

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

Sheriff's Office VS Clinton & Patricia

NO. 76-08 ED NO. 565-08 JD

DATE/TIME OF SALE: Oct, 1 0900

BID PRICE (INCLUDES COST) \$ 3714,47

POUNDAGE - 2% OF BID \$ 75,49

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3849,96

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Black

TOTAL DUE: \$ 3849,96

LESS DEPOSIT: \$ 1500,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2349,96

SHERIFF'S SALE COST SHEET

Succor Corp. Inc. vs. Clinton & Patricia Carl
 NO. 76-58 ED NO. 565-58 JD DATE/TIME OF SALE 02/11 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>25.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>55.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>15.00</u>

TOTAL ***** \$ 275.00

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1095.75</u>
SOLICITOR'S SERVICES	\$75.00

TOTAL ***** \$ 1320.75

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>5.00</u>

TOTAL ***** \$ 15.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>10.00</u>

TOTAL ***** \$ 10.00

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1682.22</u>
WATER 20	\$ <u>107.00</u>

TOTAL ***** \$ 1789.22

SURCHARGE FEE (DSTE)

MISC. \$ 150.00

TOTAL ***** \$ 150.00

TOTAL COSTS (OPENING BID) \$ 3774.47

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

PENNSYLVANIA OFFICE
215-568-9500
215-568-1141 FAX

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

October 3, 2008

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

RE: Sovereign Bank
vs.
Clinton Carl
Patricia Carl
Property: 227 Barnes Street a/k/a 227 Mark Street
(Mifflin Township)
Mifflinville, PA 18631
Columbia County C.C.P. No.: 2008-CV-565-MF
Sheriff's Sale Date: October 1, 2008

Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the DEED be recorded in the name of Federal Home Loan Mortgage Corporation, 8200 Jones Branch Drive, McLean, VA 22102.

Enclosed please find our check in the amount of \$2,349.96 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Anna A. Keyek
Legal Assistant

Enclosure



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 Recorded at 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 inquiries may be directed to the following person:

Name Udren Law Offices, P.C.		Telephone Number: Area Code (856) 482-6900	
Street Address 111 Woodcrest Road, Suite 200	City Cherry Hill	State NJ	Zip Code 08003

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County		Date of Acceptance of Document	
Street Address P.O. Box 380		Grantee(s)/Lessee(s) Federal Home Loan Mortgage Corporation	
City Bloomsburg	State PA	Zip Code 17815	Street Address 8200 Jones Branch Drive
			City McLean
			State VA
			Zip Code 22102

C PROPERTY LOCATION

Street Address 227 Barnes Street a/k/a 227 Mark Street		City, Township, Borough Mifflin Township
County Columbia	School District Mifflinville	Tax Parcel Number 23-05E-007-08

D VALUATION DATA

1. Actual Cash Consideration \$3,774.47	2. Other Consideration + 0	3. Total Consideration = \$3,774.47
4. Country Assessed Value \$26,784.00	5. Common Level Ratio Factor x 3.76	6. Fair Market Value = \$100,707.84

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 interstate 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.)
- ☐ 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. Mortgage Book Number **INST# 200611190**, Page Number **N/A**.
- ☐ 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.) **Transfer from the sheriff to mortgagee as a result of an action in mortgage foreclosure.**

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 <i>Anna C. Kegel</i>	Date 10/3/08
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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.

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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



3-180/360

120942

NUMBER
120942

Two Thousand Three Hundred Forty-Nine and 96/100

DATE

October 02, 2008

AMOUNT

*****2,349.96

PAY
TO THE
ORDER
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

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

⑈ 120942 ⑈ ⑆036001808⑆ 36 589745 3⑈

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

FAX: 856. 669. 5399

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

PENNSYLVANIA OFFICE
215-568-9500

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

August 26, 2008

Sent via telefax #570-389-5625

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

Re: Sovereign Bank
vs.
Clinton Carl
Patricia Carl
Columbia County C.C.P. No. 2008-CV-565-MF
Premises: 227 Barnes Street a/k/a 227 Mark Street
(Mifflin Township)
Mifflinville, PA 18631
SS Date: August 27, 2008

Dear Sheriff Tim Chamberland/Wendy:

Please Postpone the Sheriff's Sale scheduled for August 27, 2008
to October 1, 2008.

Sale is Postponed for the following reason:

To allow time for loan modification.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/dad

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

Sovereign Bank
601 Penn Street
Reading, PA 19601
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Clinton Carl
Patricia Carl
227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631
Defendant(s)

NO. 2008-CV-565-MF

COPY

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

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:


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

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

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

Dated: July 29, 2008

UDREN LAW OFFICES, P.C.

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

ALAN M. MINATO, ESQUIRE - ID #75860

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Sovereign Bank
Plaintiff

v.

Clinton Carl
Patricia Carl
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-565-MF

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Clinton Carl
Patricia Carl

PROPERTY: 227 Barnes Street a/k/a 227 Mark Street
(Mifflin Township)
Mifflinville, PA 18631

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **July 30, 2008**, at 9:00 AM, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT A

Name and Address Of Sender

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003

ATTN: Danielle Devlin

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230											
2		TENANTS/OCCUPANTS 227 Barnes Street aka 227 Mark Street (Mifflin Township) Mifflinville, PA 18631											
3		Sovereign Bank 601 Penn Street Reading, PA 19601											
4		Sovereign Bank 1130 Berkshire Boulevard Wyomissing, PA 19610											
5		Columbia Co. Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
6		Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the loss of or damage to contents of a registered mail item is \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R800, S813, and S821 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								

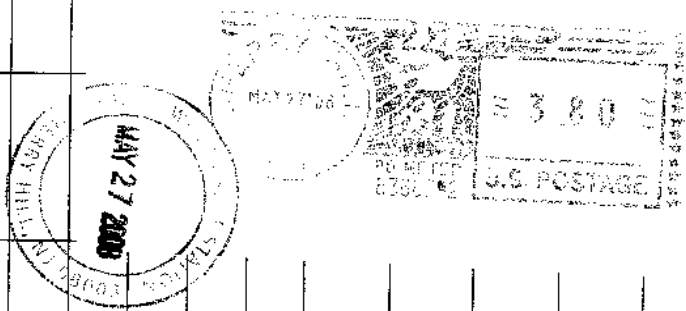


EXHIBIT A

Carl, Clinton 08030457-1

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

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WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Sovereign Bank

601 Penn Street

Reading, PA 19601

Plaintiff

v.

Clinton Carl

Patricia Carl

227 Barnes Street

a/k/a 227 Mary Street

Mifflinville, PA 18631

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

NO. 2008-CV-565-MF

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to
the captioned matter.

Date: June 19, 2008

UDREN LAW OFFICES, P.C.

BY: Chandra Arkema

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

Sovereign Bank, et. al., Plaintiff(s)
VS.
Clinton Carl, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 089966-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES

Ms. Danielle Devlin

111 Woodcrest Rd, Ste 200

Cherry Hill, NJ 08003-3620

Service of Process on:

--Patricia Carl

Court Case No. 2008-CV-565-MF

State of: PENNSYLVANIA ss.

County of: Schuylkill

Name of Server: JACK SARGE, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 28th day of MAY, 20 08, at 6:27 o'clock PM

Place of Service: at 227 Barnes Street aka 227 Mary Street, in Mifflinville, PA 18631

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Patricia Carl

Person Served, and
Method of Service:

- ☒ By personally delivering them into the hands of the person to be served.
- ☐ By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Patricia Carl
- at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex F; Skin Color CAUC; Hair Color BLONDE; Facial Hair N/A
Approx. Age 40; Approx. Height 5'5"; Approx. Weight 160 lbs

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Jack Sarge
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this
30th day of MAY, 20 08
Dorina M Markovchick 11/3/10
Notary Public (Commission Expires)

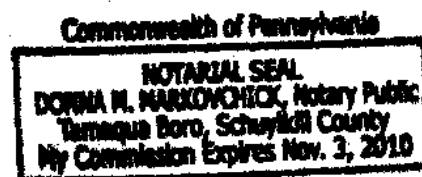


EXHIBIT B

Sovereign Bank, et. al., Plaintiff(s)
vs:
Clinton Carl, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171
APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 089966-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES
Ms. Danielle Devlin
111 Woodcrest Rd, Ste 200
Cherry Hill, NJ 08003-3620

Service of Process on:

--Clinton Carl
Court Case No. 2008-CV-565-MF

State of: PENNSYLVANIA ss.

County of: Schuylkill

Name of Server: JACK SARGE, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 28th day of May, 2008, at 6:27 o'clock P.M

Place of Service: at 227 Barnes Street aka 227 Mary Street, in Mifflinville, PA 18631

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Clinton Carl

Person Served, and
Method of Service:

- ☐ By personally delivering them into the hands of the person to be served.
- ☒ By delivering them into the hands of PATRICIA CARL, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Clinton Carl at the place of service, and whose relationship to the person is: SPOUSE

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex F; Skin Color CAUC.; Hair Color Blonde; Facial Hair N/A
Approx. Age 40; Approx. Height 5'5"; Approx. Weight 160 lbs

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Jack Sarge
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

30th day of May, 2008
Donna M. Markovchick 11/3/10
Notary Public (Commission Expires)

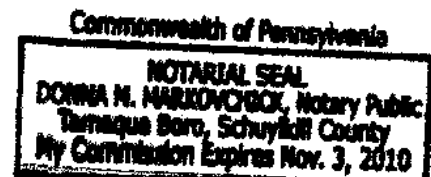


EXHIBIT B

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *5-12-08*

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 08*

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

2. Article Number (Transfer from service label)

7007 0710 0002 4094 5323

0710 0002 4094 5330

7007 0710 0002 4094 5309

Domestic Return Receipt

102595-02-M-1540 receipt

102595-02-M-1540 Domestic Return Receipt

102595-0

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

Sovereign Bank
501 Penn Street
Reading, PA 19601

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 09*

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 09*

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 08*

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

2. Article Number (Transfer from service label)

7007 0710 0002 4094 5286

7007 0710 0002 4094 5316

17 0710 0002 4094 5293

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540 Return Receipt

1025

PS Form 3811, February 2004

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 July 9, 16, 23, 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 25th day of July, 2008.

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelder, 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

FACSIMILE TRANSMITTAL SHEET

TO: <u>Danielle</u>	FROM: <u>Tim Chamberlain</u>
COMPANY:	DATE: <u>7-11-08</u>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RF:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

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

PENNSYLVANIA OFFICE
215-568-9500

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

July 8, 2008

Sent via telefax #570-389-5625

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

Re: Sovereign Bank
vs.
Clinton Carl
Patricia Carl
Columbia County C.C.P. No. 2008-CV-565-MF
Premises: 227 Barnes Street a/k/a 227 Mark Street
(Mifflin Township)
Mifflinville, PA 18631
SS Date: July 30, 2008

Dear Sheriff Tim Chamberland/ Wendy:

Please Postpone the Sheriff's Sale scheduled for July 30, 2008 to
Aug. 27, 9:00 AM (30 DAYS AND PROVIDE ME WITH THE NEW SALE DATE).

Sale is Postponed for the following reason:

Possible Loan Modification.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/dad

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.

SOVEREIGN BANK

VS.

CLINTON & PATRICIA CARL

WRIT OF EXECUTION #76 OF 2008 ED

POSTING OF PROPERTY

June 25, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CLINTON & PATRICIA CARL AT 227 BARNES STREET MIFFLINVILLE
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 25TH DAY OF JUNE 2008

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

76
UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

Sovereign Bank
601 Penn Street
Reading, PA 19601
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-565-MF

v.
Clinton Carl
Patricia Carl
227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631
Defendant(s)

COPY

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to
the captioned matter.

Date: June 19, 2008

UDREN LAW OFFICES, P.C.

BY: Chandra Arkema
Attorneys for Plaintiff

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

Sovereign Bank, et. al., Plaintiff(s)

vs.

Clinton Carl, et. al., Defendant(s)



Service of Process by

APS International, Ltd.

1-800-328-7171

APS International Plaza

7800 Glenroy Rd.

Minneapolis, MN 55439-3122

APS File #: 089966-0001

AFFIDAVIT OF SERVICE - Individual

Service of Process on:

--Patricia Carl

Court Case No. 2008-CV-565-MF

UDREN LAW OFFICES

Ms. Danielle Devlin

111 Woodcrest Rd, Ste 200

Cherry Hill, NJ 08003-3620

State of: PENNSYLVANIA ss.

County of: Schuylkill

Name of Server: JACK SARGE, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 28th day of May, 20 08, at 6:27 o'clock PM

Place of Service: at 227 Barnes Street aka 227 Mary Street, in Mifflinville, PA 18631

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Patricia Carl

Person Served, and Method of Service: ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Patricia Carl at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex F; Skin Color Cauc; Hair Color BLONDE; Facial Hair N/A
Approx. Age 40; Approx. Height 5'5"; Approx. Weight 160 lbs

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Jack Sarge
Signature of Server

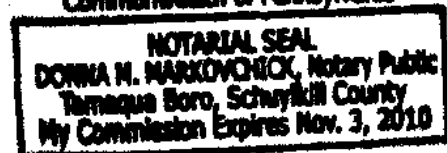
APS International, Ltd.

Subscribed and sworn to before me this

30th day of May, 20 08

Donna M. Markovchick 11/3/10
Notary Public (Commission Expires)

Commonwealth of Pennsylvania



Sovereign Bank, et. al., Plaintiff(s)
vs.
Clinton Carl, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 089966-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES
Ms. Danielle Devlin
111 Woodcrest Rd, Ste 200
Cherry Hill, NJ 08003-3620

Service of Process on:

--Clinton Carl
Court Case No. 2008-CV-565-MF

State of: PENNSYLVANIA ss.

County of: Schuylkill

Name of Server: JACK SARGE, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 28th day of May, 2008, at 6:27 o'clock P.M

Place of Service: at 227 Barnes Street aka 227 Mary Street, in Mifflinville, PA 18631

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Clinton Carl

Person Served, and
Method of Service:

- ☐ By personally delivering them into the hands of the person to be served.
- ☒ By delivering them into the hands of PATRICIA CARL, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Clinton Carl at the place of service, and whose relationship to the person is: SPOUSE

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex F; Skin Color CAUC; Hair Color Blonde; Facial Hair N/A
Approx. Age 40; Approx. Height 5'5"; Approx. Weight 160 lbs

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

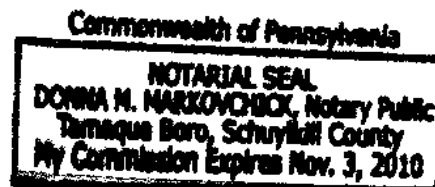
Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

Jack Sarge
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

30th day of May, 2008
Donna M. Markovchick 11/3/10
Notary Public (Commission Expires)



COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 05/13/2008

Fee: \$5.00

Cert. NO: 4608

CARL CLINTON & PATRICIA
227 BARNES STREET
MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 20061 -1189
Location: 227 MARY ST
Parcel Id:23 -05E-008-00,000

Assessment: 26,784
Balances as of 05/13/2008

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

NO TAX CLAIM TAXES DUE

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

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 05/13/2008

Fee: \$5.00

Cert. NO: 4607

CARL CLINTON & PATRICIA
227 BARNES STREET
MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 20061 -1189
Location: 227 BARNES ST
Parcel Id:23 -05E-007-06,000

Assessment: 1,089
Balances as of 05/13/2008

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

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

Mifflin Township Water Authority

P.O. Box 487
Mifflinville, PA 18631

May 9, 2008

Timothy T. Chamberlain
Sheriff of Columbia County
Court House
P O Box 380
Bloomsburg, PA 17815

Re: Sovereign Bank vs. Clinton and Patricia Carl
Docket #76ED2008
JD #565JD2008
227 Barnes Street, Mifflinville, PA
7/30/08 sheriff sale

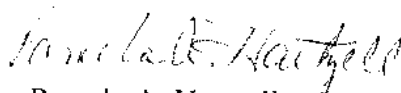
Dear Mr. Chamberlain:

Please be advised that Clinton and Patricia Carl owe Mifflin Township Water Authority \$107 for water usage at their property located at 227 Barnes Street, Mifflinville, PA.

I am enclosing a bill for your payment convenience.

If you have any questions concerning this matter, please feel free to call me at 570-752-5498.

Sincerely,



Pamela A. Hartzell
Treasurer

Enclosure

T. CHAMBERLAIN



COLUMBIA COUNTY
HOUSE - P.O. BOX 380
LEWISBURG, PA 17815
:(570) 349-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 764-6300

Thursday, May 08, 2008

SUSAN NEVEL-TAX CO
226 E. 5TH STREET
MIFFLINVILLE, PA 18631

*Clinton Sup
Dial
up Bank*

SOVEREIGN BANK
VS
CLINTON CARL
PATRICIA CARL

DOCKET # 76ED2008

JD # 565JD2008

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

~~ALAN M. MINATO, ESQUIRE - ID #75860~~

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

Sovereign Bank

Plaintiff

v.

Clinton Carl

Patricia Carl

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-565-MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clinton Carl
227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631

Your house (real estate) at 227 Barnes Street a/k/a 227 Mark Street (Mifflin Township), Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on July 30, 2008 , at 9:00 am in the Columbia County Courthouse, Bloomsburg, PA , to enforce the court judgment of \$104,686.70, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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



May 9, 2008

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

SOVEREIGN BANK

VS.

**CLINTON CARL
PATRICIA CARL**

DOCKET # 76ED2008

JD # 565JD2008

Dear Timothy:

The amount due on sewer account #702270 for the property located at 227 Barnes Street Mifflinville, Pa through September 30, 2008 is \$1487.01. This amount includes \$659.00 for sewer tappage fees to connect this property to public sewer.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 76ED2008

PLAINTIFF SOVEREIGN BANK

DEFENDANT CLINTON CARL
PATRICIA CARL

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
CLINTON CARL
227 BANRES STREET AKA 227 MARY STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON PATRICIA CARL

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 05 08 08 TIME 1415 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

Pan Dell DATE 05 08 08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 76ED2008

PLAINTIFF SOVEREIGN BANK

DEFENDANT CLINTON CARL
PATRICIA CARL

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
PATRICIA CARL
227 BARNES STREET AKA 227 MARY STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON PATRICIA CARL

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05 08 08 TIME 1415 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

T. Chamberlain

DATE

05 08 08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 5/7/2008

SERVICE# 5 - OF - 15 SERVICES
 DOCKET # 76ED2008

PLAINTIFF SOVEREIGN BANK

DEFENDANT CLINTON CARL
 PATRICIA CARL

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
TENANT(S)
227 BARNES STREET AKA 227 MARY STREET
MIFFLINVILLE

PAPERS TO SERVED
 MORTGAGE FORECLOSURE

SERVED UPON NO TENANTS - DEF'S SERVED

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
 DATE

TIME

OFFICER

REMARKS

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

DEPUTY _____ DATE _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Thursday, May 08, 2008

TENANT(S)
227 BARNES STREET AKA 227 MARY STREET
MIFFLINVILLE, PA 18631-

SOVEREIGN BANK
VS
CLINTON CARL
PATRICIA CARL

DOCKET # 76ED2008

JD # 565JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

~~ALAN M. MINATO, ESQUIRE - ID #75860~~

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

Sovereign Bank

Plaintiff

v.

Clinton Carl

Patricia Carl

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-565-MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clinton Carl
227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631

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NOTICE OF OWNER'S RIGHTS

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

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

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 6 - OF - 15 SERVICES
DOCKET # 76ED2008

PLAINTIFF SOVEREIGN BANK

DEFENDANT CLINTON CARL

PATRICIA CARL

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 05.08.08 TIME 1425 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

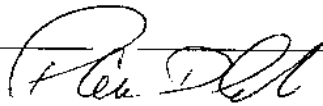
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

05.08.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 76ED2008

PLAINTIFF SOVEREIGN BANK
DEFENDANT CLINTON CARL
PATRICIA CARL
ATTORNEY FIRM UDREN LAW OFFICE

RANDY COPE
204-0667

PERSON/CORP TO SERVED	PAPERS TO SERVED
MIFFIN WATER C/O CURT MOOREHEAD	MORTGAGE FORECLOSURE
2ND STREET	
MIFFLINVILLE	

SERVED UPON Randy Cope

RELATIONSHIP MIFFIN TWP WATER CO IDENTIFICATION _____

DATE 05.07.08 TIME 1400 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY *T. Chamberlain* DATE 05.08.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/7/2008

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 76ED2008

PLAINTIFF SOVEREIGN BANK

DEFENDANT CLINTON CARL

PATRICIA CARL

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED

SUSAN NEVEL-TAX COLLECTOR

226 E. 5TH STREET

MIFFLINVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Susan Nevel

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05.08.08 TIME 1405 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

05.08.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/7/2008

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 76ED2008

PLAINTIFF SOVEREIGN BANK

DEFENDANT CLINTON CARL
PATRICIA CARL

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 5-8-F TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 5-8-F

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/7/2008

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 76ED2008

PLAINTIFF SOVEREIGN BANK

DEFENDANT CLINTON CARL

PATRICIA CARL

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5-8-8 TIME 1615 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 5-8-8

REAL ESTATE OUTLINE

ED # 76-08

DATE RECEIVED 5-6-08
DOCKET AND INDEX 5-7-08

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"/>	- will send
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>112886</u>

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

SALE DATE	<u>July 30 08</u>	TIME <u>09:00</u>
POSTING DATE	<u>June 20 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 9</u>	
	2 ND WEEK <u>16</u>	
	3 RD WEEK <u>23, 08</u>	

SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 76 OF 2008 ED AND CIVIL WRIT NO. 565 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

PREMISES "A"

ALL THAT CERTAIN place and parcel of land situate in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Mary Street and other land of Frank and Cora Spaid; THENCE running North along said Mary Street, a distance of 60 feet to a point on land of John Aten; THENCE West along said land of John Aten, a distance of 100 feet to other land of Frank and Cora Spaid; THENCE South a distance of 60 feet to other land of Frank and Cora Spaid a distance of 100 feet to Mary Street, the place of beginning.

TAX PARCEL NUMBER: 23-05E-008

PREMISES "B"

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

BEGINNING at a stake corner situate 100 feet Westwardly from and on a course of South 63 degrees West from an iron pin corner situate in the Westerly line of Mary Street in the Village of Mifflinville, said stake corner being the Southerly line of land now or formerly of John A. Aten; THENCE along the line of land now or formerly of said Aten South 63 degrees West, 109.60 feet to a stake corner, THENCE South 26 degrees 40 minutes East 98 feet to a stake corner in the Northerly line of an unopened 33-foot street; THENCE along the Northerly line of said unopened street North 63 degrees East 209.60 feet to a stake corner in the Westerly line of Mary Street aforesaid; THENCE along the Westerly line of said Mary Street North 26 degrees 40 minutes West, 38 feet to a stake corner; THENCE South 63 degrees West 100 feet to a stake corner; THENCE North 26 degrees 40 minutes West 60 feet to a stake corner, the place of beginning.

TAX PARCEL NUMBER 23-05E-007-06

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

BEING KNOWN AS: 227 BARNES STREET A/K/A 227 MARK STREET (MIFFLIN TOWNSHIP)

MIFFLINVILLE, PA 18631

PROPERTY IDNO.: 23-05E-007-08 AND 23-05E-007-06

TITLE TO SAID PREMISES IS VESTED IN CLINTON CARL AND PATRICIA CARL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM MARK E. KARNS AND CAROL A. KARNS, HUSBAND AND WIFE DATED 10/20/06

RECORDED 10/25/06 IN INSTRUMENT NO.: 200611189

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 76 OF 2008 ED AND CIVIL WRIT NO. 565 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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TAX PARCEL NUMBER 23-05E-007-06

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

BEING KNOWN AS: 227 BARNES STREET A/K/A 227 MARK STREET (MIFFLIN TOWNSHIP)

MIFFLINVILLE, PA 18631

PROPERTY IDNO.: 23-05E-007-08 AND 23-05E-007-06

TITLE TO SAID PREMISES IS VESTED IN CLINTON CARL AND PATRICIA CARL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM MARK E. KARNS AND CAROL A. KARNS, HUSBAND AND WIFE DATED 10/20/06

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

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

SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:00 AM

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TAX PARCEL NUMBER 23-05E-007-06

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BEING KNOWN AS: 227 BARNES STREET A/K/A 227 MARK STREET (MIFFLIN TOWNSHIP)

MIFFLINVILLE, PA 18631

PROPERTY IDNO.: 23-05E-007-08 AND 23-05E-007-06

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

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

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

ATTORNEY FOR PLAINTIFF

Sovereign Bank
Plaintiff

v.

Clinton Carl
Patricia Carl

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-565-MF

Writ 2008-ED-76

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

property: 227 Barnes Street a/k/a 227 Mark Street
(Mifflin Township)
Mifflinville, PA 18631
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$104,686.70

Interest From 5/4/08

to Date of Sale _____

Ongoing Per Diem of \$17.81

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

(Costs to be added)

\$ _____

BY Lami B. Rhine Prothonotary
Clerk
Date May 6, 2008

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

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 3, 2008

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

Re: Sovereign Bank
vs.
Clinton Carl
Patricia Carl
Columbia County C.C.P. No. 2008-CV-565-MF

Dear Sir:

Kindly enter Judgment, issue a Writ of Execution, and transmit the appropriate documents to the Sheriff, together with the deposit check in the sum of \$1,500.00, to be listed for Sheriff's Sale on_____.

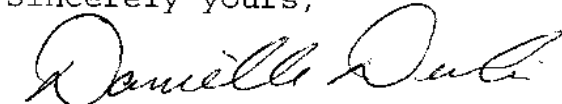
All necessary documents to establish the above are enclosed, together with a check to your order in the sum of \$37.00 to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecept for Judgment in the enclosed stamped self addressed envelope.

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

Thank you for your assistance with this matter.

Sincerely yours,



Danielle Devlin
Foreclosure Specialist

/dad

enclosures

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
***ADMITTED NJ, PA, FL**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 3, 2008

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

Re: Sovereign Bank
vs.
Clinton Carl
Patricia Carl
Columbia County C.C.P. No. 2008-CV-565-MF

Dear Sir:

Please **POST** the property with the Handbill at 227 Barnes Street a/k/a 227 Mark Street (Mifflin Township), Mifflinville, PA 18631.

UDREN LAW OFFICES, P.C.


Attorneys for Plaintiff

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

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

856 . 669 . 5400

FAX: 856 . 669 . 5399

pleadings@udren.com

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE


May 3, 2008

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

RE: Sovereign Bank
vs.
Clinton Carl
Patricia Carl
Columbia County, CCP No. 2008-CV-565-MF

Please be informed that the last known address of our defendant(s), is outside of Columbia County. As a result, our office will be using an outside servicer to serve the defendant(s) with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,


Danielle Devlin
Foreclosure Specialist

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

ALAN M. MINATO, ESQUIRE - ID #75860

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

LOUIS A. SIMONI, ESQUIRE - ID #200869

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-482-6900

Sovereign Bank
601 Penn Street
Reading, PA 19601

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

Clinton Carl
Patricia Carl
227 Barnes Street a/k/a 227
Mary Street
Mifflinville, PA 18631
Defendant(s)

NO. 2008-CV-565-MF

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF

:
: SS
:

COUNTY OF

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Clinton Carl
Age: Over 18
Residence: As captioned above
Employment: Unknown

Defendant: Patricia Carl
Age: Over 18
Residence: As captioned above
Employment: Unknown

Name: Constance Cocroft
Title: Vice President
Company: Sovereign Bank

Sworn to and subscribed
before me this 2nd day
of April, 2008

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon M. Shugar, Notary Public
City of Reading, Berks County
My Commission Expires Oct. 4, 2009

Member, Pennsylvania Association of Notaries

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

Sovereign Bank
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Clinton Carl
Patricia Carl

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2008-CV-565-MF

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☒ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

UDREN LAW OFFICES, P.C.

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Clinton Carl
Patricia Carl
Defendant(s)

NO. 2008-CV-565-MF

C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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

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

UDREN LAW OFFICES, P.C.

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

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Sovereign Bank

Plaintiff

v.

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

Clinton Carl

Patricia Carl

Defendant(s)

NO. 2008-CV-565-MF

C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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

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

UDREN LAW OFFICES, P.C.

BY:

Chandra Arkema

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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Sovereign Bank

Plaintiff

v.

Clinton Carl

Patricia Carl

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-565-MF

AFFIDAVIT PURSUANT TO RULE 3129.1

Sovereign Bank, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 227 Barnes Street a/k/a 227 Mark Street (Mifflin Township), Mifflinville, PA 18631

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

Name

Address

Clinton Carl

227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631

Patricia Carl

227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631

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

Name

Address

SAME AS #1 ABOVE

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

Name

Address

None

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

Name

Address

Sovereign Bank

601 Penn Street
Reading, PA 19601

Sovereign Bank

1130 Berkshire Boulevard
Wyomissing, PA 19610

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

Name

Address

None

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

Name

Address

Columbia Co. Tax Claim Bureau P.O. Box 380

Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

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

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

Name

Address

Tenants/Occupants

227 Barnes Street
a/k/a 227 Mark Street
(Mifflin Township)
Mifflinville, PA 18631

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

DATED: May 3, 2008

UDREN LAW OFFICES, P.C.

BY: Chandra Arkema
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

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856-669-5400

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Sovereign Bank

Plaintiff

v.

Clinton Carl

Patricia Carl

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-565-MF

AFFIDAVIT PURSUANT TO RULE 3129.1

Sovereign Bank, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 227 Barnes Street a/k/a 227 Mark Street(Mifflin Township), Mifflinville, PA 18631

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

Clinton Carl 227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631

Patricia Carl 227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631

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

SAME AS #1 ABOVE

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

None

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

Name

Address

Sovereign Bank

601 Penn Street
Reading, PA 19601

Sovereign Bank

1130 Berkshire Boulevard
Wyomissing, PA 19610

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

Name

Address

None

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

Name

Address

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

Domestic Relations Section P.O. Box 380
Bloomsburg, PA 17815

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

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

Name

Address

Tenants/Occupants 227 Barnes Street
a/k/a 227 Mark Street
(Mifflin Township)
Mifflinville, PA 18631

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

DATED: May 3, 2008

UDREN LAW OFFICES, P.C.

BY: Chandra Arkema
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

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Sovereign Bank

Plaintiff

v.

Clinton Carl

Patricia Carl

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-565-MF

AFFIDAVIT PURSUANT TO RULE 3129.1

Sovereign Bank, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 227 Barnes Street a/k/a 227 Mark Street(Mifflin Township), Mifflinville, PA 18631

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Name

Address

Clinton Carl

227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631

Patricia Carl

227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631

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Name

Address

SAME AS #1 ABOVE

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Name

Address

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Address

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601 Penn Street
Reading, PA 19601

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Address

None

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

Name

Address

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Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380

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Commonwealth of PA,
Department of Revenue

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

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

Name

Address

Tenants/Occupants

227 Barnes Street
a/k/a 227 Mark Street
(Mifflin Township)
Mifflinville, PA 18631

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

DATED: May 3, 2008

UDREN LAW OFFICES, P.C.

BY:


Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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856-669-5400
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Sovereign Bank
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Clinton Carl
Patricia Carl
Defendant(s)

MORTGAGE FORECLOSURE
NO. 2008-CV-565-MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clinton Carl
227 Barnes Street
a/k/a 227 Mary Street
Mifflinville, PA 18631

Your house (real estate) at 227 Barnes Street a/k/a 227 Mark Street (Mifflin Township), Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on , at in the Columbia County Courthouse, Bloomsburg, PA , to enforce the court judgment of \$104,686.70, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

-ALAN M. MINATO, ESQUIRE - ID #75860

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Sovereign Bank

Plaintiff

v.

Clinton Carl

Patricia Carl

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-565-MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Patricia Carl

227 Barnes Street a/k/a 227 Mary Street

Mifflinville, PA 18631

Your house (real estate) at 227 Barnes Street a/k/a 227 Mark Street (Mifflin Township) Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$104,686.70, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
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Bloomsburg, PA 17815
570-784-8760

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

PREMISES "A"

ALL THAT CERTAIN piece and parcel of land situate in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Mary Street and other land of Frank and Cora Spaid; THENCE running North along said Mary Street, a distance of 60 feet to a point on land of John Aten; THENCE West along said land of John Aten, a distance of 100 feet to other land of Frank and Cora Spaid; THENCE South a distance of 60 feet to other land of Frank and Cora Spaid a distance of 100 feet to Mary Street, the place of beginning.

TAX PARCEL NUMBER: 23-05E-008

PREMISES "B"

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

BEGINNING at a stake corner situate 100 feet Westwardly from and on a course of South 63 degrees West from an iron pin corner situate in the Westerly line of Mary Street in the Village of Mifflinville, said stake corner being in the Southerly line of land now or formerly of John A. Aten; THENCE along the line of land now or formerly of said Aten South 63 degrees West, 109.60 feet to a stake corner, THENCE South 26 degrees 40 minutes East 98 feet to a stake corner in the Northerly line of an unopened 33-foot street; THENCE along the Northerly line of said unopened street North 63 degrees East 209.60 feet to a stake corner in the Westerly line of Mary Street aforesaid; THENCE along the Westerly line of said Mary Street North 26 degrees 40 minutes West, 38 feet to a stake corner; THENCE South 63 degrees West 100 feet to a stake corner; THENCE North 26 degrees 40 minutes West 60 feet to a stake corner, the place of beginning.

TAX PARCEL NUMBER 23-05E-007-06

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

BEING KNOWN AS: 227 BARNES STREET
A/K/A 227 MARK STREET
(MIFFLIN TOWNSHIP)
MIFFLINVILLE, PA 18631

PROPERTY ID NO.: 23-05E-007-08 and 23-05E-007-06

TITLE TO SAID PREMISES IS VESTED IN CLINTON CARL AND PATRICIA CARL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM MARK E. KARNS AND CAROL A. KARNS, HUSBAND AND WIFE DATED 10/20/06 RECORDED 10/25/06 IN INSTRUMENT NO.: 200611189.

PREMISES "A"

ALL THAT CERTAIN piece and parcel of land situate in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Mary Street and other land of Frank and Cora Spaid; THENCE running North along said Mary Street, a distance of 60 feet to a point on land of John Aten; THENCE West along said land of John Aten, a distance of 100 feet to other land of Frank and Cora Spaid; THENCE South a distance of 60 feet to other land of Frank and Cora Spaid a distance of 100 feet to Mary Street, the place of beginning.

TAX PARCEL NUMBER: 23-05E-008

PREMISES "B"

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

BEGINNING at a stake corner situate 100 feet Westwardly from and on a course of South 63 degrees West from an iron pin corner situate in the Westerly line of Mary Street in the Village of Mifflinville, said stake corner being in the Southerly line of land now or formerly of John A. Aten; THENCE along the line of land now or formerly of said Aten South 63 degrees West, 109.60 feet to a stake corner, THENCE South 26 degrees 40 minutes East 98 feet to a stake corner in the Northerly line of an unopened 33-foot street; THENCE along the Northerly line of said unopened street North 63 degrees East 209.60 feet to a stake corner in the Westerly line of Mary Street aforesaid; THENCE along the Westerly line of said Mary Street North 26 degrees 40 minutes West, 38 feet to a stake corner; THENCE South 63 degrees West 100 feet to a stake corner; THENCE North 26 degrees 40 minutes West 60 feet to a stake corner, the place of beginning.

TAX PARCEL NUMBER 23-05E-007-06

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

BEING KNOWN AS: 227 BARNES STREET
 A/K/A 227 MARK STREET
 (MIFFLIN TOWNSHIP)
 MIFFLINVILLE, PA 18631

PROPERTY ID NO.: 23-05E-007-08 and 23-05E-007-06

TITLE TO SAID PREMISES IS VESTED IN CLINTON CARL AND PATRICIA CARL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM MARK E. KARNS AND CAROL A. KARNS, HUSBAND AND WIFE DATED 10/20/06 RECORDED 10/25/06 IN INSTRUMENT NO.: 200611189.

PREMISES "A"

ALL THAT CERTAIN piece and parcel of land situate in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Mary Street and other land of Frank and Cora Spaid; THENCE running North along said Mary Street, a distance of 60 feet to a point on land of John Aten; THENCE West along said land of John Aten, a distance of 100 feet to other land of Frank and Cora Spaid; THENCE South a distance of 60 feet to other land of Frank and Cora Spaid a distance of 100 feet to Mary Street, the place of beginning.

TAX PARCEL NUMBER: 23-05E-008

PREMISES "B"

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

BEGINNING at a stake corner situate 100 feet Westwardly from and on a course of South 63 degrees West from an iron pin corner situate in the Westerly line of Mary Street in the Village of Mifflinville, said stake corner being in the Southerly line of land now or formerly of John A. Aten; THENCE along the line of land now or formerly of said Aten South 63 degrees West, 109.60 feet to a stake corner, THENCE South 26 degrees 40 minutes East 98 feet to a stake corner in the Northerly line of an unopened 33-foot street; THENCE along the Northerly line of said unopened street North 63 degrees East 209.60 feet to a stake corner in the Westerly line of Mary Street aforesaid; THENCE along the Westerly line of said Mary Street North 26 degrees 40 minutes West, 38 feet to a stake corner; THENCE South 63 degrees West 100 feet to a stake corner; THENCE North 26 degrees 40 minutes West 60 feet to a stake corner, the place of beginning.

TAX PARCEL NUMBER 23-05E-007-06

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

BEING KNOWN AS: 227 BARNES STREET
A/K/A 227 MARK STREET
(MIFFLIN TOWNSHIP)
MIFFLINVILLE, PA 18631

PROPERTY ID NO.: 23-05E-007-08 and 23-05E-007-06

TITLE TO SAID PREMISES IS VESTED IN CLINTON CARL AND PATRICIA CARL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM MARK E. KARNS AND CAROL A. KARNS, HUSBAND AND WIFE DATED 10/20/06 RECORDED 10/25/06 IN INSTRUMENT NO.: 200611189.

PREMISES "A"

ALL THAT CERTAIN piece and parcel of land situate in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

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TAX PARCEL NUMBER: 23-05E-008

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TAX PARCEL NUMBER 23-05E-007-06

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[\(Details or back\)](#)