

THE LAW  
*Offices of*

1310 Industrial Boulevard  
1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966

---

GREGORY JAVARDIAN

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

August 20, 2009

Sheriff's Office of Columbia County  
Courthouse  
PO Box 380  
Bloomsburg, PA 17815  
Real Estate Division

RE: EMC Mortgage Corporation vs. Rose M. & Dennis L. Walton

Premises: 34 Maggie Springs Road  
Bloomsburg, PA 17815  
Sale: February 25, 2009  
Docket No.: 2008 cv 267

Dear Sir/Madam :

Kindly have the deed prepared in the name of **EMC MORTGAGE CORPORATION** whose address is **800 State Highway, 121 Bypass, Lewisville, TX 75067**. I have enclosed for your use two transfer tax affidavits, copies of the mortgage, note and any and all assignments with regards to the above matter. Also please find a self-addressed stamped envelope for the return of the recorded sheriff's deed.

Thank you in advance for your cooperation with regards to this matter, should you have any questions or need additional information, feel free to contact me.

Very truly yours,

*Megan O'Brien*

Megan O'Brien for  
Law Offices of Gregory Javardian

/mo  
Enclosures

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

Eric Mortgage Corp. vs Rose & Dennis Walton

NO. 210-08 ED NO. 267-08 JD

DATE/TIME OF SALE: Feb. 25 0930

BID PRICE (INCLUDES COST) \$ 102464

POUNDAGE - 2% OF BID \$ 2041

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 104105

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Lusk

TOTAL DUE: \$ 104105

LESS DEPOSIT: \$ 1330

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

TOTAL DUE ~~IN 8 DAYS~~ \$ 308.95

Referral

# SHERIFF'S SALE COST SHEET

Emc Mortgage Corp. VS. Rose & Dennis Walker  
 NO. 210-08 ED NO. 287-08 JD DATE/TIME OF SALE Feb. 25 1930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>15.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>396.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>223.14</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>448.14</u>

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

## REAL ESTATE TAXES:

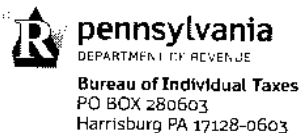
BORO, TWP & COUNTY	20	\$	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$ <u>5.-</u>	
TOTAL *****		\$	<u>5.00</u>

## MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC.		\$
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1020.64



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Gregory Javardian, Esquire		Telephone Number: (215) 942-9690	
Street Address 1310 Industrial Blvd. Ste 101		City Southampton	State   ZIP Code PA   18966

### B. TRANSFER DATA

### Date of Acceptance of Document

Grantor(s)/Lessor(s) Sheriff of Columbia County		Grantee(s)/Lessee(s) EMC Mortgage Corporation	
Street Address Courthouse PO Box 380		Street Address 800 State Highway 121 Bypass	
City Bloomsburg	State   ZIP Code PA   17815	City Lewisville	State   ZIP Code TX   75067

### C. REAL ESTATE LOCATION

Street Address 34 Maggie Springs Road		City, Township, Borough Bloomsburg	
County Columbia	School District	Tax Parcel Number 18-07-018	

### D. VALUATION DATA

1. Actual Cash Consideration 1,041.05	2. Other Consideration + 0.00	3. Total Consideration = 1,041.05
4. County Assessed Value 57,464.00	5. Common Level Ratio Factor X 3.76	6. Fair Market Value = 216,064.64

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

02/26/09

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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 February 4, 11, 18, 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 substance are true.

Sworn and subscribed to before me this 19th day of February, 2009.

My commission expires

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

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

EMC MORTGAGE CORP.,

VS.

ROSE & DENNIS WALTON

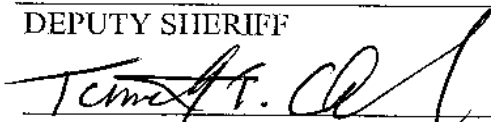
WRIT OF EXECUTION #210 OF 2008 ED

POSTING OF PROPERTY

JANUARY 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DENNIS & ROSE WALTON AT 34 MAGGIE SPRINGS ROAD BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

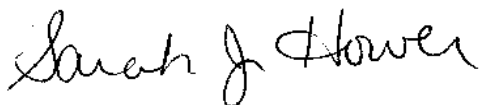
SO ANSWERS:

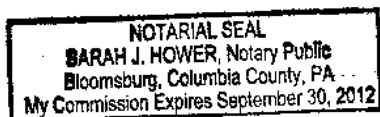
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29<sup>TH</sup> DAY OF JANUARY 2009





TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

EMC MORTGAGE CORPORATION

Docket # 210ED2008

VS

MORTGAGE FORECLOSURE

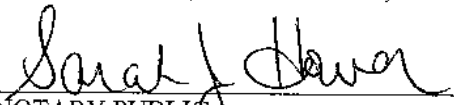
ROSE M. WALTON  
DENNIS L. WALTON

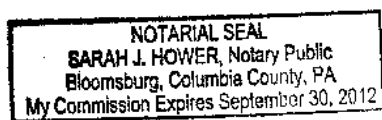
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, DECEMBER 09, 2008, AT 10:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ROSE WALTON AT 34 MAGGIE SPRINGS ROAD, BLOOMSBURG BY HANDING TO DENNIS WALTON, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

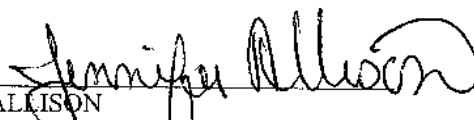
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, DECEMBER 09, 2008

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
J. ALLISON  
DEPUTY SHERIFF

LAW OFFICE OF GREGORY JAVARDIAN  
44 SECOND STREET PIKE  
Suite 101  
SOUTHAMPTON, PA 18966

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

EMC MORTGAGE CORPORATION

Docket # 210ED2008

VS

MORTGAGE FORECLOSURE

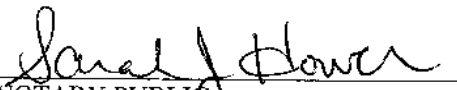
ROSE M. WALTON  
DENNIS L. WALTON

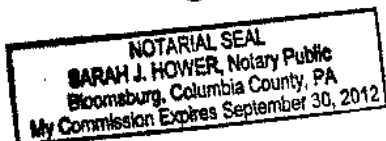
AFFIDAVIT OF SERVICE

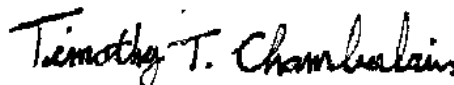
NOW, THIS TUESDAY, DECEMBER 09, 2008, AT 10:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DENNIS WALTON AT 34 MAGGIE SPRINGS ROAD, BLOOMSBURG BY HANDING TO DENNIS WALTON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

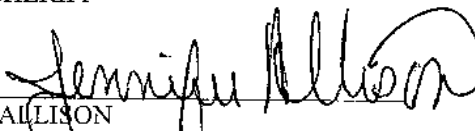
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, DECEMBER 09, 2008

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
J. ALLISON  
DEPUTY SHERIFF

LAW OFFICE OF GREGORY JAVARDIAN  
44 SECOND STREET PIKE  
Suite 101  
SOUTHAMPTON, PA 18966



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

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON  
DENNIS L. WALTON

No.: 2008-CV-267

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.  
(See attached Exhibit "A").

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

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


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

Tenants/Occupants  
34 MAGGIE SPRINGS ROAD  
BLOOMSBURG, PA 17815

ROSE M. WALTON  
34 MAGGIE SPRINGS ROAD  
BLOOMSBURG, PA 17815

DENNIS L. WALTON  
34 MAGGIE SPRINGS ROAD  
BLOOMSBURG, PA 17815

Dated: 12/30/08

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

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

**SENDER:**

**REFERENCE:** WALTON, R.

7160 3820 3530 0144 3442

PS Form 3800, January 2005

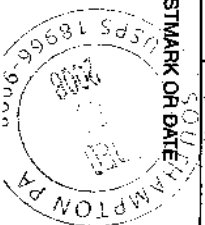
RETURN RECEIPT SERVICE	Postage	0.59
	Certified Fee	2.70
	Return Receipt Fee	2.20
	Restricted Delivery	0.00
	Total Postage & Fees	5.49

US Postal Service

**Receipt for  
Certified Mail**

POSTMARK OR DATE

No Insurance Coverage Provided  
See Note 1 for International Mail



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

**SENDER:**

**REFERENCE:** WALTON, R.

7160 3820 3530 0144 3459

PS Form 3800, January 2005

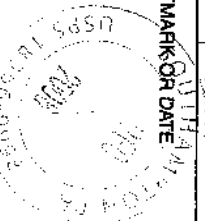
RETURN RECEIPT SERVICE	Postage	0.59
	Certified Fee	2.70
	Return Receipt Fee	2.20
	Restricted Delivery	0.00
	Total Postage & Fees	5.49

US Postal Service

**Receipt for  
Certified Mail**

POSTMARK OR DATE

No Insurance Coverage Provided  
See Note 1 for International Mail



**TO:** TENANTS  
OCCUPANTS  
34 MAGGIE SPRINGS ROAD  
BLOOMSBURG, PA 17815

**SENDER:**

**REFERENCE:** WALTON, R.

7160 3820 3530 0144 3428

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.42
	Certified Fee	2.70
	Return Receipt Fee	2.20
	Restricted Delivery	0.00
	Total Postage & Fees	5.32

US Postal Service

**Receipt for  
Certified Mail**

POSTMARK OR DATE

No Insurance Coverage Provided  
See Note 1 for International Mail



Name and Address of Sender <b>LAW OFFICES OF GREGORY JAVARDIAN 1310 INDUSTRIAL BOULEVARD 1ST FLOOR, SUITE 101 SOUTHAMPTON, PA 18966</b>	Check type of mail or service: <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt	Address (Name, Street, City, State, & ZIP Code) <b>Columbia County Domestic Relations P.O. Box 380 Bloomsburg, PA 17815</b>	Postage Fee Handling Charge Actual Value if Registered	United States Postage  02 1M 0004272415 DEC 30 2008 MAILED FROM ZIP CODE 18966
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1. <i>Walton, R.</i>	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building—Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	Tenants/Occupants 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	ROSE M. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	DENNIS L. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815
2.	Columbia County Tax-Claim Bureau P.O. Box 380 Bloomsburg, PA 17815	Tenants/Occupants 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	ROSE M. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	DENNIS L. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815
3.	Columbia County Tax-Claim Bureau P.O. Box 380 Bloomsburg, PA 17815	Tenants/Occupants 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	ROSE M. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	DENNIS L. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815
4.	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building—Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	Tenants/Occupants 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	ROSE M. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	DENNIS L. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815
5.	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building—Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	Tenants/Occupants 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	ROSE M. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	DENNIS L. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815
6.	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building—Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	Tenants/Occupants 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	ROSE M. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	DENNIS L. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815
7.	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building—Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	Tenants/Occupants 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	ROSE M. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	DENNIS L. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815
8.	PA Department of Public Welfare Bureau of Child Support Enforcement Health and Welfare Building—Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	Tenants/Occupants 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	ROSE M. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815	DENNIS L. WALTON 34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815

December 19, 2008

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): ROSE M. WALTON and DENNIS L. WALTON

PLAINTIFF/SELLER: EMC MORTGAGE CORPORATION

DEFENDANT(S): ROSE M. WALTON and DENNIS L. WALTON

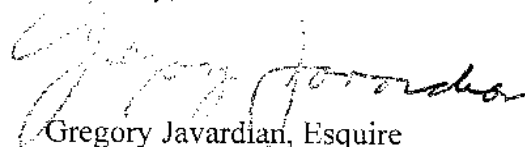
PROPERTY: 34 MAGGIE SPRINGS ROAD  
BLOOMSBURG, PA 17815

COLUMBIA C.C.P. NO. 2008-CV-267

The above captioned property is scheduled to be sold at Sheriff's Sale on FEBRUARY 25, 2009 at 9:30 AM, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

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

Sincerely,



Gregory Javardian, Esquire  
Law Offices of Gregory Javardian  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

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

Friday, December 05, 2008

**DENISE OTTAVIANI-TAX COLLECTOR  
116 FROSTY VALLEY ROAD  
BLOOMSBURG, PA 17815-**

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

**DOCKET # 210ED2008**

**JD # 267JD2008**

Dear Sir:

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

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

Parcel #  
18-07-018-00,000  
22.62 Acres  
2008 TAXES Paid  
See Attached

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/2/2008

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 210ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON  
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

SERVED UPON DENISE

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

DATE 12-5-8 TIME 15:50 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

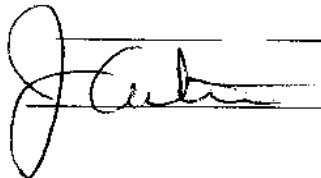
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 12-5-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/2/2008

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 210ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON  
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
DENNIS WALTON
34 MAGGIE SPRINGS ROAD
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Dennis

RELATIONSHIP

def

IDENTIFICATION

DATE 12-4-08

TIME

1010

MILEAGE

OTHER

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

TYPE OF SERVICE:

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Altsch

DATE

12-9-08



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/2/2008

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 210ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON  
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

SERVED UPON MAUREEN Gole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 12-5-6 TIME 1530 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. Gole

DATE 12-5-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/2/2008

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 210ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON  
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

SERVED UPON Dennis

RELATIONSHIP husband IDENTIFICATION \_\_\_\_\_

DATE 12-9-08 TIME 1010 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J Allison DATE 12-9-08

# REAL ESTATE TAX CERTIFICATION

Cert. NO: 5440

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

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/2/2008

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 210ED2008

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROSE M. WALTON  
DENNIS L. WALTON

ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Debbie Miller

RELATIONSHIP TCB clerk IDENTIFICATION \_\_\_\_\_

DATE 12-5-08 TIME 1513 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

12-5-08

# REAL ESTATE OUTLINE

ED # 216-08

DATE RECEIVED 12-2-08  
DOCKET AND INDEX 12-5-08

## CHECK FOR PROPER INFO.

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

CK# 48148

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

SALE DATE	<u>Feb. 05, 09</u>	TIME <u>0930</u>
POSTING DATE	<u>Jan. 31, 09</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb. 4</u>	
	2 <sup>ND</sup> WEEK <u>11</u>	
	3 <sup>RD</sup> WEEK <u>18, 09</u>	

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

**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.

Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* *210 338*  
☒ Agent ☐ Address  
B. Received by (Printed Name) *[Signature]* *DEC 09*  
C. Date of Delivery  
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 2560 0002 1259 7162**

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**SENDER: COMPLETE THIS SECTION**

1. 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.

Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* *210 208*  
☒ Agent ☐ Address  
B. Received by (Printed Name) *[Signature]* *DEC 10*  
C. Date of Delivery  
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 2560 0002 1259 7148**

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**SENDER: COMPLETE THIS SECTION**

1. 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.

Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* *210 208*  
☒ Agent ☐ Address  
B. Received by (Printed Name) *[Signature]* *DEC 12 2001*  
C. Date of Delivery  
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 2560 0002 1259 7179**

Domestic Return Receipt

102595-02-M-11

# SHERIFF'S SALE

Wednesday, February 25th, 2009 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 210ED2008 AND CIVIL WRIT NO. 267JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING.

## 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 in 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 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 the 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  
Gregory Javardian, Esquire  
1310 Industrial Boulevard 1st Floor, Suite 101  
Southampton, PA 18966

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

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

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



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

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

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

Friday, December 05, 2008

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

12-45  
Fured FB  
Garey

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

**DOCKET # 210ED2008**

**JD # 267JD2008**

Dear Sir:

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

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

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

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON  
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-210

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

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

Your house (real estate) at 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on February 25, 2009 at 9:30 am, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$305,097.74, obtained by **EMC MORTGAGE CORPORATION**, against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-9690.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Gregory Javardian, Esquire at (215) 942-9690.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

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

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PARCEL No. 18-07-018

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

\_\_\_\_\_  
**EMC MORTGAGE CORPORATION**  
\_\_\_\_\_

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

vs.  
\_\_\_\_\_

**ROSE M. WALTON  
DENNIS L. WALTON**  
\_\_\_\_\_

**NO.: 2008-CV-267**

*2008-ED-210*

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**Commonwealth of Pennsylvania:**

**County of Columbia:**

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

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

Premises: 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815

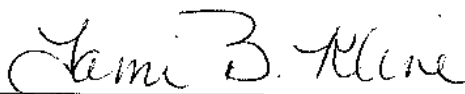
(See legal description attached.)

Amount Due \$305,097.74

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

Total \$ \_\_\_\_\_ Plus Cost \$ \_\_\_\_\_

as endorsed.

  
\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Dated Dec. 9, 2008  
(Seal)

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

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

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

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

PARCEL No. 18-07-018

IMPROVEMENTS: RESIDENTIAL DWELLING.

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON  
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-210

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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

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

Name

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

ROSE M. WALTON

34 MAGGIE SPRINGS ROAD  
BLOOMSBURG, PA 17815

DENNIS L. WALTON

34 MAGGIE SPRINGS ROAD  
BLOOMSBURG, PA 17815

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

ROSE M. WALTON

34 MAGGIE SPRINGS ROAD  
BLOOMSBURG, PA 17815

DENNIS L. WALTON

34 MAGGIE SPRINGS ROAD  
BLOOMSBURG, PA 17815

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

Name

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

None.



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

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

Plaintiff.

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

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

None.

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

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

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

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

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

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

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

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

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

December 1, 2008

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON  
DENNIS L. WALTON

No.: 2008-CV-267

*2008-ED-210*

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

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

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

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

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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Plaintiff.

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

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

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Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
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7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
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Tenants/Occupants	34 MAGGIE SPRINGS ROAD BLOOMSBURG, PA 17815
-------------------	--

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

December 1, 2008

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

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON  
DENNIS L. WALTON

No.: 2008-CV-267

*2008-ED-210*

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

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

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

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

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON  
DENNIS L. WALTON

No.: 2008-CV-267

*2008-ED-210*

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

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

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

EMC MORTGAGE CORPORATION

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

ROSE M. WALTON  
DENNIS L. WALTON

IN MORTGAGE FORECLOSURE

No.: 2008-CV-267

Defendants

2008-ED-210

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

COMMONWEALTH OF PENNSYLVANIA :

:

ss

COUNTY OF BUCKS :

:

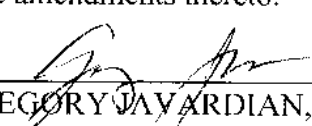
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

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

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

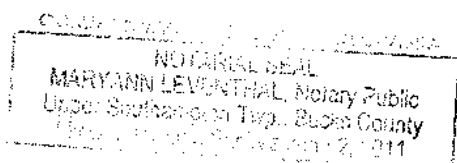
(c) Plaintiff, EMC MORTGAGE CORPORATION, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 800 STATE HIGHWAY 121 BYPASS, LEWISVILLE, TX 75067-4180

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

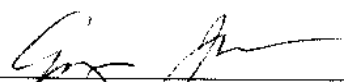
Sworn to and subscribed before me  
this 15<sup>th</sup> day of December, 2008.

  
\_\_\_\_\_  
Notary Public



WAIVER OF WATCHMAN

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

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQ.  
ATTORNEY FOR PLAINTIFF  
1310 INDUSTRIAL BOULEVARD  
1<sup>ST</sup> FLOOR, SUITE 101  
SOUTHAMPTON, PA 18966

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

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

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

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

PARCEL No. 18-07-018

IMPROVEMENTS: RESIDENTIAL DWELLING.



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

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PARCEL No. 18-07-018

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

**PLAINTIFF**  
**EMC MORTGAGE CORPORATION**

**COURT NO.:** 2008-CV-267

*2008-ED-210*

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

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SERVE AT:**  
**34 MAGGIE SPRINGS ROAD**  
**BLOOMSBURG, PA 17815**

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

PLEASE POST SHERIFF'S HAND BILL.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

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

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

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

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

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

☐ Other: \_\_\_\_\_.

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

**SHERIFF**

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

On the \_\_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

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

**SHERIFF**

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

**DEPUTIZED SERVICE**

Now, this \_\_\_\_ day of \_\_\_\_\_, 2009, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

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

**ATTORNEY FOR PLAINTIFF**  
**GREGORY JAVARDIAN, ESQUIRE**  
I.D.#55669  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

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

**PLAINTIFF**  
**EMC MORTGAGE CORPORATION**

**COURT NO.:** 2008-CV-267

*2008-ED-210*

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

**TYPE OF ACTION**

**XX** Notice of Sheriff's Sale

**SERVE AT:**  
**34 MAGGIE SPRINGS ROAD**  
**BLOOMSBURG, PA 17815**

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

PLEASE SERVE DEFENDANTS WITH NOTICE OF SHERIFF'S SALE.

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_\_\_, o'clock \_\_. M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

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

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

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

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

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

☐ Other: \_\_\_\_\_.

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

**SHERIFF**

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

On the \_\_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

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

**SHERIFF**

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

**DEPUTIZED SERVICE**

Now, this \_\_\_\_\_ day of \_\_\_\_\_, 2009, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

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

**ATTORNEY FOR PLAINTIFF**  
**GREGORY JAVARDIAN, ESQUIRE**  
I.D.#55669  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

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

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON  
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-210

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

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

Your house (real estate) at 34 MAGGIE SPRINGS ROAD, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, 2009 at \_\_\_\_\_, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$305,097.74**, obtained by **EMC MORTGAGE CORPORATION**, against you.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-9690.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Gregory Javardian, Esquire at (215) 942-9690.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

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

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

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

PARCEL No. 18-07-018

IMPROVEMENTS: RESIDENTIAL DWELLING.



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

EMC MORTGAGE CORPORATION

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

ROSE M. WALTON  
DENNIS L. WALTON

No.: 2008-CV-267

2008-ED-210

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


TO THE PROTHONOTARY:

Kindly issue Writ of Execution in the above matter.

Amount Due \$305,097.74

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

Subtotal \$\_\_\_\_\_  
(Costs to be added)

  
\_\_\_\_\_  
GREGORY JAVARDIAN, ESQUIRE  
Attorney for Plaintiff

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2009 DEC -2 P 12:18

PROTHONOTARY

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THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT  
1310 INDUSTRIAL BLVD., SUITE 101  
SOUTHAMPTON, PA 18966

FIRSTTRUST  
3-7380-2360

11/29/2008

PAY TO THE  
ORDER OF Sheriff

\$\*\*1,350.00

One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

48148

MEMO EMC VS. WALTON, R.

⑈048148⑈ ⑆236073801⑆ 70 1503753⑈

