

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

HSBC Bank USA vs Diana & Merrill DeSaan

NO. 40-08 ED NO. 171-08 JD

DATE/TIME OF SALE: 5-7-08 0930

BID PRICE (INCLUDES COST) \$ 13000.00

POUNDAGE - 2% OF BID \$ 2260.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.60

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5845.82

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John DeSaan

TOTAL DUE: \$ 5845.82

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4495.82

SHERIFF'S SALE COST SHEET

HSBC Bank USA vs. D, bna & Merrill DeGreen
 NO. 46-08 ED NO. 171-08 JD DATE/TIME OF SALE 5-7-08 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>400.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>598.26</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>823.26</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>1941.06</u>	
TOTAL *****		\$ <u>1941.06</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) \$ 3335.82



SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only
DAVID S. KREISMAN

Admitted in Illinois Only
CHRISTOPHER A. DENARDO

Managing Partner
DANIELLE BOYLE-EBERSOLE +
LAUREN R. TABAS +
ILANA ZION

+ Also Licensed in New Jersey

May 8, 2008
Sheriff's Office
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: HSBC Bank USA, N.A., as Indenture Trustee for the registered
Noteholders of Renaissance Home Equity Loan Asset-Backed Notes,
Series 2005-2 vs. Diana M. and Merrill F. Degreen
Property Address: 31 D Lane, Catawissa, PA 17820
Civil Action No: 2008-CV-171-MF
S&D File No: 07-31132

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity: HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2, 12650 Ingenuity Drive, Orlando, FL 32826.

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$4,495.82 in payment of monies owed to settle.

Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.

Thank you for your prompt attention to this matter.

Very truly yours,

Laura Barron
Paralegal

Enclosures

Shapiro & Kreisman - PA
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

LaSalle Bank N. A.

307696

2-50/710

DATE	5/8/2008
AMOUNT	***4,495.82

PAY Four Thousand Four Hundred Ninety-Five and 82/100*****

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815



07-31132,DEGREEN, DIAN

⑈307696⑈ ⑆071000505⑆ 5201117419⑈

OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

A. Signature *Michael L. ...* ☐ Agent ☒ Address
B. Received by (Printed Name) *Michael L. ...* C. Date of Delivery *3-7-08*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 8720

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Housing Finance Agency
PO Box 15530
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael L. ...* ☐ Agent ☒ Address
B. Received by (Printed Name) *Michael L. ...* C. Date of Delivery *MAR 11 2008*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 8751

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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 *L. Melchese* ☐ Agent ☒ Address
B. Received by (Printed Name) *L. MELCHESE* C. Date of Delivery *MAR 13 2008*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 8713

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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


1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *L. Melchese* ☐ Agent ☒ Address
B. Received by (Printed Name) *L. MELCHESE* C. Date of Delivery *MAR 13 2008*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

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

REV-183 EX (6-96)  COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603	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) when 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT – All inquires may be directed to the following person:

Name: SHAPIRO & DENARDO, LLC Telephone Number: _____
 Area Code (610) 278-6800

Street Address: 3600 Horizon Drive, City: King of Prussia State: PA Zip _____
 Suite 150 Code: 19406

B TRANSFER DATA

Grantor(s)/Lessor(s) Columbia County Sheriff	Date of Acceptance of Document Grantee(s)/Lessee(s) HSBC Bank USA, N.A., as Indenture Trustee for the registered Notcholders of Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2
Street Address P.O. Box 380	Street Address 12650 INGENUITY DRIVE
City State Zip Code Bloomsburg PA 17815	City State Zip Code Orlando Florida 32826

C PROPERTY LOCATION

Street Address 31 D Lane	City, Township, Borough Township of Catawissa
County Columbia	School District Catawissa Area
Tax Parcel Number 16-04-9-D	

D VALUATION DATA

1. Actual Cash Consideration \$3,335.82	2. Other Consideration +0	3. Total Consideration = \$3,335.82
4. County Assessed Value \$53,985.00	5. Common Level Ratio Factor X3.55	6. Fair Market Value = \$191,646.75

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	
---	---	--

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. (Attach complete copy of agency/straw party agreement.)

☐ Transfer 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. Mortgage Book Number Inst# 200506136 assigned to HSBC Bank 2/27/08 #200801781.

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above.) Property transferred through a mortgage foreclosure action by Sheriff Sale held May 7, 2008 in satisfaction of judgment entered on Docket Number: 2008-CV-171-MF.

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 Laura Barron	Date 05/08/2008
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE 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 April 16, 23, 30, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

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

My commission expires July 3, 2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Scott Twp., Columbia County
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.

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 07-31132

HSBC Bank USA, N.A., as Indenture Trustee
for the registered Noteholders of Renaissance
Home Equity Loan Asset-Backed Notes, Series
2005-2

PLAINTIFF

VS.

Diana M. Degreen aka Diana M. DeGreen
and Merril F. Degreen aka Meril F. DeGreen Jr.
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-171-MF

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)


I, Heather Whitman, Legal Assistant for Shapiro & Kreisman, LLC, attorneys for the Plaintiff, HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on March 17, 2008, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

SHAPIRO & KREISMAN, LLC

BY:



Heather Whitman
Legal Assistant

07-31132

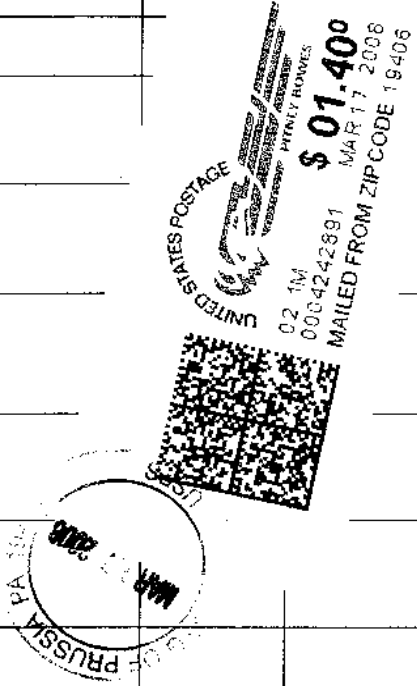
Check type of mail or service.

Name and Address of Sender
Shapiro & Kreisman, LLC
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406

ATTIX Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Article Number	Addressee (Name, Street, City State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 07-31132	Tenant or Occupant 31 "D" Lane Catawissa, PA 17820											
2.	Columbia County Domestic Relations 15 Perry Avenue, P.O. Box 380 Bloomsburg, PA 17815											
3.	Pennsylvania Housing Finance Agency 211 N. Front St. P.O. Box 15530 Harrisburg, PA 17105-5530											
4.	Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania 417 Central Road, Ste. 2 Bloomsburg, PA 17815											
5.												
6.												
7.												
8.												



Delivery Confirmation	Signature Confirmation	Special Handling	Restricted Delivery	Return Receipt

Total Number of Pieces Listed by Sender 4		Total Number of Pieces Received at Post Office
--	--	--

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink or Ball Point Pen

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.

IHSBC BANK USA

VS.

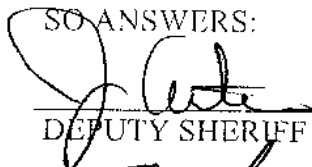
DIANA DEGREEN

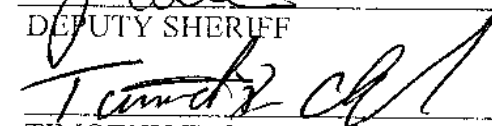
WRIT OF EXECUTION #40 OF 2008 ED

POSTING OF PROPERTY

March 17, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DIANA DEGREEN AT 31 D LANE CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF MARCH 2008



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 3811
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(370) 704-6100

HSBC BANK USA, N.A., AS INDENTURE
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME
EQUITY LOAN ASSET-BACKED NOTES,
SERIES 2005-2

Docket # 40ED2008

VS

MORTGAGE FORECLOSURE

DIANA M. DEGREEN AKA DIANA M.
DEGREEN
MERRIL F. DEGREEN AKA MERIL F.
DEGREEN JR.

AFFIDAVIT OF SERVICE

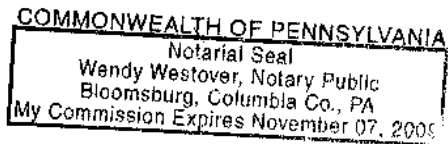
NOW, THIS THURSDAY, MARCH 13, 2008, AT 9:05 PM. SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON DIANA DEGREEN AT 31 D LANE, CATAWISSA BY HANDING TO
DIANA DEGREEN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 14, 2008




NOTARY PUBLIC





X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF

X  _____
K. KEEFER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5625

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 389-6300

HSBC BANK USA, N.A., AS INDENTURE
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME
EQUITY LOAN ASSET-BACKED NOTES,
SERIES 2005-2

Docket # 40ED2008

VS

MORTGAGE FORECLOSURE

DIANA M. DEGREEN AKA DIANA M.
DEGREEN
MERRIL F. DEGREEN AKA MERIL F.
DEGREEN JR.

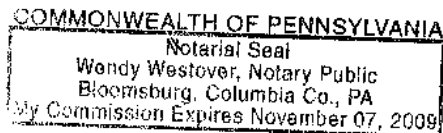
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MARCH 13, 2008, AT 9:05 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON MERRIL DEGREEN AT 31 D LANE, CATAWISSA BY HANDING TO
DIANA DEGREEN, WIFE, 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 FRIDAY, MARCH 14, 2008


NOTARY PUBLIC






X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


K. KEEFER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2008

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 40ED2008

PLAINTIFF HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR
THE REGISTERED NOTEHOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES
2005-2

DEFENDANT DIANA M. DEGREEEN AKA DIANA M. DEGREEEN
MERRIL F. DEGREEEN AKA MERIL F. DEGREEEN JR.
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED
DIANA DEGREEEN
31 D LANE
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deft: Diana Degreeen

RELATIONSHIP Deft IDENTIFICATION _____

DATE 3/13/08 TIME 2105 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA A 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

Keefe DATE 3/13/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2008

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 40ED2008

PLAINTIFF HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR
THE REGISTERED NOTEHOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES
2005-2

DEFENDANT DIANA M. DEGREEN AKA DIANA M. DEGREEN
MERRIL F. DEGREEN AKA MERIL F. DEGREEN JR.
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED

MERRIL DEGREEN

31 D LANE

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Diana Degreen

RELATIONSHIP

Wife

IDENTIFICATION

DATE

3/13/08

TIME

2105

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

Kreyer

DATE

3/13/08

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 13-MAR-08

FEE: \$5.00

CERT. NO: 4373

DEGREEN MERRIL F & DIANA M JR
31 D LANE
CATAWISSA PA 17820

DISTRICT: FRANKLIN TWP
DEED 0308-0863
LOCATION: 31 D LANE
PARCEL: 16 -04 -009-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2005	PRIM	592.27	1.92	0.00	594.19
2006	PRIM	628.97	7.93	55.00	691.90
2007	PRIM	611.60	8.37	30.00	649.97
TOTAL DUE :					\$1,936.06

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
Jm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2008

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 40ED2008

PLAINTIFF HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR
THE REGISTERED NOTEHOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES
2005-2

DEFENDANT DIANA M. DEGREEN AKA DIANA M. DEGREEN
MERRIL F. DEGREEN AKA MERIL F. DEGREEN JR.
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED
BENEFICIAL CONSUMER DISCOUNT COMPANY
417 CENTRAL RD STE. 2
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Tyson J. Weidman (Senior Agent Exception)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3/11/08 TIME 1227 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) Senior Agent Exception

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Chamberlain

DATE

3/11/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2008

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 40ED2008

PLAINTIFF HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR
THE REGISTERED NOTEHOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES
2005-2

DEFENDANT DIANA M. DEGREEN AKA DIANA M. DEGREEN
MERRIL F. DEGREEN AKA MERIL F. DEGREEN JR.
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
ASHLEY ROHRBACH-TAX COLLECTOR	MORTGAGE FORECLOSURE
68 RIDER ROAD	
CATAWISSA	

SERVED UPON Delivered in MAIL slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3/11/08 TIME 1431 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

☒ OTHER (SPECIFY) Delivered in MAIL slot
AT OFFICE.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. P. Army

DATE 3/11/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/7/2008

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 40ED2008

PLAINTIFF HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR
THE REGISTERED NOTEHOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES
2005-2

DEFENDANT DIANA M. DEGREEN AKA DIANA M. DEGREEN
MERRIL F. DEGREEN AKA MERIL F. DEGREEN JR.
ATTORNEY FIRM SHAPIRO AND KREISMAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON PEB MILLER

RELATIONSHIP TAX OFFICE CLERK IDENTIFICATION _____

DATE 3/11/08 TIME 1140 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

☒ OTHER (SPECIFY) CLERK IN TAX
OFFICE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

E.D. Carroll

DATE

3/11/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/7/2008

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 40ED2008

PLAINTIFF HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR
THE REGISTERED NOTEHOLDERS OF RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES
2005-2

DEFENDANT DIANA M. DEGREEN AKA DIANA M. DEGREEN
MERRIL F. DEGREEN AKA MERIL F. DEGREEN JR.
ATTORNEY FIRM SHAPIRO AND KREISMAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 3-10-8 TIME 1520 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) _____

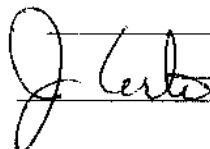
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-10-8

REAL ESTATE OUTLINE

ED # 46-08

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

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"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>304527</u>

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

SALE DATE	<u>May 7, 2008</u>	TIME <u>0930</u>
POSTING DATE	<u>Apr 18, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 16</u>	
	2 ND WEEK <u>23</u>	
	3 RD WEEK <u>30, 08</u>	

SHERIFF'S SALE

Wednesday, May 7th, 2008 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 40ED2008 AND CIVIL WRIT NO. 2008-CV-171-MF 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 land situate in Franklin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a post on the Susquehanna River and running thence by land now or formerly of Melvin Keifer South 21-1/2 degrees East 192 perches to a pin knot in line of land now or formerly of Glen Shultz; thence North 79-1/2 degrees East 44.5 perches to a pin in line of land now or formerly of Margaret Oberdorf; thence by line of Oberdorf North 28-1/2 degrees West 63.5 perches to a stone; thence by same North 49-1/2 degrees East 114 perches to a pin known, thence by same North 17 degrees West 60 perches to a stone on the bank of said river, thence along said bank 150 perches to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING: ALL THOSE CERTAIN pieces and parcels of land transferred and conveyed by the following Deeds: Deed dated January 31, 1986, in Deed Book 360, page 1009, which was granted unto Hoover F. Artley. Deed dated June 6, 1989, in Deed Book 430 page 222, which was granted unto Sandra J. Moore. Deed dated December 21, 1990, in Deed Book 464 page 767, which was granted unto Scott A. Artley. Deed dated December 21, 1990, in Deed Book 464 page 772, which was granted unto Michael J. Molto, and others. Also, Deed dated November 12, 1992, in Deed Book 517, page 1024, which was granted unto Rebecca J. Gross.

Code No. 16-04-9-D

Being the same premises which Merrill F. DeGreen, Jr. and Diana M. DeGreen, his wife, by Deed dated August 13, 1982 and recorded in the Columbia County Recorder of Deeds Office on August 16, 1983 in Deed Book 308, page 863, granted and conveyed unto Merrill F. DeGreen, Jr. and Diana M. DeGreen, his wife.

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
Lauren R. Tabas
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

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

SHERIFF'S SALE

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Plaintiff's Attorney
Lauren R. Fabas
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

HSBC Bank USA, N.A., as Indenture Trustee for
the registered Noteholders of Renaissance Home
Equity Loan Asset-Backed Notes, Series 2005-2
PLAINTIFF

No: 2008-CV-171-MF

REC'D - 40

VS.

WRIT OF EXECUTION:

Diana M. Degreen aka Diana M. DeGreen and
Merril F. Degreen aka Meril F. DeGreen Jr.
DEFENDANT(S)

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

31 D Lane, Catawissa, PA 17820

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due \$158,377.52

Interest from March 5, 2008 to _____ \$ _____

Costs to be added

Seal of Court

Date: 3/7/08

Tami B. Kline

PROTHONOTARY

Elizabeth A. Barron

Deputy Prothonotary

SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DeNARDO
Managing Attorney
DANIELLE BOYLE-EBERSOLE +
LAUREN R. TABAS +
ILANA ZION
+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2 vs. Diana M. Degreen aka Diana M. DeGreen and Merrill F. Degreen aka Meril F. DeGreen Jr.
Docket number: 2008-CV-171-MF
Our file number: 07-31132

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

_____ Sale deposit in the amount of \$;
_____ 8 copies of the property legal description for the deed and printers;
_____ Affidavit pursuant to Rule 3129.1 ;
_____ Act 91 Affidavit;
_____ Notices of Sale for each Defendant;
_____ Request for service of the notice of sale;
_____ Request for posting, advertising, of the notice of sale.

_____ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,

Anita Levy
Legal Assistant

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 07-31132

HSBC Bank USA, N.A., as Indenture Trustee
for the registered Noteholders of Renaissance
Home Equity Loan Asset-Backed Notes,
Series 2005-2

PLAINTIFF

vs.

Diana M. Degreen aka Diana M. DeGreen
and Merrill F. Degreen aka Meril F. DeGreen Jr.

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-171-MF

NOTED 40

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Diana M. Degreen aka Diana M. DeGreen
31 D. Lane
Catawissa, PA 17820

Your house (real estate) at:

31 D. Lane, Catawissa, PA 17820

16-04-9-D

is scheduled to be sold at Sheriff's Sale on _____ at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at _____, to enforce the court judgment of \$158,377.52 obtained by HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2 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 back to HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 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 of 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.

4. 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 (610) 278-6800.
5. 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.
6. 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 *.
7. 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.
8. 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.

9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
10. You may also have other rights and defenses or ways of getting your house 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 Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL THAT CERTAIN land situate in Franklin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a post on the Susquehanna River and running thence by land now or formerly of Melvin Keifer South 21-1/2 degrees East 192 perches to a pin knot in line of land now or formerly of Glen Shultz; thence North 79-1/2 degrees East 44.5 perches to a pin in line of land now or formerly of Margaret Oberdorf; thence by line of Oberdorf North 28-1/2 degrees West 63.5 perches to a stone; thence by same North 49-1/2 degrees East 114 perches to a pin known, thence by same North 17 degrees West 60 perches to a stone on the bank of said river, thence along said bank 150 perches to the place of beginning.

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Code No. 16-04-9-D

Being the same premises which Merril F. DeGreen, Jr. and Diana M. DeGreen, his wife, by Deed dated August 13, 1982 and recorded in the Columbia County Recorder of Deeds Office on August 16, 1983 in Deed Book 308, page 863, granted and conveyed unto Merril F. DeGreen, Jr. and Diana M. DeGreen, his wife.

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 07-31132

HSBC Bank USA, N.A., as Indenture Trustee
for the registered Noteholders of Renaissance
Home Equity Loan Asset-Backed Notes,
Series 2005-2

PLAINTIFF

vs.

Diana M. Degreen aka Diana M. DeGreen
and Merril F. Degreen aka Meril F. DeGreen Jr.
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-171-MF

2008-ED-40

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2, 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 31 D Lane, Catawissa, PA 17820.

1. Name and address of Owner(s) or Reputed Owner(s)

Diana M. Degreen aka Diana M. DeGreen
31 D. Lane
Catawissa, PA 17820

Merril F. Degreen aka Meril F. DeGreen Jr.
31 D. Lane
Catawissa, PA 17820

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

Diana M. Degreen aka Diana M. DeGreen
31 D. Lane
Catawissa, PA 17820

Merril F. Degreen aka Meril F. DeGreen Jr.
31 D. Lane
Catawissa, PA 17820

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

HSBC Bank USA, N.A., as Indenture Trustee for the registered Notcholders of
Renaissance Home Equity Loan Assct-Backed Notes, Series 2005-2
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2, Plaintiff
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

Beneficial Consumer Discount Company dba
Beneficial Mortgage Company of Pennsylvania
417 Central Road, Ste 2
Bloomsburg, PA 17815

Pennsylvania Housing Finance Agency
211 N. Front Street
P O Box 15530
Harrisburg, PA 17105-5530

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

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:

Columbia County Domestic Relations, 15 Perry Avenue, P.O. Box 380, Bloomsburg, PA
17815

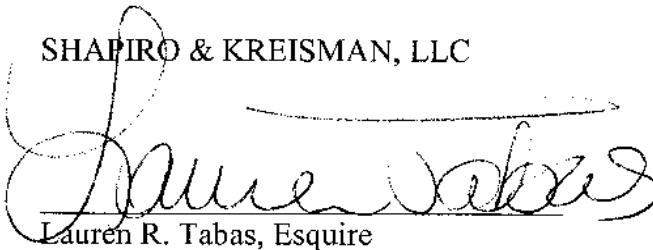
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
31 D. Lane
Catawissa, PA 17820

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

SHAPIRO & KREISMAN, LLC

BY:



Lauren R. Tabas, Esquire

07-31132

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Code No. 16-04-9-D

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ALL THAT CERTAIN land situate in Franklin Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a post on the Susquehanna River and running thence by land now or formerly of Melvin Keifer South 21-1/2 degrees East 192 perches to a pin knot in line of land now or formerly of Glen Shultz; thence North 79-1/2 degrees East 44.5 perches to a pin in line of land now or formerly of Margaret Oberdorf; thence by line of Oberdorf North 28-1/2 degrees West 63.5 perches to a stone; thence by same North 49-1/2 degrees East 114 perches to a pin known, thence by same North 17 degrees West 60 perches to a stone on the bank of said river, thence along said bank 150 perches to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING: ALL THOSE CERTAIN pieces and parcels of land transferred and conveyed by the following Deeds: Deed dated January 31, 1986, in Deed Book 360, page 1009, which was granted unto Hoover F. Artley. Deed dated June 6, 1989, in Deed Book 430 page 222, which was granted unto Sandra J. Moore. Deed dated December 21, 1990, in Deed Book 464 page 767, which was granted unto Scott A. Artley. Deed dated December 21, 1990, in Deed Book 464 page 772, which was granted unto Michael J. Motto, and others. Also, Deed dated November 12, 1992, in Deed Book 517, page 1024, which was granted unto Rebecca J. Gross.

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SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 07-31132

HSBC Bank USA, N.A., as Indenture Trustee
for the registered Noteholders of Renaissance
Home Equity Loan Asset-Backed Notes,
Series 2005-2

PLAINTIFF

vs.

Diana M. Degreen aka Diana M. DeGreen
and Merril F. Degreen aka Meril F. DeGreen Jr.
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-171-MF

REC'D ED 40

CERTIFICATION OF ADDRESS

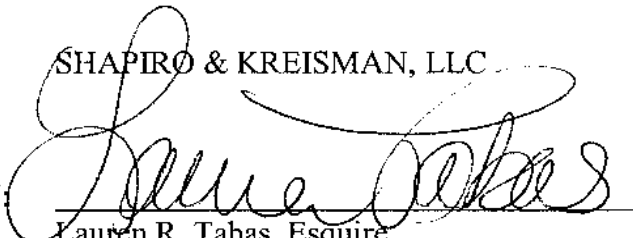
I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance
Home Equity Loan Asset-Backed Notes, Series 2005-2
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

and that the last known address of the judgment debtor (Defendant(s)) is:

Diana M. Degreen aka Diana M. DeGreen
31 D. Lane
Catawissa, PA 17820

Merril F. Degreen aka Meril F. DeGreen Jr.
31 D. Lane
Catawissa, PA 17820

SHAPIRO & KREISMAN, LLC
BY: 
Lauren R. Tabas, Esquire
Attorney for Plaintiff

07-31132

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
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HSBC Bank USA, N.A., as Indenture Trustee
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Home Equity Loan Asset-Backed Notes,
Series 2005-2

PLAINTIFF

vs.

Diana M. Degreen aka Diana M. DeGreen
and Merril F. Degreen aka Meril F. DeGreen Jr.

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-171-MF

For ED-40

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

____ FHA - Tenant Occupied or Vacant
____ Commercial
____ As a result of a Complaint in Assumpsit
____ That the Plaintiff has complied in all respects with Section 403 of the
X Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & KREISMAN, LLC

BY: 

Lauren R. Tabas, Esquire
PA Bar # 93337

SHAPIRO & KREISMAN, LLC
BY: DANIELLE BOYLE-EBERSOLE, ESQ.
LAUREN R. TABAS, ESQ.,
AND ILANA ZION, ESQ.
ATTORNEY I.D. NOS. 81747, 93337 & 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 07-31132

HSBC Bank USA, N.A., as Indenture Trustee
for the registered Noteholders of Renaissance
Home Equity Loan Asset-Backed Notes,
Series 2005-2

PLAINTIFF

VS.

Diana M. Degreen aka Diana M. DeGreen

31 D Lane

Catawissa, PA 17820

Merril F. Degreen aka Meril F. DeGreen Jr.

31 D Lane

Catawissa, PA 17820

DEFENDANT(S)

STATE OF: Florida

COUNTY OF: Orange

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO:

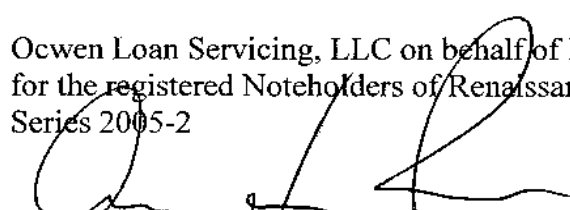
2008-CV 171
FILED 40

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

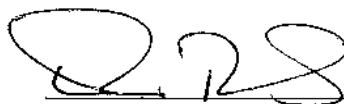
Ocwen Loan Servicing, LLC on behalf of HSBC Bank USA, N.A., as Indenture Trustee
for the registered Noteholders of Renaissance Home Equity Loan Asset-Backed Notes,
Series 2005-2

By:


NAME: Anna V. Jimenez-Reyes

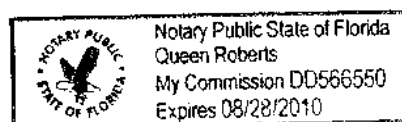
TITLE: US Foreclosure Facilitator

Sworn to and subscribed before me this 31 day of January, 2008.

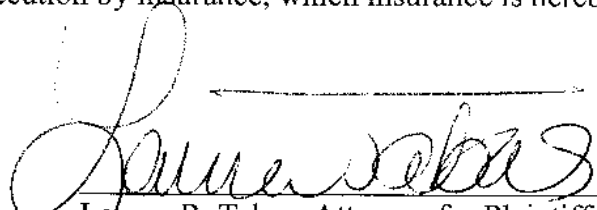


Notary Public

07-31132



WAIVER OF WATCHMAN/WAIVER OF INSURANCE-Any
Deputy Sheriff levying upon or attaching any property under which 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; and the Sheriff is hereby released from all liability to protect
the property described in the above execution by insurance, which insurance is hereby
waived.



Lauren R. Tabas, Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 07-31132

HSBC Bank USA, N.A., as Indenture Trustee
for the registered Noteholders of Renaissance
Home Equity Loan Asset-Backed Notes,
Series 2005-2

PLAINTIFF

vs.

Diana M. Degreen aka Diana M. DeGreen
and Merril F. Degreen aka Meril F. DeGreen Jr.
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-171-MF

FILED-40

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2, 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 31 D Lane, Catawissa, PA 17820.

1. Name and address of Owner(s) or Reputed Owner(s)

Diana M. Degreen aka Diana M. DeGreen
31 D. Lane
Catawissa, PA 17820

Merril F. Degreen aka Meril F. DeGreen Jr.
31 D. Lane
Catawissa, PA 17820

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

Diana M. Degreen aka Diana M. DeGreen
31 D. Lane
Catawissa, PA 17820

Merril F. Degreen aka Meril F. DeGreen Jr.
31 D. Lane
Catawissa, PA 17820

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

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2, Plaintiff
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

Beneficial Consumer Discount Company dba
Beneficial Mortgage Company of Pennsylvania
417 Central Road, Ste 2
Bloomsburg, PA 17815

Pennsylvania Housing Finance Agency
211 N. Front Street
P O Box 15530
Harrisburg, PA 17105-5530

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

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:

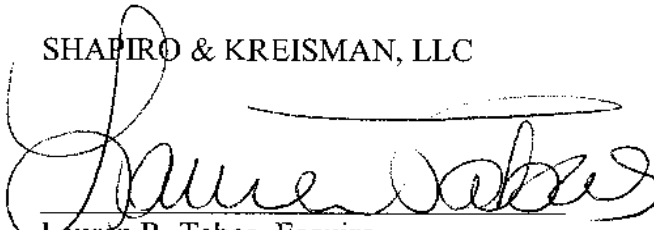
Columbia County Domestic Relations, 15 Perry Avenue, P.O. Box 380, Bloomsburg, PA
17815

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:

TENANT OR OCCUPANT
31 D. Lane
Catawissa, PA 17820

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

SHAPIRO & KREISMAN, LLC

BY: 
Lauren R. Tabas, Esquire

07-31132

SHAPIRO & KREISMAN, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
Telephone: (610) 278-6800
Facsimile: (610) 278-9980

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-2 vs. Diana M.
Degreen aka Diana M. DeGreen and Merrill F. Degreen aka Meril F. DeGreen Jr.
CIVIL ACTION NO. 2008-CV-171-MF
OUR FILE NO. 07-31132

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses
provided:

Diana M. Degreen aka Diana M. DeGreen
31 D Lane
Catawissa, PA 17820

Merril F. Degreen aka Meril F. DeGreen Jr.
31 D Lane
Catawissa, PA 17820

Upon service, please forward to this office in the enclosed self-addressed stamped
envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Anita Levy
Legal Assistant

Enclosures

Shapiro & Kreisman - PA
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

LaSalle Bank N. A.
2-50/710

304527

DATE	2/28/2008
AMOUNT	***1,350.00

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

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815



07-31132, DEGREEN, DIAN

⑈ 304527⑈ ⑆ 071000505⑆ 5201147419⑈