

SHERIFF'S SALE COST SHEET

Home of Alf vs. Stephen Loran
 NO. 170-08 ED NO. 1233-08 JD DATE/TIME OF SALE 5/14/08

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>6.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>8.00</u>
NOTARY	\$ <u>16.00</u>
TOTAL *****	\$ <u>424.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>775.72</u>
SOLICITOR'S SERVICES	\$ <u>75.00</u>
TOTAL *****	\$ <u>775.72</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1525.43
1350.00 deposit
 # 175.43 Due

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
787901

2008-CV-1233

Pay ONE HUNDRED SEVENTY FIVE AND 42/100 DOLLARS

DATE	AMOUNT
03/19/2009	*****175.42

Void after 180 days

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

Thomas S. Hallinan

⑈787901⑈ ⑆036001808⑆36 150888 6⑈

Security Features include:
Safeguard
Security
No

Security Features include:

Details on back.

JIMOTHY 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: Elizabeth McElreath	FROM: Tim Chamberlain
COMPANY:	DATE: 3-11-09
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Lorum	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.

Received Stay Cost doc 95C 175.42

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

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

February 3, 2009

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

Attn: Real Estate Department
Fax Number: 570-389-5625

Re: **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS**
CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9 v.
STEPHAN LEVAN, JR.
20 AMRON DRIVE BLOOMSBURG, PA 17815-8745
Court No. 2008-CV-1233

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for February 4, 2009 due to the following: Loss Mitigation.

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

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

Thank you for your correspondence in this matters.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE COST SHEET

Bank of New York vs. Stephen Levan
 NO. 170-08 ED NO. 1233-08 JD DATE/TIME OF SALE Feb, 4 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>55.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>87.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>509.90</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>775.92</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1000.92</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>177.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1136.92

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Bank of NY VS Stephen Leven

NO. 170-08 ED NO. 1233-08 JD

DATE/TIME OF SALE: Feb, 4 2010

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

STATE OF PENNSYLVANIA

COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 14, 21, 28, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
Sworn and subscribed to before me this 30th day of Jan, 2009.

.....
(Notary Public)
My commission expires
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member Pennsylvania Association of Notaries

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

.....

FEBRUARY 4, 2009

- 9:00 AM JEFFERY WHITENIGHT—237 SLABTOWN RD CATAWISSA—20-04A-003 NO taxes Due
- 9:00 AM BRENDA HARGRAVES—10 FIRST AVE. BERWICK—07-01A-010 2007 + 2008 Taxes Due
- 9:00 AM ROGER RESSEGUIE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NO taxes Due
- 9:00 AM TOM FENSTERMACHER & HENRY GEORGE BELLUM—4087 SAWMILL RD BLOOMSBURG—31-02-012
BKRPT? Yes 2006, 2007 + 2008 taxes Due
- 9:00 AM ANDREW & NICOLE HOKE—209 E. FRONT ST. BERWICK—04A-06-055 NO taxes Due
- 9:00 AM AARON & HOLLY PATTERSON—239 E 8TH STREET BERWICK—04A-04-097 NO taxes Due
- 9:30 AM MARK & JOSELLE MULLERY—6130 OLD BERWICK RD BLOOMSBURG—12-03C-002 2007 + 2008 Taxes Due
- 9:30 AM MICHAEL & PENNY NEARHOOF—66 BUCKHORN RD BLOOMSBURG—~~18-02A-050~~
STAYED TIL MAR 25 0930 AM
- 9:30 AM STEPHAN LEVAN, JR.—20 AMRON DRIVE BLOOMSBURG—12-05D-015 NO taxes Due
- 9:30 AM JOHN GOMEZ—75 LOWER HILLTOP ROAD BERWICK—07-03-A-055 & 07-03-A-062 NO taxes Due
- 9:30 AM JASON & CHRISTINA HOCK—355 PEARL ST. BERWICK—04A-01-115 NO taxes Due
- 9:30 AM BYRON & SANDRA YOST—1096 RIDGE ROAD ORANGEVILLE—15-17A-008 NO taxes Due
- 10:00 AM BARBARA & DALE YOUNG—1044 WEST STREET MIFFLINVILLE—23-05F-028-05 NO taxes Due
- 10:00 AM HAROLD HAUCK—734 CATHERINE STREET BLOOMSBURG—05E-02-021 NO taxes Due
- 10:00 AM RONALD & LINDA MILLER—3081 COLUMBIA BLVD BLOOMSBURG—31-04-040 2007 + 2008 Taxes Due
- 10:00 AM CHARLES CREASY—1730 SPRING GARDEN AVE. BERWICK—04D-02-038 2008 Taxes Due
- 10:00 AM KATHLEEN & TIMOTHY THORYK—1429 SPRING GARDEN AVE. BERWICK—04D-08-074 NO taxes Due
- 10:00 AM JOSHUA FOUGHT—515 N. ARCH ST. BERWICK—04D-08-220 NO taxes Due

1-70
PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Nicole.Kramer@fedphc.com

January 9, 2009

Office of the Sheriff
COLUMBIA County Courthouse

RE: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,
INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9
V. STEPHEN LEVAN, JR.
COLUMBIA COUNTY, NO. 2008-CV-1233

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



Nicole Kramer

For PHELAN HALLINAN & SCHMIEG, LLP

PROPERTY IS LISTED FOR THE 02/04/09 SHERIFF'S SALE.

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-
BACKED CERTIFICATES, SERIES 2005-9**

vs.

STEPHEN LEVAN, JR.

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV-1233**

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **BANK OF NEW YORK AS
TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9** hereby verify that true and correct copies of the Notice of
Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known
interested party see Exhibit "A" attached hereto.

DATE: January 9, 2009


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN, HALLINAN & SCHMIEG, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Ste. 1400
Philadelphia, PA 19104-1814

Attorney for Plaintiff

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-
BACKED CERTIFICATES, SERIES 2005-9**

: COLUMBIA COUNTY

vs.

: COURT OF COMMON PLEAS

: CIVIL DIVISION

STEPHAN LEVAN, JR.

No. 2008-CV-1233

SUGGESTION OF RECORD CHANGE
RE: CORRECTION OF DEFENDANT'S NAME

TO THE PROTHONOTARY:

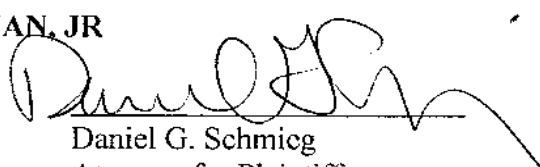
Daniel G. Schmieg, Esquire, attorney for the Plaintiff, hereby certifies that, to the best of his knowledge, information and belief that the defendant's name was erroneously listed in the caption as:

STEPHAN LEVAN, JR.,

Kindly change the information on the docket to read as follows:

STEPHEN LEVAN, JR

Date: January 2, 2009


Daniel G. Schmieg
Attorney for Plaintiff

Address of Sender

ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 20 AMRON DRIVE BLOOMSBURG, PA 17815		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		FIRST SELECT CORPORATION C/O VALERIE ROSENBLUTH PARK 25 EAST STATE STREET DOYLESTOWN, PA 18901		
5		THE CHASE MANHATTAN BANK AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1997-7 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOV. 1, 1997 5901 EAST FOWLER AVENUE TAMPA, FL 3361		
6		FIRST SELECT CORPORATION 4460 ROSEWOOD DRIVE PLEASANTON, CA 94588		
7		COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTN: JOHN MURPHY 6TH FL. STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128		
8		DEPARTMENT OF PUBLIC WELFARE TPI CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105		
9		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FL. STE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
10				
11				
15		RE-STEPHAN LEVAN, JR. PHS #182521 TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Limpyee)	



PAID BY POSTAGE
\$03.62
JAN 22 2009
MAILED FROM ZIP CODE 19103

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
X *[Signature]*
B. Received by (Printed Name) ☒ Agent ☐ Addressee
Lee Simmons Date of Delivery *OCT 09 2008*
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

F SALE

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

1007 2560 0002 1259 8404

c Return Receipt

102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee
X *[Signature]*
B. Received by (Printed Name) ☒ Agent ☐ Addressee
Lee Simmons Date of Delivery *OCT 10 2008*
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

7 2560 0002 1259 8442

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

1, 2, and 3. Also complete
Delivery is desired.
e and address on the reverse
return the card to you.
to the back of the mailpiece,
if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
X *[Signature]*
B. Received by (Printed Name) ☒ Agent ☐ Addressee
Jordan M. Payne Date of Delivery *OCT 09 2008*
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

107 2560 0002 1259 8411

c Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee
X *[Signature]*
B. Received by (Printed Name) ☒ Agent ☐ Addressee
Jordan M. Payne Date of Delivery *10/10/08*
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

107 2560 0002 1259 8343

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
X *[Signature]*
B. Received by (Printed Name) ☒ Agent ☐ Addressee
Jordan M. Payne Date of Delivery *OCT 09 2008*
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

1007 2560 0002 1259 8367

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee
X *[Signature]*
B. Received by (Printed Name) ☒ Agent ☐ Addressee
Jordan M. Payne Date of Delivery *10/10/08*
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

2560 0002 1259 8398

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
X *[Signature]*
B. Received by (Printed Name) ☒ Agent ☐ Addressee
Lee Simmons Date of Delivery *OCT 14 2008*
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

007 2560 0002 1259

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee
X *[Signature]*
B. Received by (Printed Name) ☒ Agent ☐ Addressee
Lee Simmons Date of Delivery *OCT 14 2008*
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 2560 0002 1259

Return Receipt

102595-02-M-1540

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.

BANK OF NEW YORK

VS.


STEPHAN LEVAN

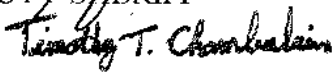
WRIT OF EXECUTION #170 OF 2008 ED

POSTING OF PROPERTY

January 5, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEPHAN LEVAN AT 20 AMRON DRIVE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.

SO ANSWERS:

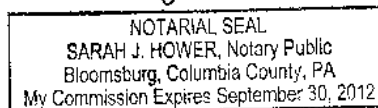

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF JANUARY 2009





TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 180
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

BANK OF NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES
2005-9

Docket # 170ED2008

VS

MORTGAGE FORECLOSURE

STEPHAN LEVAN, JR.

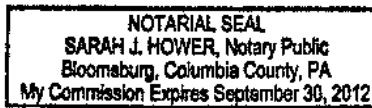
AFFIDAVIT OF SERVICE

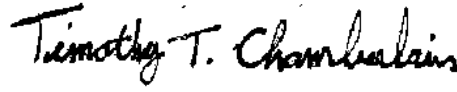
NOW, THIS FRIDAY, OCTOBER 10, 2008, AT 2:22 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON STEPHAN LEVAN JR. AT 330 WEST 3RD STREET APT 402, BLOOMSBURG BY HANDING TO STEPHAN LEVAN JR., A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

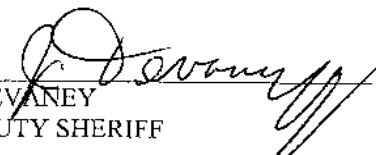
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, OCTOBER 16, 2008


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. DEVANEY
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/3/2008

SERVICE# 1 - OF - 17 SERVICES
DOCKET # 170ED2008

PLAINTIFF BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT STEPHAN LEVAN, JR.
ATTORNEY FIRM PIELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

STEPHAN LEVAN JR.

330 WEST 3RD STREET APT 402

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON STEPHAN LEVAN JR (DEFENDANT)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/10/08 TIME 1400 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10/10/08</u>	<u>1130</u>	<u>59411</u>	<u>NA-LC</u>

DEPUTY

~~Signature~~
Signature

DATE 10/10/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/3/2008

SERVICE# 8 - OF - 17 SERVICES
DOCKET # 170ED2008

PLAINTIFF BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT STEPHAN LEVAN, JR.
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TENANT(S)

20 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

NO ONE LIVING AT RESIDENCE

F. OTHER (SPECIFY) STEPHAN LEVAN, JR.

ADVISED THE RESIDENCE HAS BEEN VACANT
FOR THREE YEARS.

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

10/10/08 1000 59411 NA-LC (APPEARS ABANDONED)

DEPUTY

B. G. Carroll

DATE

10/10/08

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Tuesday, October 07, 2008

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

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS
CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9
VS
STEPHAN LEVAN, JR.**

DOCKET # 170ED2008

JD # 1233JD2008

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 copy
pd 20 Amber Dr.*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/3/2008

SERVICE# 10 - OF - 17 SERVICES
DOCKET # 170ED2008

PLAINTIFF BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT STEPHAN LEVAN, JR.
ATTORNEY FIRM PIJELAN HALLINAN AND SCHMIEG

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

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. Carter DATE 10-8-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/3/2008

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 170ED2008

PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT
ATTORNEY FIRM

STEPHAN LEVAN, JR.
PHELAN HALLINAN AND SCHMIEG

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

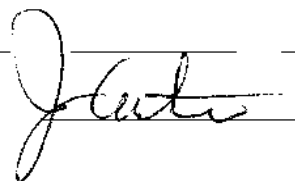
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-8-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/3/2008

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 170ED2008

PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT
ATTORNEY FIRM

STEPHAN LEVAN, JR.
PHELAN HALLINAN AND SCHMIEG

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 10-8-8 TIME 1300 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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. Miller

DATE 10-8-8

JUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 10/08/2008

Fee: \$5.00

Cert. NO: 5273

LEVAN STEPHEN & DONNA C JR
330 WEST THIRD STREET
APT 402
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP
Deed: 0290 -0070
Location: 20 AMRON DR
Parcel Id:12 -05D-01S-00,000

Assessment: 32,664
Balances as of 10/08/2008

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

NO TAX CLAIM TAXES DUE

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

REAL ESTATE OUTLINE

ED # 170-08

DATE RECEIVED 10-3-08
DOCKET AND INDEX 10-7-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>736294</u>

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

SALE DATE	<u>Feb, 4, 09</u>	TIME <u>0930</u>
POSTING DATE	<u>Jan 5, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 17</u>	
	2 ND WEEK <u>21</u>	
	3 RD WEEK <u>28, 09</u>	

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 789-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Tuesday, October 07, 2008

**CHASE MANHATTAN BANK, AS TRUSTEE
5901 EAST FOWLER AVENUE
TAMPA, FL 33617-**

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS
CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9
VS
STEPHAN LEVAN, JR.**

DOCKET # 170ED2008

JD # 1233JD2008

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

DESCRIPTION

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

BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north $71^{\circ} 40'$ minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south $18^{\circ} 20'$ minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south $71^{\circ} 48' 40''$ minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north $18^{\circ} 20'$ minutes 00 seconds west 200 feet to the place of beginning, containing 0,000 square feet.

BEING Lot #16 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in May Book 4 at Page 252 on June 22, 1977.

BEING KNOWN AS PARCEL NUMBER: 12-05D-015

ESTED BY WARRANTY DEED, DATED 11/13/1978, GIVEN BY LEO J YODOCK, JR. AND JANET K. YODOCK, HIS WIFE TO STEPHEN LEVAN, JR. AND DONNA C. LEVAN, HIS WIFE AND RECORDED 11/21/1978 IN BOOK 290 PAGE 70.

emises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815
x Parcel #12-05D-015-00,000

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3625

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

Tuesday, October 07, 2008

**FIRST SELECT CORP. C/O VALERIE ROSENBLUTH PARK
25 EAST STATE STREET
DOYLESTOWN, PA 18901-**

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS
CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9
VS
STEPHAN LEVAN, JR.**

DOCKET # 170ED2008

JD # 1233JD2008

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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

~~Phelan Hallinan & Schmieg, LLP~~

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

215)563-7000

Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES
2005-9

105 CORPORATE DRIVE

PLANO, TX 75024

Plaintiff,

v.

STEPHAN LEVAN, JR.

330 WEST 3RD STREET, APT. 402

BLOOMSBURG, PA 17815

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-1233

2008-ED-170

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHAN LEVAN, JR.
330 WEST 3RD STREET, APT. 402
BLOOMSBURG, PA 17815

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **20 AMRON DRIVE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on February 4, 2009, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$59,262.55** obtained by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

The Sale will be cancelled if you pay to the Mortgagee, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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.

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 better chance you will

of stopping the Sale. (See the Notice below 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.**

If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

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.

The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.

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.

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.

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 real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.

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

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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

BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71° 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south 18° 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71° 48 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north 18° 20 minutes 00 seconds west 200 feet to the place of beginning, containing 10,000 square feet.

BEING Lot #16 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in May Book 4 at Page 252 on June 22, 1977.

BEING KNOWN AS PARCEL NUMBER: 12-05D-015

ESTED BY WARRANTY DEED, DATED 11/13/1978, GIVEN BY LEO J YODOCK, JR. AND JANET K. YODOCK, HIS WIFE TO STEPHEN LEVAN, JR. AND DONNA C. LEVAN, HIS WIFE AND RECORDED 11/21/1978 IN BOOK 290 PAGE 70.

premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815
x Parcel #12-05D-015-00,000

SHERIFF'S SALE

WEDNESDAY FEBRUARY 4, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 170 OF 2008 ED AND CIVIL WRIT NO. 1233 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 DEFENDANT'S IN AND TO:

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

BEGINNING at an Iron pin on the southern edge of Amron Drive, said pin being the northwest corner of lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south 18 degrees 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71 48 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north 18 degrees 20 minutes 00 seconds west 200 feet to the place of beginning. containing 20,000 square feet.

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Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815

Tax Parcel #12-05D-015-00,000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 4, 2009 AT 9:30 AM

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

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Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815

Tax Parcel #12-05D-015-00,000

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 4, 2009 AT 9:30 AM

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Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815

Tax Parcel #12-05D-015-00,000

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

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

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

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

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

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

BANK OF NEW YORK AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS,
INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

vs.

STEPHAN LEVAN, JR.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-1233

2008-ED-170
WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 20 AMRON DRIVE, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 09/19/08 to Sale
at \$9.74per diem

\$59,262.55

\$1,521.00

\$.....and costs.

Dated 10-3-08
(SEAL)

Tammy B. Kline | KPB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

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

BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north $71^{\circ} 40'$ minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south $18^{\circ} 20'$ minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south $71^{\circ} 48' 40''$ minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north $18^{\circ} 20'$ minutes 00 seconds west 200 feet to the place of beginning, containing 20,000 square feet.

BEING Lot #16 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in May Book 4 at Page 252 on June 22, 1977.

BEING KNOWN AS PARCEL NUMBER: 12-05D-015

TESTED BY WARRANTY DEED, DATED 11/13/1978, GIVEN BY LEO J YODOCK, JR. AND JANET K. YODOCK, HIS WIFE TO STEPHEN LEVAN, JR. AND DONNA C. LEVAN, HIS WIFE AND RECORDED 11/21/1978 IN BOOK 290 PAGE 70.

Remises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #12-05D-015-00,000

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

BANK OF NEW YORK AS
TRUSTEE FOR THE
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IN THE COURT OF COMMON PLEAS OF
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No. 2008-CV-1233

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Amount Due	<u>\$59,262.55</u>
Additional Fees and Costs	<u>\$1,521.00</u>
Interest from 09/19/08 to Sale	\$.....and costs.
at \$9.74per diem	

Tam B Kline

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 10-3-08
(SEAL)

PHS#182521

DESCRIPTION

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

BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north $71^{\circ} 40'$ minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south $18^{\circ} 20'$ minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south $71^{\circ} 48' 40''$ minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north $18^{\circ} 20'$ minutes 00 seconds west 200 feet to the place of beginning, containing 20,000 square feet.

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Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #12-05D-015-00,000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-
BACKED CERTIFICATES, SERIES 2005-9
7105 CORPORATE DRIVE
PLANO, TX 75024**

Plaintiff,

v.

**STEPHAN LEVAN, JR.
330 WEST 3RD STREET, APT. 402
BLOOMSBURG, PA 17815**

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-1233**
: *2008-ED-170*
:
:
:
:
:
:

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

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-
BACKED CERTIFICATES, SERIES 2005-9**, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire,
sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real
property located at **20 AMRON DRIVE, BLOOMSBURG, PA 17815**.

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

NAME

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

STEPHAN LEVAN, JR.

**330 WEST 3RD STREET, APT. 402
BLOOMSBURG, PA 17815**

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

NAME

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

SAME AS ABOVE

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

NAME

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

FIRST SELECT CORPORATION

**4460 ROSEWOOD DRIVE
PLEASANTON, CA 94588**

**FIRST SELECT CORPORATION
C/O VALERIE ROSENBLUTH PARK**

**25 EAST STATE STREET
DOYLESTOWN, PA 18901**

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

NAME

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

**THE CHASE MANHATTAN BANK,
AS TRUSTEE OF IMC HOME
EQUITY LOAN TRUST 1997-7
UNDER THE POOLING AND
SERVICING AGREEMENT DATED
AS OF NOV. 1, 1997**

**5901 EAST FOWLER AVENUE
TAMPA, FL 3361**

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

NAME

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

NONE

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

NAME

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

**COMMONWEALTH OF
PENNSYLVANIA BUREAU OF
INDIVIDUAL TAX INHERITANCE
TAX DIVISION ATTN:
JOHN MURPHY**

**6TH FL. STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC
WELFARE TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**13TH FL. STE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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

NAME

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

TENANT/OCCUPANT

**20 AMRON DRIVE
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

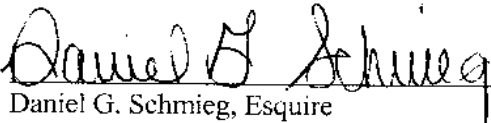
**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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

October 1, 2008

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Attorney for Plaintiff

2008-ED. 170

SAME AS ABOVE

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**FIRST SELECT CORPORATION 4460 ROSEWOOD DRIVE
PLEASANTON, CA 94588**

**FIRST SELECT CORPORATION 25 EAST STATE STREET
C/O VALERIE ROSENBLUTH PARK DOYLESTOWN, PA 18901**

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**THE CHASE MANHATTAN BANK, 5901 EAST FOWLER AVENUE
AS TRUSTEE OF IMC HOME TAMPA, FL 3361
EQUITY LOAN TRUST 1997-7
UNDER THE POOLING AND
SERVICING AGREEMENT DATED
AS OF NOV. 1, 1997**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**COMMONWEALTH OF 6TH FL. STRAWBERRY SQUARE
PENNSYLVANIA BUREAU OF DEPT. 280601
INDIVIDUAL TAX INHERITANCE HARRISBURG, PA 17128
TAX DIVISION ATTN:
JOHN MURPHY**

**DEPARTMENT OF PUBLIC P.O. BOX 8486
WELFARE TPL CASUALTY UNIT WILLOW OAK BUILDING
ESTATE RECOVERY PROGRAM HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE 13TH FL. STE 1300
FEDERATED INVESTORS TOWER 1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**TENANT/OCCUPANT 20 AMRON DRIVE
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

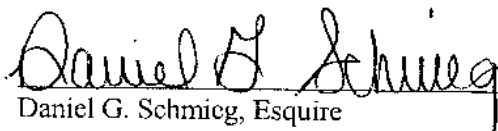
**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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

October 1, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-
BACKED CERTIFICATES, SERIES 2005-9
7105 CORPORATE DRIVE
PLANO, TX 75024**

Plaintiff,

v.

**STEPHAN LEVAN, JR.
330 WEST 3RD STREET, APT. 402
BLOOMSBURG, PA 17815**

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1233**

2008-ED. 170

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

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-
BACKED CERTIFICATES, SERIES 2005-9**, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **20 AMRON DRIVE, BLOOMSBURG, PA 17815**.

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

NAME

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

STEPHAN LEVAN, JR.

**330 WEST 3RD STREET, APT. 402
BLOOMSBURG, PA 17815**

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

NAME

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

SAME AS ABOVE

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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

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**THE CHASE MANHATTAN BANK, 5901 EAST FOWLER AVENUE
AS TRUSTEE OF IMC HOME TAMPA, FL 3361
EQUITY LOAN TRUST 1997-7
UNDER THE POOLING AND
SERVICING AGREEMENT DATED
AS OF NOV. 1, 1997**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**COMMONWEALTH OF 6TH FL. STRAWBERRY SQUARE
PENNSYLVANIA BUREAU OF DEPT. 280601
INDIVIDUAL TAX INHERITANCE HARRISBURG, PA 17128
TAX DIVISION ATTN:
JOHN MURPHY**

**DEPARTMENT OF PUBLIC P.O. BOX 8486
WELFARE TPL CASUALTY UNIT WILLOW OAK BUILDING
ESTATE RECOVERY PROGRAM HARRISBURG, PA 17105**

**INTERNAL REVENUE SERVICE 13TH FL. STE 1300
FEDERATED INVESTORS TOWER 1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**TENANT/OCCUPANT 20 AMRON DRIVE
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

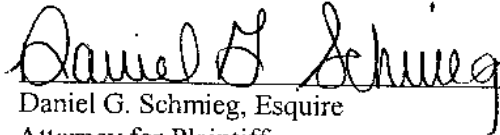
**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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

October 1, 2008

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

vs.

STEPHAN LEVAN, JR.

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-1233**
: *2008-ED-170*
:

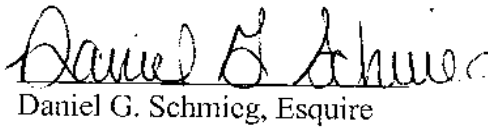
VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant STEPHAN LEVAN, JR. is over 18 years of age and resides at **330 WEST 3RD STREET, APT. 402, BLOOMSBURG, PA 17815.**

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


Daniel G. Schmieg, Esquire

Attorney for Plaintiff

Daniel G. Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR	:	COLUMBIA COUNTY
THE CERTIFICATEHOLDERS CWABS, INC.	:	
ASSET-BACKED CERTIFICATES, SERIES	:	COURT OF COMMON PLEAS
2005-9	:	
7105 CORPORATE DRIVE	:	CIVIL DIVISION
PLANO, TX 75024	:	
	:	NO. 2008-CV-1233
Plaintiff,	:	
v.	:	<i>2008-ED-170</i>
STEPHAN LEVAN, JR.	:	
330 WEST 3RD STREET, APT. 402	:	
BLOOMSBURG, PA 17815	:	

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHAN LEVAN, JR.
330 WEST 3RD STREET, APT. 402
BLOOMSBURG, PA 17815

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **20 AMRON DRIVE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$59,262.55** obtained by **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will

have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
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 real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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

BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71 ° 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south 18 ° 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71 48 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north 18 ° 20 minutes 00 seconds west 200 feet to the place of beginning, containing 20,000 square feet.

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BEING KNOWN AS PARCEL NUMBER: 12-05D-015

VESTED BY WARRANTY DEED, DATED 11/13/1978, GIVEN BY LEO J YODOCK, JR. AND JANET K. YODOCK, HIS WIFE TO STEPHEN LEVAN, JR. AND DONNA C. LEVAN, HIS WIFE AND RECORDED 11/21/1978 IN BOOK 290 PAGE 70.

Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815

Tax Parcel #12-05D-015-00,000

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Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #12-05D-015-00,000

DESCRIPTION

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

BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north $71^{\circ} 40'$ minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south $18^{\circ} 20'$ minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south $71^{\circ} 48' 40''$ minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north $18^{\circ} 20'$ minutes 00 seconds west 200 feet to the place of beginning, containing 20,000 square feet.

BEING Lot #16 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in May Book 4 at Page 252 on June 22, 1977.

BEING KNOWN AS PARCEL NUMBER: 12-05D-015

VESTED BY WARRANTY DEED, DATED 11/13/1978, GIVEN BY LEO J YODOCK, JR. AND JANET K. YODOCK, HIS WIFE TO STEPHEN LEVAN, JR. AND DONNA C. LEVAN, HIS WIFE AND RECORDED 11/21/1978 IN BOOK 290 PAGE 70.

Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #12-05D-015-00,000

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SHERIFF'S RETURN

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

Plaintiff

vs.

STEPHAN LEVAN, JR.

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-1233 CD Term, 200__

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within

_____ upon _____

at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

_____, 20__, See return endorsed hereon by Sheriff of
_____, County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

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

(Seal)
(Attorney for Plaintiff(s))

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

(Seal)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDER:
CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9 vs STEPHAN
LEVAN, JR. and DONNA C. LEVAN

The defendant(s) will be found at 330 WEST 3RD STREET, APT. 402,
BLOOMSBURG, PA 17815

Daniel G. Shuey

Attorney for Plaintiff

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

See attached legal description

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, ASSET-BACKED CERTIFICATES, SERIES 2005-9		Expiration date Court Number 2008-CV-1233
Defendant STEPHAN LEVAN, JR.		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. STEPHAN LEVAN, JR. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 20 AMRON DRIVE, BLOOMSBURG, PA 17815	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.		

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE		
PLAINTIFF	Court Number	

RETURNED: AFFIRMED and subscribed to before me this _____ day of _____, 20____		
SO ANSWERS Signature of Dep. Sheriff	Date	
Signature of Sheriff	Date	
Sheriff of		

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,
ASSET-BACKED CERTIFICATES, SERIES 2005-9

Court Number

2008-CV-1233

Defendant

STEPHAN LEVAN, JR.

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
20 AMRON DRIVE, BLOOMSBURG, PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____
County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. 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 levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19146

3-180/360

CHECK NO
736294

EXB 10/01/2008

DATE	AMOUNT
10/01/2008	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The
Order
Of

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Francis S. Hallinan

SECURE
SICURE
MP

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

⑈736294⑈ ⑆036001808⑆36 150866 6⑈