHAD A. REINER, SHERIFF

BY DEPUTY:

BY:

SHERIFF'S COSTS: \$ 142.00
REC #: 33219
NO. OF ATTEMPTS: 4

DOCKET PAGE #: 08 CV 1250

Sworn to and subscribed before
me this 12 day of Nov.
A.D. 2008


PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2010

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE++
BRENDA L. BROGDON*
FRANK DUBIN
ANDREW L. MARKOWITZ
GAYL C. SPIVAK*
KEVIN P. DISKIN*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS^
DEBORAH K. CURRAN!+
LAURA H.G. O'SULLIVAN+*
STEPHANIE H. HURLEY+*

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 401
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

December 11, 2008

SUITE 302
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

* Licensed in PA & NJ
** Licensed in PA & NY
^ Licensed in NY
^^ Licensed in NJ
^ Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
+ Licensed in MD & DC
++ Licensed in MD
+ Managing Attorney for NY
+ Managing Attorney for MD

Of Counsel
DEBORAH K. CURRAN* - MD & DC
LAURA H.G. O'SULLIVAN* - MD & DC
STEPHANIE H. HURLEY** - MD
JOSEPH F. RIGA* - PA & NJ

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates Series
2006-18
vs.
Paul J Reidinger and Kelly A Reidinger
Columbia County, No. 2008-CV-1331
Premises: 160 Amron Drive, Bloomsburg, Pennsylvania 17815

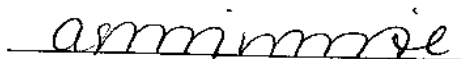
Dear Sir/Madam:

Enclosed please find the original and one copy of the Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

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

Thank you for your assistance in this matter.

Sincerely,



Ashli White
Legal Assistant for
McCabe, Weisberg & Conway, P.C.

/awe

Enclosure
cc: Office of the Sheriff/Real Estate Division
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
FRANK DUBIN, ESQUIRE - ID #19280
HEIDI R. SPIVAK, ESQUIRE - ID #74770

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18

Plaintiff

v.

Paul J Reidinger and Kelly A Reidinger

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2008-CV-1331

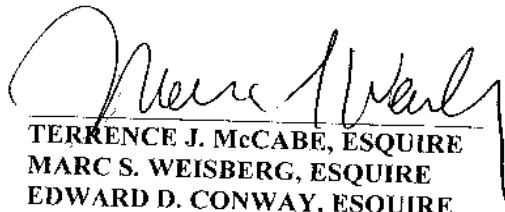
AFFIDAVIT OF SERVICE

I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 12th day of December, 2008, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN AND SUBSCRIBED
BEFORE ME THIS 12TH DAY
OF DECEMBER, 2008

NOTARY PUBLIC


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
FRANK DUBIN, ESQUIRE
HEIDI R. SPIVAK, ESQUIRE
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
STACEY M. O'CONNELL, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 10, 2012

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIR, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18

Plaintiff

v.

Paul J Reidinger and Kelly A Reidinger

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2008-CV-1331

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for 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: **160 Amron Drive, Bloomsburg, Pennsylvania 17815**, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners

Name

Address

Paul J Reidinger

160 Amron Drive
Bloomsburg, Pennsylvania 17815

Kelly A Reidinger

501 West Front Street
Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name

Address

Paul J Reidinger

160 Amron Drive
Bloomsburg, Pennsylvania 17815

Kelly A Reidinger

501 West Front Street
Berwick, Pennsylvania 18603

Exhibit A

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

Name	Address
Plaintiff herein	
Palissades Collections LLC Assignee of AT & T	c/o Tonilyn M. Chippie 4660 Trindle Road, Floor 3 Camp Hill, Pennsylvania 17011
Great Seneca Fin Corp/MD Corp.	P.O. Box 1651 Rockville, Maryland 20849-1651
Great Seneca Fin Corp/MD Corp.	c/o Wolpoff & Abramson 267 East Market Street York, Pennsylvania 17403

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

Name	Address
Plaintiff herein	
Mortgage Electronic Registration Systems, Inc. acting solely as Nominee for Premier Mortgage Funding, Inc.	P.O. Box 2026 Flint, Michigan 48501-2026
Mortgage Electronic Registration Systems, Inc. acting solely as Nominee for Premier Mortgage Funding, Inc.	3001 Executive Drive Suite 120P Clearwater, Florida 33762-2260

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 which may be affected by the sale:

Name	Address
None	

None

Exhibit A

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	160 Amron Drive Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
United States of America	c/o United States Attorney for the Middle District of PA 235 North Washington Street Scranton, PA 18503 and Federal Building 228 Walnut Street P.O. Box 11754 Harrisburg, PA 17108

Exhibit A

8. Name and address of Attorney of record:

Name

Address

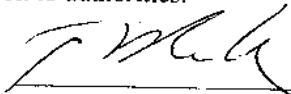
None

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

Section 4904 relating to unsworn falsification to authorities.

September 25, 2008

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

DECEMBER 1 2008

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #31 and the southwest corner of lands described herein;

THENCE by Lot #31 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin;

THENCE by other lands now or formerly of Twin Hills Development Corporation, North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin;

THENCE by Lot #29 South 18 degrees 20 minutes 00 seconds East 182.33 feet to an iron pin on the northern edge of Amron Drive;

THENCE by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet;

THENCE by the same South 71 degrees 40 minutes 00 seconds West 52.65 feet to the place of BEGINNING.

CONTAINING 17,615.28 square feet. Being Lot #30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

BEING KNOWN AS: 160 AMRON DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-05D-005-00 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH PAUL J. REIDINGER AND KELLY A. REIDINGER by deed dated January 17, 2007 and recorded February 29, 2008 in the office of the Recorder in and for Columbia County as Instrument #200801835, granted and conveyed to Paul J Reidinger.

REAL DEBT: \$123,483.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL J REIDINGER AND KELLY A REIDINGER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

EX-107 A
B-107 A

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18

Plaintiff

v.

Paul J Reidinger and Kelly A Reidinger

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2008-CV-1331

DATE: December 11, 2008

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Paul J Reidinger and Kelly A Reidinger

PROPERTY: 160 Amron Drive, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **FEBRUARY 4, 2009 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in 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 thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

Exhibit B

Check type of mail or service:

<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

Attach Stamp Here
(if issued as a
certificate of mailing
or for additional
copies of this issue)
Postmark at:
Date of Receipt:

UNITED STATES POSTAGE

112	44	0577	05.650
MAILED FROM ZIP CODE 79109	DATE 0577	PERM	2008

[illegible]



Northumberland County

Controller's Office
399 S. 5th Street
Sunbury, PA 17801

CHECK DATE	CHECK NO.
11/24/2008	217659

M&T Bank
Manufacturers and Traders Trust Company
Sunbury, PA 17801

60-295/313

AMOUNT
*****8.00

VOID AFTER SIX MONTHS

EIGHT DOLLARS AND 00 CENTS

DOLLARS

PAY
TO THE
ORDER
OF

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

Full 1 Summ. Court Clerk
Wm. A. Thompson
K. Anderson
AUTHORIZED SIGNATURE(S)

⑈217659⑈

⑆031302955⑆

8892659478⑈

Security Features Included: Details on back.

best, hold 30 min
LUTZ 784. 2223
J31-9565

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/1/2008

SERVICE# 1 - OF - 21 SERVICES
DOCKET # 164ED2008

PLAINTIFF THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES SERIES 2006-18

DEFENDANT PAUL J. REIDINGER
KELLY A. REIDINGER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
PAUL REIDINGER
160 AMRON DRIVE
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ 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) 13 ASPIN ST. ELYSBURG

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

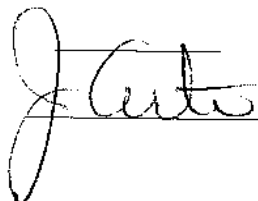
10/10/08

0955

599/11

NA-LC (HOUSE BEING SOLD)

DEPUTY



DATE 10.20-08

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 360
BLOOMSBURG, PA 17815
FAX: (717) 384-5625

PHONE
(717) 384-5622

24 HOUR PHONE
(717) 784-4308

Monday, October 06, 2008

**LINDA FEDDER-TAX COLLECTOR
6390 THIRD STREET
BLOOMSBURG, PA 17815-**

**THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES
SERIES 2006-18
VS
PAUL J. REIDINGER
KELLY A. REIDINGER**

DOCKET # 164ED2008

JD # 1331JD2008

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

Timothy T. Chamberlain
Sheriff of Columbia County

2008 Taxes pd

160 Arrow Rd

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/1/2008

SERVICE# 14 - OF - 21 SERVICES
DOCKET # 164ED2008

PLAINTIFF THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES SERIES 2006-18

DEFENDANT PAUL J. REIDINGER
KELLY A. REIDINGER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
LINDA FEDDER-TAX COLLECTOR
6390 THIRD STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Linda

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 10-8-8 TIME 1000 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. Gut
DATE 10-8-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/1/2008

SERVICE# 15 - OF - 21 SERVICES
DOCKET # 164ED2008

PLAINTIFF

THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES SERIES 2006-18

DEFENDANT

PAUL J. REIDINGER
KELLY A. REIDINGER

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 10-8-8 TIME 1330 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

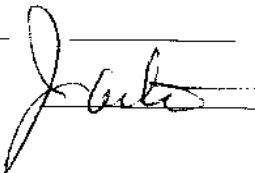
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-8-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/1/2008

SERVICE# 2 - OF - 21 SERVICES
DOCKET # 164ED2008

PLAINTIFF

THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES SERIES 2006-18

DEFENDANT

PAUL J. REIDINGER
KELLY A. REIDINGER

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
KELLY REIDINGER
501 WEST FRONT STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

594-3817

NEAR
WILKES POOLS

SERVED UPON KELLY REIDINGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-07-08 TIME 13:05 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) SS DRUMHELLER LA

NE SCOPED

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10-07-08</u>	<u>0920</u>	<u>DANIELLO</u>	<u>OK</u>
_____	_____	_____	_____
_____	_____	_____	_____
DEPUTY	<u>Paul D. H.</u>	DATE <u>10-07-08</u>	

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 10/07/2008

Fee: \$5.00

Cert. NO: 5265

REIDINGER PAUL J
160 AMRON DRIVE
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP
Deed: 20080 -1835
Location: 160 AMRON DR
Parcel Id:12 -05D-005-00,000

Assessment: 36,750
Balances as of 10/07/2008

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:
DATE RECEIVED 10/1/2008

SERVICE# 18 - OF - 21 SERVICES
DOCKET # 164ED2008

PLAINTIFF THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES SERIES 2006-18

DEFENDANT PAUL J. REIDINGER
KELLY A. REIDINGER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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 10-6-8 TIME 1605 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 10-6-8

REAL ESTATE OUTLINE

ED # 164-08

DATE RECEIVED 10-1-08
DOCKET AND INDEX 10-6-08

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 2004.00 ✓ CK# 36591

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

SALE DATE Feb. 4, 09 TIME 0900
POSTING DATE Jan. 5, 09
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 1-
2ND WEEK 21
3RD WEEK 28, 09

SHERIFF'S SALE

WEDNESDAY FEBRUARY 4, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 164 OF 2008 ED AND CIVIL WRIT NO. 1331 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #31 and the southwest corner of lands described herein; THENCE by Lot #31 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin; THENCE by other lands now or formerly of Twin Hills Development Corporation, North 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; THENCE by Lot #29 South 18 degrees 20 minutes 00 seconds East 182.33 feet to an iron pin on the northern edge of Amron Drive; THENCE by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet; THENCE by the same South 71 degrees 40 minutes 00 seconds West 52.65 feet to the place of BEGINNING. CONTAINING 17,615.28 square feet. Being Lot #30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

BEING KNOWN AS: 160 AMRON DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-050-005-00000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH PAUL J. REIDINGER AND KELLY A. REIDINGER by deed dated January 17, 2007 and recorded February 29, 2008 in the office of the Recorder in and for Columbia County as Instrument #200801835, granted and conveyed to Paul J Reidinger.

REAL DEBT: \$123,483.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL J REIDINGER AND KELLY A REIDINGER

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
Terrence J. McCabe
123 South Broad Street
Philadelphia, PA 19109

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 4, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 164 OF 2008 ED AND CIVIL WRIT NO. 1331 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #31 and the southwest corner of lands described herein; THENCE by Lot #31 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin; THENCE by other lands now or formerly of Twin Hills Development Corporation, North 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; THENCE by Lot #29 South 18 degrees 20 minutes 00 seconds East 182.33 feet to an iron pin on the northern edge of Amron Drive; THENCE by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet; THENCE by the same South 71 degrees 40 minutes 00 seconds West 52.65 feet to the place of BEGINNING. CONTAINING 17,615.28 square feet. Being Lot #30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

BEING KNOWN AS: 160 AMRON DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-050-005-00000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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REAL DEBT: \$123,483.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL J REIDINGER AND KELLY A REIDINGER

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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
Terrence J. McCabe
123 South Broad Street
Philadelphia, PA 19109

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 4, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 164 OF 2008 ED AND CIVIL WRIT NO. 1331 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #31 and the southwest corner of lands described herein; THENCE by Lot #31 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin; THENCE by other lands now or formerly of Twin Hills Development Corporation, North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin; THENCE by Lot #29 South 18 degrees 20 minutes 00 seconds East 182.33 feet to an iron pin on the northern edge of Amron Drive; THENCE by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet; THENCE by the same South 71 degrees 40 minutes 00 seconds West 52.65 feet to the place of BEGINNING. CONTAINING 17,615.28 square feet. Being Lot #30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

BEING KNOWN AS: 160 AMRON DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-050-005-00000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH PAUL J. REIDINGER AND KELLY A. REIDINGER by deed dated January 17, 2007 and recorded February 29, 2008 in the office of the Recorder in and for Columbia County as Instrument #200801835, granted and conveyed to Paul J. Reidinger.

REAL DEBT: \$123,483.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL J. REIDINGER AND KELLY A. REIDINGER

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.

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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
Terrence J. McCabe
123 South Broad Street
Philadelphia, PA 19109

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

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

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18

Plaintiff

v.

Paul J Reidinger and Kelly A Reidinger

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2008-CV-1331 Term _____ J.D.

2008-ED 164

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 160 Amron Drive, Bloomsburg, Pennsylvania 17815

Amount Due \$ 123,483.68

Interest from 09/09/08 to DATE OF SALE \$
plus \$20.30 per diem thereafter

(Costs to be added)

Total \$

Dated: 10/11/08

Sami B. Kline
(SEAL) Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #31 and the southwest corner of lands described herein;

THENCE by Lot #31 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin;

THENCE by other lands now or formerly of Twin Hills Development Corporation, North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin;

THENCE by Lot #29 South 18 degrees 20 minutes 00 seconds East 182.33 feet to an iron pin on the northern edge of Amron Drive;

THENCE by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet;

THENCE by the same South 71 degrees 40 minutes 00 seconds West 52.65 feet to the place of BEGINNING.

CONTAINING 17,615.28 square feet. Being Lot #30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

BEING KNOWN AS: 160 AMRON DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-05D-005-00 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH PAUL J. REIDINGER AND KELLY A. REIDINGER by deed dated January 17, 2007 and recorded February 29, 2008 in the office of the Recorder in and for Columbia County as Instrument #200801835, granted and conveyed to Paul J Reidinger.

REAL DEBT: \$123,483.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL J REIDINGER AND KELLY A REIDINGER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18
1800 Tapo Canyon Road
Mail Stop #SV-103
Simi Valley, California 93063

Plaintiff

v.

Paul J Reidinger and Kelly A Reidinger
160 Amron Drive
Bloomsburg, Pennsylvania 17815

Defendants

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

No. _____ Term _____ E.D.

No. _____ Term, _____ A.D.

No. 2008-CV-1331 Term, _____ J.D.

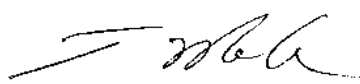
2008-ED-164

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE PROTHONOTARY:

Amount Due	\$	123,483.68
Interest from 09/09/08 to DATE OF SALE plus \$20.30 per diem thereafter	\$	
(Costs to be added)		
Total	\$	

Dated: September 25, 2008



TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

NOTE: Please furnish description of Property

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #31 and the southwest corner of lands described herein;

THENCE by Lot #31 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin;

THENCE by other lands now or formerly of Twin Hills Development Corporation, North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin;

THENCE by Lot #29 South 18 degrees 20 minutes 00 seconds East 182.33 feet to an iron pin on the northern edge of Amron Drive;

THENCE by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet;

THENCE by the same South 71 degrees 40 minutes 00 seconds West 52.65 feet to the place of BEGINNING.

CONTAINING 17,615.28 square feet. Being Lot #30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

BEING KNOWN AS: 160 AMRON DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-05D-005-00 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH PAUL J. REIDINGER AND KELLY A. REIDINGER by deed dated January 17, 2007 and recorded February 29, 2008 in the office of the Recorder in and for Columbia County as Instrument #200801835, granted and conveyed to Paul J Reidinger.

REAL DEBT: \$123,483.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL J REIDINGER AND KELLY A REIDINGER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18
1800 Tapo Canyon Road
Mail Stop #SV-103
Simi Valley, California 93063

Plaintiff

v.

Paul J Reidinger and Kelly A Reidinger
160 Amron Drive
Bloomsburg, Pennsylvania 17815

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. _____ Term _____ E.D.

No. _____ Term, _____ A.D.

No. 2008-CV-1331 Term, _____ J.D.

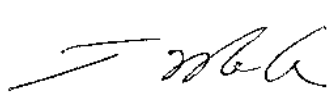
2008-ED-164

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

TO THE PROTHONOTARY:

Amount Due	\$	123,483.68
Interest from 09/09/08 to DATE OF SALE plus \$20.30 per diem thereafter	\$	
(Costs to be added)		
Total	\$	

Dated: September 25, 2008


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

NOTE: Please furnish description of Property

LEGAL DESCRIPTION

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

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #31 and the southwest corner of lands described herein;

THENCE by Lot #31 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin;

THENCE by other lands now or formerly of Twin Hills Development Corporation, North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin;

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THENCE by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet;

THENCE by the same South 71 degrees 40 minutes 00 seconds West 52.65 feet to the place of BEGINNING.

CONTAINING 17,615.28 square feet. Being Lot #30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

BEING KNOWN AS: 160 AMRON DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-05D-005-00 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH PAUL J. REIDINGER AND KELLY A. REIDINGER by deed dated January 17, 2007 and recorded February 29, 2008 in the office of the Recorder in and for Columbia County as Instrument #200801835, granted and conveyed to Paul J Reidinger.

REAL DEBT: \$123,483.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL J REIDINGER AND KELLY A REIDINGER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18

Plaintiff

v.

Paul J Reidinger and Kelly A Reidinger

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2008-CV-1331

2008-ED-164

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for 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: **160 Amron Drive, Bloomsburg, Pennsylvania 17815**, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners

Name	Address
Paul J Reidinger	160 Amron Drive Bloomsburg, Pennsylvania 17815
Kelly A Reidinger	501 West Front Street Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name	Address
Paul J Reidinger	160 Amron Drive Bloomsburg, Pennsylvania 17815
Kelly A Reidinger	501 West Front Street Berwick, Pennsylvania 18603

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

Name	Address
Plaintiff herein	
Palissades Collections LLC Assignee of AT & T	c/o Tonilyn M. Chippie 4660 Trindle Road, Floor 3 Camp Hill, Pennsylvania 17011
Great Seneca Fin Corp/MD Corp.	P.O. Box 1651 Rockville, Maryland 20849-1651
Great Seneca Fin Corp/MD Corp.	c/o Wolpoff & Abramson 267 East Market Street York, Pennsylvania 17403

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

Name	Address
Plaintiff herein	
Mortgage Electronic Registration Systems, Inc. acting solely as Nominee for Premier Mortgage Funding, Inc.	P.O. Box 2026 Flint, Michigan 48501-2026
Mortgage Electronic Registration Systems, Inc. acting solely as Nominee for Premier Mortgage Funding, Inc.	3001 Executive Drive Suite 120P Clearwater, Florida 33762-2260

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 which may be affected by the sale:

Name	Address
None	

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

Name	Address
Tenants/Occupants	160 Amron Drive Bloomsburg, Pennsylvania 17815
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815
United States of America	c/o United States Attorney for the Middle District of PA 235 North Washington Street Scranton, PA 18503 and Federal Building 228 Walnut Street P.O. Box 11754 Harrisburg, PA 17108

8. Name and address of Attorney of record:

Name

Address

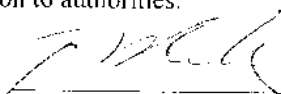
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I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.

Section 4904 relating to unsworn falsification to authorities.

September 25, 2008

DATE



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Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18

Plaintiff

v.

Paul J Reidinger and Kelly A Reidinger

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2008-CV-1331

2008 ED 164

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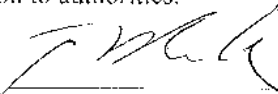
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September 25, 2008

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Philadelphia, PA 19109

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BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIR, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

CIVIL ACTION LAW

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18

v.

Paul J Reidinger and Kelly A Reidinger

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2008-CV-1331

2008-ED-164

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Paul J Reidinger
160 Amron Drive
Bloomsburg, Pennsylvania 17815

Kelly A Reidinger
501 West Front Street
Berwick, Pennsylvania 18603

Your house (real estate) at 160 Amron Drive, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$123,483.68 obtained by The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates Series 2006-18 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 canceled if you pay to The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates Series 2006-18 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 a 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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, 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.

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760**

LEGAL DESCRIPTION

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Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates Series 2006-18

Plaintiff

v.

Paul J Reidinger and Kelly A Reidinger

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2008-CV-1331

2008-ED-164

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

160 Amron Drive, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Paul J Reidinger
160 Amron Drive
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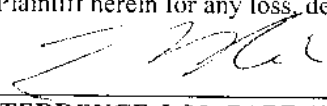
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WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

September 25, 2008

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
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Attorneys for Plaintiff

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Plaintiff

v.

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2008-ED-164

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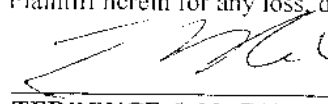
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Plaintiff

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Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2008-CV-1331

2008-ED-104

AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby
depose and say that the last-known mailing addresses of the Defendants are:

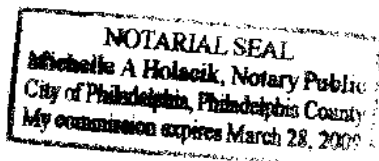
Paul J Reidinger
160 Amron Drive
Bloomsburg, Pennsylvania 17815

Kelly A Reidinger
501 West Front Street
Berwick, Pennsylvania 18603

SWORN AND SUBSCRIBED
BEFORE-ME THIS 25th DAY
Of September, 2008

Michelle A. Holacik
NOTARY PUBLIC

Terrence J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff



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COLUMBIA COUNTY

Number 2008-CV-1331

2008-EP-164

AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby
depose and say that the last-known mailing addresses of the Defendants are:

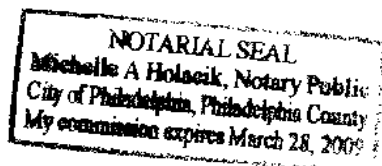
Paul J Reidinger
160 Amron Drive
Bloomsburg, Pennsylvania 17815

Kelly A Reidinger
501 West Front Street
Berwick, Pennsylvania 18603

SWORN AND SUBSCRIBED
BEFORE ME THIS 25th DAY
OF September, 2008

Michelle A. Holacik
NOTARY PUBLIC

[Signature]
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff



LEGAL DESCRIPTION

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BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #31 and the southwest corner of lands described herein;

THENCE by Lot #31 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin;

THENCE by other lands now or formerly of Twin Hills Development Corporation, North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin;

THENCE by Lot #29 South 18 degrees 20 minutes 00 seconds East 182.33 feet to an iron pin on the northern edge of Amron Drive;

THENCE by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet;

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CONTAINING 17,615.28 square feet. Being Lot #30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

BEING KNOWN AS: 160 AMRON DRIVE, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-05D-005-00 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH PAUL J. REIDINGER AND KELLY A. REIDINGER by deed dated January 17, 2007 and recorded February 29, 2008 in the office of the Recorder in and for Columbia County as Instrument #200801835, granted and conveyed to Paul J Reidinger.

REAL DEBT: \$123,483.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL J REIDINGER AND KELLY A REIDINGER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

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LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 401
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 302
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

Of Counsel
JOSEPH F. RIGA* - PA & NJ

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SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS^
DEBORAH K. CURRAN†
LAURA H.G. O'SULLIVAN†
STEPHANIE H. HURLEY**
HEIDI R. SPIVAK
MARGARET MARY BALMFORTH *<

* Licensed in PA & NJ
** Licensed in PA & NY
† Licensed in NY
^^ Licensed in NJ
^ Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
^ Licensed in VA
- Managing Attorney for NY
† Managing Attorney for MD

September 25, 2008

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates Series 2006-18
vs.
Paul J Reidinger and Kelly A Reidinger
Columbia County, Number 2008-CV-1331
Premises: 160 Amron Drive, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

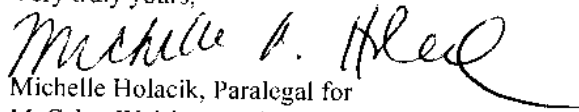
Enclosed please find three copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

Paul J Reidinger
160 Amron Drive
Bloomsburg, Pennsylvania 17815

Kelly A Reidinger
501 West Front Street
Berwick, Pennsylvania 18603

Once service has been completed, please forward the pertinent affidavit of service to our office.

Very truly yours,


Michelle Holacik, Paralegal for
McCabe, Weisberg and Conway, P.C.

Enclosures

ORIGINAL DOCUMENT PRINTED ON REMICA-REACTIVE PAPER WITH MICROPRINTED BORDER

MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109

36591

NUMBER

WACHOVIA

3-50/310

PAY: Two Thousand

00/100

AMOUNT

Sep 25/2008 \$2,000.00

DATE

TO THE Sheriff of Columbia County

ORDER

OF

Listing Property for Sheriff Sale

ATTORNEY'S ACCOUNT
VOID AFTER 90 DAYS

Terrence J. McCalla

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

036591 031000503 200012430048

L W OFFICES
DICKSON, GORDNER, HESS AND THRUSH
208 EAST SECOND STREET
BERWICK, PA 18603-4804

David C. Dickson, Jr., Esq.
John R. Gordner, Esq.
Brenda R. Hess, Esq.
Arlin R. Thrush, Esq.

copy for Sheriff's office

TELEPHONE: 570-759-9814
FAX : 570-759-9845
E-MAIL ADDRESS: dgmlaw@bwkip.com

FAX COVER SHEET

DATE: 1/15/09
TO: Terrence McCabe, Esq. **FAX NO.:** 215-790-1274
FROM: Nancy Jacobsen
RE: Bank of New York vs. Reidinger Columbia County No. 2008 CV-1331

The above matter is scheduled for a Sheriff's Sale in early February.

We have reached a short sale with Countrywide on behalf of Bank of New York. Enclosed is a copy of the short sale approval letter, a copy of the deed in which Mr. Reidinger sold this property on 1/12/09, and a copy of the settlement statement.

If you need to confirm this information, please contact Joy Dartley at Countrywide. Her phone no. is 480-224-6476 (loan # 129400596)

Please have the mortgage foreclosure discontinued and notify the Sheriff's Department that the sale is being cancelled.

If you need any further information from me, please let me know.

NUMBER OF PAGES - INCLUDING COVER SHEET: _____

If this is an illegible or incomplete transmission,
please call the office immediately.



HOME LOANS

Countrywide Home Loans
Mail Stop, SV3-70
450 American Street
Sunnyvale, CA 94088

Notice Date: December 3, 2008

Account No.: 129400596

PAUL J REIDINGER
13 Aspen St
Elysburg, PA 17824

Property Address:
180 AMRON DRIVE
BLOOMSBURG, PA 17815

IMPORTANT MESSAGE ABOUT THIS ACCOUNT

This letter will serve as Countrywide's demand for payment and advises you that Countrywide and/or its Investors and/or Insurers have agreed to accept a short payoff involving the above referenced property and the referenced account(s). This demand should be used by the closing agent as our formal demand statement. No additional statement will be issued. This approval is exclusive to the offer from the buyer referenced in this letter.

WHAT THIS MEANS TO THE SELLER

Countrywide and/or its investors may pursue a deficiency judgment for the difference in the payment received and the total balance due, unless agreed otherwise or prohibited by law. If the short sale closes on the loan referenced above. In addition, if this loan is covered by mortgage insurance, the mortgage insurance company may reserve the right to pursue the seller for the deficiency based on the terms of the mortgage insurance policy. Furthermore, there may be tax consequences associated with entering into a short sale. The seller is encouraged to seek the guidance from an independent tax advisor, and/or an attorney, before proceeding with the short sale.

If this short sale is contingent upon Countrywide and/or its Investors receiving a promissory note, we will reserve the right to collect the full amount on the new promissory note which may lead to us pursuing a deficiency on that balance should the need arise. If the short sale does not close, then we will pursue all remedies under our note and mortgage. This offer is contingent upon Countrywide receiving a properly executed Letter of Deficiency which was sent to the borrower on N/A.

The conditions of the approval are as follows:

1. Closing must take place no later than January 2, 2009 or this approval is void.
2. The approved buyer(s) is/are Richard Shaffer and Regina Mackert and the sales price for the property is \$139,000.00.
3. Another buyer cannot be substituted without the prior written approval of Countrywide.
4. Closing costs including realtor commission is not to exceed \$11,940.00. This includes \$3,000.00 towards the 2nd lien.

Please write the account number on all correspondence.

SPC Approval 6532 08/20/2008

07/14 2:55 PM

260/ 305 508 W494

NVFN:11 R007 17 1010

600/000 P

819E872015(XBJ)

50:21 (NHL)8002-70-030

5. Proceeds to Countrywide to be no less than \$127,080.00
6. The property is being sold in "AS IS" condition. No repairs will be made or be paid out of the proceeds, unless specifically stated otherwise.
7. Seller is to contribute \$0.00, to assist in the closing of this transaction. This contribution will be in the form of:

PROMISSORY NOTE (Signed and returned prior to closing): \$0.00
 CERTIFIED FUNDS CONTRIBUTION (Due before closing): \$0.00

If a promissory note is required, it must be signed and returned to Countrywide prior to the close of escrow. It is the responsibility of the closing agent to ensure that the promissory note is signed and returned to Countrywide.

If a promissory note has already been signed and agreed to between the seller, investor and the Mortgage Insurance Company, a signed certified copy must be provided to Countrywide prior to the close of the short sale transaction. It is the responsibility of the closing agent to ensure that Countrywide receives the copy.

*** Sales proceeds will be returned if the note has not been received. This will result in a delay of the transaction and/or possible cancellation of this short sale transaction. ***

8. The sellers will not receive any proceeds from this short sale transaction. If there are any remaining escrow funds or refunds, it will not be returned to the seller, it will be sent to Countrywide to offset the loss.
9. The property must be free and clear of liens and encumbrances other than those recognized and accounted for in the HUD-1 approval, on which this approval is based.
10. Countrywide does not charge the borrower for statement, demand, recording, and reconveyance fees on short payoff transactions. Do not include them in your settlement statement. Countrywide prepares and records its own reconveyances.
11. Other: All funds must be wired. Any other form of payment of funds will be returned. Payoff funds must be received within 48 business hours of the HUD-1 settlement date.
12. Other: Should the closing be delayed and the Investor/Insurer agree to an extension of the original closing date, the Borrower(s)/Seller(s) will be responsible for any per diem fees through the new date(s) of closing, extension fees and foreclosure sale postponement fees. The Borrower(s)/Seller(s) will be responsible for any additional costs or fees over the stated approved amounts.
13. Realtor's commission, paid from proceeds, not to exceed \$8,950.00.

If the seller is entitled to receive any proceeds based on a claim for damage to the property under any policy of insurance, including homeowner's, lender-placed, casualty, fire, flood, etc., or if seller is entitled to receive other miscellaneous proceeds, as that term is defined in the deed of trust/mortgage (which could include Community Development Block Grant Program (CDBG) funds), these proceeds must be disclosed before we will consider the request for short sale. If we receive a check for insurance or miscellaneous proceeds that were not previously disclosed, Countrywide will have the right to keep the proceeds and apply them to Countrywide's loss after the short sale. We similarly would have the right to claim the proceeds to offset our losses if it were not previously disclosed and it was sent directly to the borrower.

Please write the account number on all correspondence.

SPO Approval 8532 08/20/2008

7:55 AM

1460 005 600 18401

00000000000000000000000000000000

8195877075(XHJ)

50:21 (NH1)8002-PO-230

WHAT YOU NEED TO DO

******* IMPORTANT INSTRUCTIONS *******

The closing agent must fax a copy of the final estimated Settlement Statement to 1-888-491-4947 Attn: Short Sale Customer Contact Department prior to Closing. You cannot close without final approval of the closing costs.

Payoff funds must be wired unless otherwise specified to:

Bank of America
Global Client Services-West
275 Valencia Avenue
Brea, CA 92823
MRC Acct #12357-47067
ABA 026-009-593
Reference loan# 129400586 / REIDINGER

A certified copy of the Final Settlement Statement must be faxed to 1-888-491-4947 to the attention of Short Sale Department at the time of closing.

Please mail originals to:

Countrywide
Attention: Short Sale Customer Contact Department
450 American Street, Mail Stop SV3-70
Simi Valley, CA 93065

Upon receipt of the above stated items, Countrywide will issue a release of lien on its mortgage loan.

Countrywide appreciates all your efforts and cooperation in this matter. If you have any further questions, please contact our Short Sale Customer Contact Department at 1-866-880-1232.

Please write the account number on all correspondence.

SFO Approval 8322 08/20/2008

07/14 2:14 PM

360/ 402 608 W484

AWC:111 2007-12-13

600/500 18

819E872025(XHJ)

50:21 (NH1)8002-70-030

SETTLEMENT STATEMENT

TitleExpress Settlement System P 01/12/2009 at 09:45 NKJ

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$139,000.00 @ 5.000 = 6,950.00	Division of commission (line 700) as follows:		
701. \$ 3,475.00 to LUTZ AGENCY			
702. \$ 3,475.00 to Strausser Real Estate			
703. Commission paid at Settlement			6,950.00
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	% A Family Mortgage Company, Inc.	2,589.03	
802. Loan Discount	%		
803. Appraisal Fee			
804. Credit Report	to A Family Mortgage Company, Inc.	25.31	
805. Tax Service Fee	to TAYLOR, BEAN & WHITAKER MORTGAGE CORP. LR	73.00	
806. Administration Fee	to TAYLOR, BEAN & WHITAKER MORTGAGE CORP. LR	525.00	
807. Processing Fee	to A Family Mortgage Company, Inc.	395.00	
808. Par Premium	to A Family Mortgage Company, Inc. \$2,066.42 POC by Lender		
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From 01/12/2009 to 02/01/2009 @\$ 18.1700 /day 20 Days LR		363.40	
902. Mortgage Insurance Premium for	to		
903. Hazard Insurance Premium for	to Livingston Mutual Insurance Co. 325.00 Buyer		
904. Guarantee Fee	to TAYLOR, BEAN & WHITAKER MORTGAGE CORP. LR	2,411.22	
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	1 mo. @ \$ 27.09 /mo LR	27.09	
1002. Mortgage Insurance	mo. @ \$ /mo		
1003. City Property Tax	mo. @ \$ /mo		
1004. County Property Tax	12 mo. @ \$ 29.00 /mo LR	348.00	
1005. Annual Assessments	mo. @ \$ /mo		
1006. School Property Tax	8 mo. @ \$ 95.15 /mo LR	761.20	
1009. Aggregate Analysis Adjustment	to TAYLOR, BEAN & WHITAKER MORTGAGE CORP. LR	-251.47	0.00
1100. TITLE CHARGES			
1101. Settlement or closing fee			
1102. Abstract or title search			
1103. Title examination			
1104. Title insurance binder			
1105. Document Preparation			
1106. Notary Fees	to Notary Public	25.00	
1107. Attorney's fees	to Dickson, Gordner, Hess and Thrush		600.00
(includes above items No.)			
1108. Title Insurance	to Dickson, Gordner, Hess and Thrush	1,053.75	
(includes above items No.)			
1109. Lender's Policy	120,561.00 -		
1110. Owner's Policy	139,000.00 - 1,053.75		
1111. End 100, End 300, End 900	to Dickson, Gordner, Hess and Thrush	150.00	
1112.			
1113. Closing Svc Ltr	to Dickson, Gordner, Hess and Thrush	35.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 41.50 : Mortgage \$ 85.50 : Release \$		127.00	
1202. City/County tax/stamps	Deed \$1,390.00 : Mortgage \$	1,390.00	
1203. State Tax/stamps	Deed \$1,390.00 : Mortgage \$		1,390.00
1204.			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Download Copy & Wire Fee	to Dickson, Gordner, Hess and Thrush	55.00	
1302. 2008 County & Township Taxes	to Linda J. Fedder (P.O.C.) 347.98 Seller		
1303. 2008-09 School Taxes	to Linda J. Fedder (P.O.C.) 1,141.80 Seller		
1304. Express Mail closing docs	to Postmaster	16.50	
1305. Wire to Family Mortgage	to First Keystone National Bank	15.00	
1306. Wire Pay Offs	to First Keystone National Bank		30.00
1307. Wire/MERS Fee	to TAYLOR, BEAN & WHITAKER MORTGAGE CORP. LR	22.50	
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		10,156.53	8,970.00

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

RICHARD SHAFFER

REGINA MACKERT

PAUL J. REIDINGER

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18, U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

By: *Janet K. Jacobson*

DATE: 1-12-09



COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200900269
Recorded On 1/13/2009 At 9:08:25 AM
* Instrument Type - DEED
Invoice Number - 129065
* Grantor - REIDINGER, PAUL J
* Grantee - SHAFFER, RICHARD
User - TSA

* Total Pages - 4

*** FEES**

STATE TRANSFER TAX	\$1,390.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$13.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
CENTRAL COLUMBIA AREA	\$695.00
SCHOOL REALTY TAX	
SOUTH CENTRE TOWNSHIP	\$695.00
TOTAL PAID	\$2,821.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
BOX BRENDA R HESS

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

File No. **SHAFFER**

Parcel ID No.

This Deed, made the 12th day of January, 2009,

Between

PAUL J. REIDINGER, Unmarried,
of 13 Aspen Street, Elysburg, PA 17824

(hereinafter called the Grantor), of the one part, and

RICHARD SHAFFER and REGINA MACKERT,
of 160 Amron Drive, Bloomsburg, PA 17815

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Hundred Thirty Nine Thousand Dollars 00/100 (\$139,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as joint tenants with the right of survivorship

All that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot No. 31 and the southwest corner of lands described herein; thence by Lot No. 31 north 18 degrees 20 minutes 00 seconds west 175 feet to an iron pin; thence by other lands now or formerly of Twin Hills Development Corporation, north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; thence by Lot No. 29 south 18 degrees 20 minutes 00 seconds east 182.33 feet to an iron pin on the northern edge of Amron Drive; thence by Amron Drive on a curve to the left having a radius of 156.47 feet, an arc distance of 48.11 feet; thence by the same south 71 degrees 40 minutes 00 seconds west 52.65 feet to the place of BEGINNING.

CONTAINING 17,615.28 square feet. Being Lot No. 30 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at page 252 on June 22, 1977.

THIS DEED IS MADE AND DELIVERED UDNER AND SUBJECT TO, NEVERTHLEESS, RESTRICTIONS, RESERVATIONS, QUALIFICATIONS AND PROVISIONS, ALL OF WHICH RUN WITH THE LAND AND ARE BINDING UPON THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND

ASSIGNS, AND ALL OF WHICH ARE AGREED TO AND ACCEPTED BY THE GRANTEES, FOR THEMSELVES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS BY THEIR ACCEPTANCE OF THIS DEED, AS SET FORTH IN CHAIN OF TITLE, INCLUDING, WITHOUT LIMITATION, THOSE SET FORTH IN DEED RECORDED AS INSTRUMENT NO. 200801835.

BEING the same premises conveyed by Paul J. Reidinger and Kelly A. Reidinger to Paul J. Reidinger by deed dated January 17, 2007 and recorded in the Columbia County Recorder of Deeds Office on February 29, 2008 as Instrument No. 200801835.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

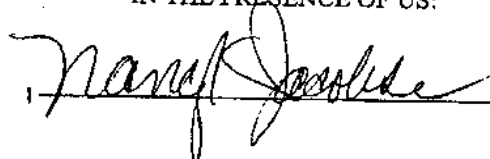
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Specially Warrant and Foreber Defend.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:





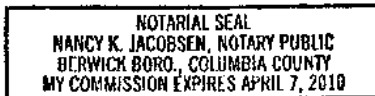
PAUL J. REIDINGER

(SEAL)

Commonwealth of Pennsylvania } ss
County of Columbia

1 On this the 12th day of January, 2009, before me, the undersigned Notary Public, personally appeared **PAUL J. REIDINGER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Nancy K. Jacobsen
Notary Public
My commission expires _____

The address of the above-named Grantees is:
160 Amron Drive
Bloomsburg, PA 17815

1 *Brenda R. Hess*
Brenda R. Hess, Esquire,
Attorney for Grantees. *BRH*

DEED PREPARED BY:
DICKSON, GORDNER, HESS and THRUSH
208 EAST SECOND STREET
BERWICK, PA 18603
(570) 759-9814