

Tax Notice 2008 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: TUES & THURS: 6PM TO 8PM
WEDNESDAY: 1PM - 4PM & 6PM - 9PM
NOV & DEC: WEDNESDAY HOURS ONLY

PHONE: 570-759-2118

OR: COLUMBIA COUNTY

DATE
03/01/2008

BILL NO.
10277

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	28,927	6.146	174.23	177.79	195.57
SINKING		1.345	38.13	38.91	42.80
FIRE		1	28.35	28.93	31.82
TWP RE		5	141.75	144.64	159.10
The discount & penalty have been calculated for your convenience			382.46	390.27	429.29
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	July 30 If paid after

TAXES ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTED

BALLANTYNE BROCK A & CHRISTINE L
81 EVANSVILLE ROAD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07 -09 -021-06,000
81 EVANSVILLE RD
1.04 Acres Land 5,485
Buildings 23,442
Total Assessment 28,927

This tax returned to
courthouse on:
January 1, 2009

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BERWICK AREA SCHOOL DISTRICT		2008 SCHOOL REAL ESTATE DATE 07/01/2008		BILL# 004906		Original	
BRIAR CREEK TOWNSHIP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO: JOAN M. ROTHERY 122 TWIN CHURCH ROAD BERWICK, PA 18603		REAL ESTATE	28927	48.1000	1363.56	1391.39	1530.53
HOURS Tue & Wed 6pm-8pm Wed 1pm-4pm and 6pm-8pm Nov & Dec: Wed hours only PHONE 570-759-2118		The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		PAY THIS AMOUNT	1363.56 IF PAID ON OR BEFORE Aug 31	1391.39 IF PAID ON OR BEFORE Oct 31	1530.53 IF PAID AFTER Nov 1

NO REFUNDS UNDER \$5.00

M
A
I
L
T
O
BALLANTYNE BROCK A & CHRISTINE
81 EVANSVILLE ROAD
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 09 02106000		6873
81 EVANSVILLE RD	5485.00	SCHOOL PENALTY 10% DELINQUENT TAX TO COURTHOUSE DEC 15
20060-6403	23442.00	
1.04 ACRES		

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

TAX SALE

*
1959.82 due
- 1820.68

\$ 139.14 short

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Decision One Mort. Co. vs Brock + Christine Ballantyne

NO. 99-08 ED NO. 966-07 JD

DATE/TIME OF SALE: Oct. 1 0930

BID PRICE (INCLUDES COST) \$ 7562.99

POUNDAGE - 2% OF BID \$ 151.26

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7714.25

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 7714.25

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5714.25

SHERIFF'S SALE COST SHEET

Decision One Mkt. Co. vs. Brock & Christine Ballantine
 NO. 99-08 ED NO. 966-07 JD DATE/TIME OF SALE Oct, 1 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>41.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>458.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>20.44</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1045.44</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>429.29</u>
SCHOOL DIST. 20		\$ <u>1391.37</u>
DELINQUENT 20		\$ <u>976.87</u>
TOTAL *****		\$ <u>5997.55</u>

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

SURCHARGE FEE (DSTE)		\$ <u>30.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 7562.99

MCCAFFERTY & MCKEEVER
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.goldbecklaw.com

October 21, 2008

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: Consumer Solutions REO, LLC vs. BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE
Sale Book/Writ No.: /
Docket Number: 2007 CV 966
Sale Date: 10/01/2008
Property Address: 81 Evansville Road Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

Consumer Solutions REO, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Kristen Fluehr. Please notify our office when the deed is recorded.

GOLDBECK McCAFFERTY & McKEEVER

Kristen Fluehr
Post Sale Department
412-788-7190
412-788-7192 (fax)
KFluehr@goldbecklaw.com
Jeff Nefferdorf
Post Sale Department (FHA & VA)
215-825-6343
215-825-6443 (fax)
jnefferdorf@goldbecklaw.com
Antionette Black – Manager
Sale/Post Sale Department
215-825-6347
215-825-6447 (fax)
Abblack@goldbecklaw.com

619. McT
2
Assign

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

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/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 (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 GOLDBECK, McCafferty & McKeever	TELEPHONE NUMBER (215) 627-1322
STREET ADDRESS 701 Market Street, Suite 5000 - Mellon Independence Center	CITY STATE ZIP CODE Philadelphia PA 19106-1532

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) Consumer Solutions REO, LLC
STREET ADDRESS Sheriff's Office, PO Box 380	CITY STATE ZIP CODE Bloomsburg PA 17815	STREET ADDRESS 3023 HSBC Way, 2nd Floor
CITY STATE ZIP CODE Bloomsburg PA 17815	CITY STATE ZIP CODE Fort Mill SC 29715	

C. PROPERTY LOCATION

STREET ADDRESS 81 Evansville Road	CITY, TOWNSHIP, BOROUGH Berwick - TOWNSHIP OF BRIAR CREEK	
COUNTY Columbia	SCHOOL DISTRICT	TAX PARCEL NUMBER 07-09-021-06000
1. ACTUAL CASH CONSIDERATION \$7,714.25	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$7,714.25

D. VALUATION DATA

4. COUNTY ASSESSED VALUE \$28,927.00	5. COMMON LEVEL RATIO FACTOR X 3.76	6. FAIR MARKET VALUE = \$108,765.52
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E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 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 agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument # **200606404**
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

Under penalties of law or ordinance, 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

Michael Y McKeever

DATE

October 21, 2008

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 5000

MILLION INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

PA (215) 627-1322

FAX (215) 627-7734

www.goldbecklaw.com

October 21, 2008

Addendum to Realty Transfer Tax Statement of Value

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Rc: 81 Evansville Road Berwick, PA 18603

Plaintiff: Consumer Solutions REO, LLC

Date of Judgment: 6/6/2008

Date of Sale: Wednesday, October 01, 2008

Date of Original Mortgage: 6/20/2006

Original Mortgagor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
A NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC

Date Recorded: 6/26/2006

Book, Page, Instrument #: Instrument # 200606404

The Plaintiff and Original Mortgagee are not the same. An assignment was recorded into Consumer Solutions REO, LLC.

Assignment of Mortgage Recorded: 6/25/2007/11/2008

Book, Page, Instrument #: instr-200706427instr-200806910

Assignment of Bid

NO. 2007 CV 966 – BALLANTYNE
81 Evansville Road
Berwick, PA 18603

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated October 01, 2008 to:

Consumer Solutions REO, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

GOLDBECK MCCAFFERTY & MCKEEVER

Date: October 21, 2008



MICHAEL T. MCKEEVER

June Chamberlain



**Beverly J. Michael
REGISTER OF WILLS AND RECORDER OF DEEDS
OF COLUMBIA COUNTY
P.O. BOX 380
BLOOMSBURG, PENNSYLVANIA 17815**

**Phone: 570-389-5632
FAX: 570-389-5636**

DATE: October 23, 2008

TO: Columbia County Bar Association
Abstractors

RE: Statement of Value Changes

To Whom It May Concern:

Attached you will find a copy of the new Statement of Value. You will find the following changes on this form:

1. Under Block E: There is a new block (1b) asking for Percentage of Grantor's Interest in Real Estate.
2. **In the Exemption Blocks for a Transfer from Mortgagor to holder of a Mortgage in Default:** Instead of inserting the Book and Page or Instrument Number of the Mortgage, you will now need to attach a copy of the Mortgage and Note/Assignment to the one copy of the Statement of Value that we send into the Department of Revenue
3. Please be sure to sign and date the Statement of Value.

If you have any questions in regard to the above, please feel free to contact me.

Very truly yours,



Beverly J. Michael
Register and Recorder

INSTRUCTIONS FOR COMPLETING REALTY TRANSFER TAX STATEMENT OF VALUE

SECTION A

Correspondent: Enter the name, address and telephone number of party completing this form.

SECTION B

Transfer Data: Enter the date on which the deed or other document was accepted by the Party(ies). Enter the full names and addresses of all Grantor(s)/Lessor(s) and all Grantee(s)/Lessee(s). Attach additional sheets if necessary.

SECTION C

Real Estate Location: This section identifies the real estate to be transferred. Complete fully, including the tax parcel number where applicable and the county where the statement is to be filed.

SECTION D

Valuation Data: Complete for all transactions

1. **Actual Cash Consideration** – Enter the amount of cash or cash equivalent that the grantor received for the transfer of the real estate.
2. **Other Consideration** – Enter the total amount of non-cash consideration that the grantor received for the transfer of the real estate, such as property and securities. Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
3. **Total Consideration** – Enter the sum of Lines 1 and 2. This will be the total consideration for the purchase of the real estate.
4. **County Assessed Value** – Enter the actual assessed value of the entire real estate, per records of the county assessment office. Do not reduce the assessed value by the grantor's fractional interest in the real estate.
5. **Common Level Ratio Factor** – Enter the common level ratio factor for the county in which the real estate is located. An explanation of this factor is provided below.
6. **Fair Market Value** – Enter the product of Lines 4 and 5.

SECTION E

Exemption Data: Complete only for transactions claiming an exemption.

- 1a. **Amount of Exemption Claimed** – Enter the dollar amount of the total consideration claimed as exempt.
- 1b. **Percentage of Grantor's Interest in Real Estate** – Enter the percentage of grantor's ownership interest in the real estate listed in Part C.
- 1c. **Percentage of Grantor's Interest Conveyed** – Enter the fraction or percentage of grantor's interest in the real estate listed on Line 1b that the grantor conveyed to the grantee. For example, if you indicated on Line 1b that grantor owns a 50 percent tenant in common interest in the real estate and grantor is conveying his entire 50 percent interest to the grantee, then you would enter 100 percent on this line.

2. **Check Appropriate Box for Exemption Claimed** – Boxes are provided for the most common Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

Will or Intestate Succession – A transfer by will for no or nominal consideration, or under the intestate succession laws, is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

Transfer to a Trust – A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

Transfer Between Principal and Agent/Straw Party – A transfer between an agent/straw party and principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.

Transfer to the Commonwealth, the United States and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation. – If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

Transfer from Mortgagor to Holder of a Mortgage in Default – A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide a copy of the mortgage and note, and any documentation evidencing the assignment thereof.

Corrective Deed – A deed for no or nominal consideration that corrects or confirms a previously recorded deed but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

Statutory Consolidation, Merger or Division – A document that evidences the transfer of real estate pursuant to the statutory consolidation or merger of two or more corporations (15 Pa. C.S. §1921-1932 or 15 Pa. C.S. §5921-5930) or the statutory division of a nonprofit corporation (15 Pa. C.S. §5951-5957) is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

Other –

When claiming an exemption other than those listed, you must specify what exemption is claimed. When possible, provide the applicable statutory and regulatory citation. Attach additional pages, if necessary. Attach a copy of supporting documentation.

COMMON LEVEL RATIO FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all non-arm's length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.

THIS STATEMENT MUST BE SIGNED BY A RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION.

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST
800.220.BANK / firsttrust.com

356180

PAY

TO THE

ORDER OF

SHERIFF OF COLUMBIA COUNTY

FIVE THOUSAND SEVEN HUNDRED FOURTEEN AND 25 / 100

\$5,714.25**

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Ballantyne

AUTHORIZED SIGNATURE



⑈356180⑈ ⑆23607380⑆ 70 1100018⑈



Security features. Details on back.

ALTERNATE ID

EFFECTIVE DATE

Year

Authority

Furid

#413

0 *

4,145.96 +

25-94*

5. +

003

4,176*87*

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

August 26, 2008

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2007 CV 966
BROCK A. BALLANTYNE and CHRISTINE L.
BALLANTYNE

Real Estate Division:

The above case may be sold on October 01, 2008. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: **Antoniette Black, Paralegal**
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCafferty & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

CWD-7766
CF: 06/15/2007
SD: 10/01/2008
\$128,239.14

Attorney for Plaintiff

Consumer Solutions REO, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
**Mortgagor(s) and
Record Owner(s)**

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☐ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

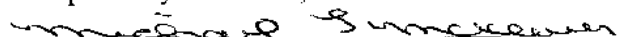
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☒ Premises was posted by ~~Sheriff's Office~~/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☒ Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

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

Respectfully submitted,



BY: Michael T. McKeever, Esquire
Attorney for Plaintiff

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

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

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

Article Number	Addressee (Name, Street, City, State & ZIP Code)	Postage	Fee	Handling Charge	Actual Value Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815											
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675											
3.	WERS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC P.O. BOX 2026 FLINT, MI 48501-2026											
4.	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC 3600 SW 34TH AVENUE SUITE 10 OCALA, FL 34474											
5.	TENANTS/OCCUPANTS 81 Evansville Road Barwick, PA 18603											
6.												
7.												
8.												

Total Number of Pieces Listed by Sender: **8** Total Number of Pieces Received at Post Office: **8**

Postmaster Per (Name of receiving employee): *[Signature]*

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

CWD-7766 Columbia County, Sale Date:

BROCK A. BALLANTYNE & CHRISTINE L. BALLANTYNE

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *JUN 10 2008*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *JUN 10 2008*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *JUN 11 2008*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

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

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

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

2. a. Also complete Delivery is desired. Address on the reverse of the card to you. Attach this card to the back of the mailpiece, if space permits.

2. a. Also complete Delivery is desired. Address on the reverse of the card to you. Attach this card to the back of the mailpiece, if space permits.

2. a. Also complete Delivery is desired. Address on the reverse of the card to you. Attach this card to the back of the mailpiece, if space permits.

2007 0710 0002 4094 6177

2007 0710 0002 4094 6221

2007 0710 0002 4094 6238

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *JUN 10 2008*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *JUN 10 2008*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *JUN 11 2008*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

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

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

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

2. a. Also complete Delivery is desired. Address on the reverse of the card to you. Attach this card to the back of the mailpiece, if space permits.

2. a. Also complete Delivery is desired. Address on the reverse of the card to you. Attach this card to the back of the mailpiece, if space permits.

2. a. Also complete Delivery is desired. Address on the reverse of the card to you. Attach this card to the back of the mailpiece, if space permits.

2007 0710 0002 4094 6171

2007 0710 0002 4094 6207

2007 0710 0002 4094 6214

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *JUN 10 2008*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *JUN 10 2008*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *LEE SIMMONS* Date of Delivery *JUN 11 2008*
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes

Domestic Return Receipt

102595-02-M-1540

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

Complete items 1, 2, a. 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, if space permits.

Complete items 1, 2, a. 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, if space permits.

Complete items 1, 2, a. 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, if space permits.

Complete items 1, 2, a. 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, if space permits.

Complete items 1, 2, a. 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, if space permits.

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Complete items 1, 2, a. 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, if space permits.

Name and Address of Sender
**GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532**

Check type of mail or service:

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

Article Number

Postage

Address (Name, Street, City, State, & ZIP Code)

1. **MERS ACTING SOLELY AS NOMINEE FOR
DECISION ONE MORTGAGE COMPANY, LLC
200 GIBRALTAR ROAD, STE 350
HORSHAM, PA 19044**

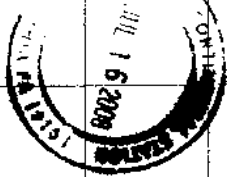
Affix Stamp Here
(If this
certifi-
cate is
for or
of this
Postage
Date)



\$ 01.10⁰⁰

02 1M
0004241518 JUL 16 2008
MAILED FROM ZIP CODE 19106

SC SH RD RR
Fee Fee Fee Fee



Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

1

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

CWD-7766 Columbia County Sale Date: 08/27/2008

BROCK A. BALLANTYNE & CHRISTINE L. BALLANTYNE

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

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

Article Number

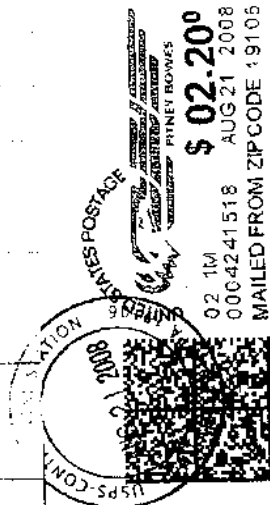
Addressee (Name, Street, City, State, & ZIP Code)

Postage

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional copies
of this bill)

Postmark and
Date of Receipt

Insured Value	Actual Value if Registered	Handling Charge	Fee	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
------------------	-------------------------------	--------------------	-----	----------------------	-----------	-----------	-----------	-----------	-----------



BALLANTYNE, CHRISTINE
42 CHESTNUT LANE

Levittown, PA 19055

BALLANTYNE, BROCK
42 CHESTNUT LANE

LEVITTOWN, PA 19055

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)
--------------------------------------------	---------------------------------------------------	----------------------------------------------

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2) Complete by Typewriter, Ink, or Ball Point Pen

CWD-7766 Columbia County Sale Date: 08/27/2008

BROCK A. BALLANTYNE & CHRISTINE L. BALLANTYNE

Consumer Solutions REO, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

VS.

2007 CV 966

BROCK A. BALLANTYNE and CHRISTINE L.
BALLANTYNE
81 Evansville Road
Berwick, PA 18603

ORDER

AND NOW, this 12 day of Aug-2008, upon consideration of the Plaintiffs

Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiffs' good faith efforts to ascertain the present whereabouts of Defendants has been unsuccessful, it is,

ORDERED and DECREED:

that Plaintiffs' Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Notice of Sheriff's Sale upon Defendants by posting a copy of the Notice upon the premises 81 Evansville Road, Berwick, PA, 18603, and Plaintiff is directed to serve the Notice of Sheriff Sale by certified and regular mail to the Defendants' last known address at 42 Chestnut Lane, Levittown, PA 19055, and that all further service of legal papers, including but not limited to motions, petitions and rules be made by certified and regular mail to Defendants' last known address and that Notice of Sheriff Sale pursuant to Pennsylvania Rule of Civil Procedure 3129 may be made upon Defendants by sending copies of same to Defendants' last known address by certified and regular mail and by posting the premises.

BY THE COURT:

/s/ Scott W. Naus
J.

Distribution list:

Michael T. McKeever, Esquire, Suite 5000 – Mellon Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532
BROCK A. BALLANTYNE, 42 CHESTNUT LANE LEVITTOWN, PA 19055
CHRISTINE L. BALLANTYNE, 81 Evansville Road Berwick, PA 18603

4

Form 3877
Domestic USPS Firm Mailing Book

Name and Address of Sender:
JOSEPH A GOLDBECK JR
MELLON INDEPENDENCE CENT
701 MARKET ST STE 5000
PHILADELPHIA, PA 19106

Permit Number

Sequence Number
637A

Ascent - MAC v7.50.7.50.J

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
CWD776GCB8-27	71114342363000395558	BALLANTYNE, CHRISTINE 42 CHESTNUT LANE Levittown, PA 19055	C RRE	2.70 1.00	0.76			4.46
CWD776GBR8-27	71114342363000395565	BALLANTYNE, BROCK 42 CHESTNUT LANE Levittown, PA 19055	C RRE	2.70 1.00	0.76			4.46
59882LB9-24	71114342363000395572	LISA A. BATEMAN 423 ARROWHEAD COURT OLDSMAR, FL 34617	C RRE	2.70 1.00	0.76			4.46
57626MD9-24	71114342363000395589	DEMAS, MICHELLE M. 1538 Farview Lane Pottstown, PA 19464	C RRE	2.70 1.00	0.76			4.46
57625JW9-24	71114342363000395596	WEST JR., JEFFREY 1538 Farview Lane Pottstown, PA 19464	C RRE	2.70 1.00	0.76			4.46
57626MD9-24.01	71114342363000395602	DEMAS, MICHELLE M. 201 Jay Street, Apt., G87 Pottstown, PA 19464	C RRE	2.70 1.00	0.76			4.46
62681W9-24	71114342363000395619	WELLS, WESLEY W. 464 Central Avenue Horsham, PA 19044	C RRE	2.70 1.00	0.76			4.46
62681AW9-24	71114342363000395626	WELLS, ANGELA 464 Central Avenue Horsham, PA 19044	C RRE	2.70 1.00	0.76			4.46

Page Totals: 8
Cumulative Totals: 24

29.60
88.80

6.08
18.24

35.68
107.04

USPS CERTIFICATION

Total Number of Pieces Received: _____

Round Stamp: _____

Signature of Receiving Employee
Form 3877 (Facsimile) Date of Manifest: 08/21/2008
Page 3



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

AFFIDAVIT OF SERVICE

CONSUMER SOLUTIONS REO, LLC

BROCK A. BALLANTYNE

CHRISTINE L. BALLANTYNE

Plaintiff (Petitioner)

vs.

Defendant (Respondent)

CASE and/or DOCKET: 2007-CV-966

I, Eric Affuback declare that I am a Pennsylvania State Constable and/or Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: BROCK A. BALLANTYNE

ADDRESS: 81 EVANSVILLE RD. BERWICK, PA 18603

On: 8/19/08 **At:** 800 pm

Description: Approximate Age _____ Height _____ Weight _____ Race _____ Sex _____ Hair _____

With Documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

By handing to:

- ☐ DEFENDANT(S) PERSONALLY SERVED
- ☐ ADULT WITH WHOM THE SAID DEFENDANT(S) RESIDE.
- ☐ NAME: _____ RELATIONSHIP: _____
- ☐ ADULT IN CHARGE OF DEFENDANTS RESIDENCE.
- ☐ NAME: _____ RELATIONSHIP: _____
- ☒ POSTED PROPERTY
- ☐ AGENT OR PERSON IN CHARGE OF PLACE OF BUSINESS.
- ☐ NAME: _____ TITLE: _____
- ☐ MILITARY STATUS: NO / YES BRANCH: _____

COMMENTS:

DEFENDANT WAS NOT SERVED BECAUSE:

___ MOVED ___ UNKNOWN ___ NO ANSWER ___ VACANT ___ OTHER: _____

SERVICE WAS ATTEMPTED ON THE FOLLOWING DATES/TIMES:

1.) _____ 2.) _____ 3.) _____

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 19 DAY OF
August, 2008

[Signature]
NOTARY

[Signature]

CONSTABLE/PROCESS SERVER

CWO-7766

PROVEST, LLC P.O. BOX 1180, 93 EAST MAIN STREET, BAY SHORE, NY 11706 631.666.6168 631.666.6295 (f)

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

TERESA A. MINZOLA, Notary Public

Washington Twp., Berks County

My Commission Expires December 5, 2009

AFFIDAVIT OF SERVICE

CONSUMER SOLUTIONS REO, LLC

BROCK A. BALLANTYNE

CHRISTINE L. BALLANTYNE

Plaintiff (Petitioner)

vs.

Defendant (Respondent)

CASE and/or DOCKET: 2007-CV-966

I, Eric Afflerbach declare that I am a Pennsylvania State Constable and/or Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: CHRISTINE L. BALLANTYNE

ADDRESS: 81 EVANSVILLE RD. BERWICK, PA 18603

On: 8/14/08

At: 8:00 pm

Description: Approximate Age _____ Height _____ Weight _____ Race _____ Sex _____ Hair _____

With Documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

By handing to:

☐ DEFENDANT(S) PERSONALLY SERVED☐ ADULT WITH WHOM THE SAID DEFENDANT(S) RESIDE.☐ NAME: _____ RELATIONSHIP: _____☐ ADULT IN CHARGE OF DEFENDANTS RESIDENCE.☐ NAME: _____ RELATIONSHIP: _____☒ POSTED PROPERTY☐ AGENT OR PERSON IN CHARGE OF PLACE OF BUSINESS.☐ NAME: _____ TITLE: _____☐ MILITARY STATUS: NO / YES BRANCH: _____

COMMENTS:

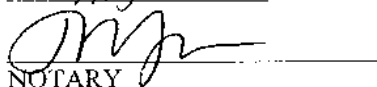
DEFENDANT WAS NOT SERVED BECAUSE:

___ MOVED ___ UNKNOWN ___ NO ANSWER ___ VACANT ___ OTHER: _____

SERVICE WAS ATTEMPTED ON THE FOLLOWING DATES/TIMES:

1.) _____ 2.) _____ 3.) _____

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 19 DAY OFAugust, 2008


NOTARY



CONSTABLE/PROCESS SERVER

CWD-7766

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

Consumer Solutions REO, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

Consumer Solutions REO, LLC, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

MERS ACTING SOLELY AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY,
LLC
200 GIBRALTAR ROAD, STE 350
HORSHAM, PA 19044

MERS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY
AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC.
P.O. BOX 2026
FLINT , MI 48501-2026

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
3300 SW 34TH AVENUE
SUITE 101
OCALA, FL 34474

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

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

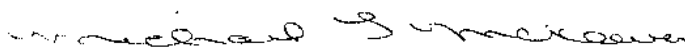
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
81 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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.

DATED: August 26, 2008


GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

August 20, 2008

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: Consumer Solutions REO, LLC
vs.
BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE
Term No. 2007 CV 966

Property address:

**81 Evansville Road
Berwick, PA 18603**

Sheriff's Sale Date: August 27, 2008

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for August 27, 2008 to October 01, 2008.

Thank you for your cooperation.

Very truly yours,



Michael T. McKeever

MTM/AmyG

cc: Denise Campbell
GRAYSTONE SOLUTIONS INC.
Acct. #517004037

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.

DECISION ONE MORTGAGE CO

VS.

BROCK & CHRISTINE BALLANTYNE

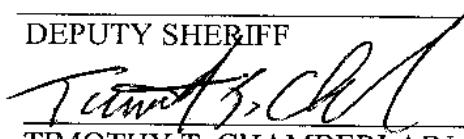
WRIT OF EXECUTION #99 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BROCK & CHRISTINE BALLANTYNE AT 81 EVANSVILLE RD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

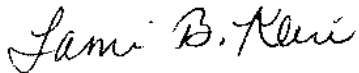
SO ANSWERS:

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 2008



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

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

SHERIFF'S RETURN OF NO SERVICE

DECISION ONE MORTGAGE COMPANY, LLC
VS.

99ED2008

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 6/11/2008 FOR THE FOLLOWING REASONS:
NO FORWARDING ADDRESS

SWORN AND SUBSCRIBED BEFORE ME
THIS Tuesday, June 17, 2008

Sami B. Kline

NOTARY PUBLIC

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

SO ANSWERS :

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:

J. Devaney

J. DEVANEY
DEPUTY SHERIFF

BERWICK AREA SCHOOL DISTRICT

BRIAR CREEK TOWNSHIP
MAKE CHECKS PAYABLE TO:
JOAN M. ROTHERY
122 TWIN CHURCH ROAD
BERWICK, PA 18603

HOURS Tue & Wed 6pm-8pm
 Wed 1pm-4pm and 6pm-8pm
 Nov & Dec: Wed hours only
PHONE 570-759-2118

2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 004906**Original**

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	28927	48.1000	1363.56	1391.39	1530.53
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.				PAY THIS AMOUNT	
				1363.56	1530.53
				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE
				Aug 31	Oct 31
					IF PAID AFTER
					Nov 1

NO REFUNDS UNDER \$5.00

M
A **BALLANTYNE BROCK A & CHRISTINE**
I **81 EVANSVILLE ROAD**
L **BERWICK PA 18603**

PROPERTY DESCRIPTION	ACCT.
PARCEL 07 09 02106000	6873
81 EVANSVILLE RD	5485.00
20060-6403	23442.00
1.04 ACRES	

SCHOOL PENALTY 10%
 DELINQUENT TAX TO
 COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2008 County & Municipality
BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
 122 TWIN CHURCH ROAD
 Berwick PA 18603

HOURS: TUES & THURS: 6PM TO 9PM
 WEDNESDAY: 1PM-4PM & 6PM-9PM
 NOV & DEC: WEDNESDAY HOURS ONLY

PHONE: 570-759-2118**FOR: COLUMBIA COUNTY****DATE**
03/01/2008**BILL NO.**
10277

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	28,927	8.148	174.23	177.79	195.57
SINKING		1.345	38.13	38.91	42.80
FIRE		1	28.35	28.93	31.82
TWP RE		5	141.75	144.64	159.10
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	382.46	429.29
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BALLANTYNE BROCK A & CHRISTINE L
81 EVANSVILLE ROAD
BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 10 %
 PARCEL: 07 -09 -021-06,000
 81 EVANSVILLE RD
 1.04 Acres Land 5,485
 Buildings 23,442
 Total Assessment 28,927

This tax returned to
 courthouse on:
 January 1, 2009

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/6/2008

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 99ED2008

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BROCK BALLANTYNE	MORTGAGE FORECLOSURE
81 EVANSVILLE ROAD	
BERWICK	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) House is ABANDONED - CHERNO
Post office - No Forwarding Address.

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
6/10/08	1000	S-11	NA-LC - House is ABANDONED
6/11/08	1324	S-11	" "

DEPUTY

J. J. Tamm

DATE

6/11/08

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

DECISION ONE MORTGAGE COMPANY, LLC
3023 IISBC Way
2nd Floor
Fort Mill, SC 29715

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2007 CV 966

2008-ED-99
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 81 Evansville Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$128,239.14

Interest From 07/25/2007
Through Date of Sale

(Costs to be added)

Dated: 6-6-08

Tami B Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P Brewer

Complaint	\$90.50 pd
Judgment	\$14.00 pd
Writ	\$23.00 pd
Satisfy	\$ 7.00

Term
No. 2007 CV 966

IN THE COURT OF COMMON PLEAS
DECISION ONE MORTGAGE COMPANY, LLC

vs.

BROCK A. BALLANTYNE and
CHRISTINE L. BALLANTYNE
Mortgagor(s)
81 Evansville Road Berwick, PA 18603

WRIT OF EXECUTION (Mortgage Foreclosure)	
REAL DEBT	\$128,239.14
INTEREST from	\$
COSTS PAID:	\$
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	\$
Judge Fee	
Cr.	
Sat.	

Michael T. McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

All that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Legislative Route No., 19042 leading from Evansville to Berwick, said pin being at the northwest corner of Lot No. 3; thence along the westerly line of Lot No. 3 south 10 degrees 54 minutes 00 seconds west 236.87 feet to an iron pin on the northerly line of Lot No. 7; thence along the northerly line of Lot No. 7, north 79 degrees 46 minutes 17 seconds west 185.00 feet to an iron pin on the easterly line of Lot No. 8; thence along the easterly line of Lot No. 8 north 2 degrees 16 minutes 42 seconds east 232.06 feet to an iron pin on the southerly right of way of the aforementioned Legislative Route No. 19042; thence along said right of way on a curve to the right having a Delta Angle of 2 degrees 52 minutes 26 seconds, a Radius of 800.00 feet and a Tangent of 20.07 feet for a distance of 40.13 feet to a point of Tangent; thence along said right of way south 81 degrees 20 minutes 20 seconds east 179.87 feet to the place of beginning.

Being Lot No. 2 as laid out for Key Point Corporation, and shown on draft prepared by T. Bryce James, R.S., dated January 17, 1972, revised April 13, 1973.

Under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the grantees, their heirs, executors, administrators and assigns by their acceptance of this deed.

Containing 47,385.78 square feet of land in all.

TAX PARCEL NO: 07-09-021-0600

BEING KNOWN AS: 81 Evansville Road, Berwick, PA 18603

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715
Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

2008-ED-99

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BALLANTYNE, BROCK
BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

Your house at 81 Evansville Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on **Aug. 27, 2008 9:30 am**, at 10:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$128,239.14 obtained by DECISION ONE MORTGAGE COMPANY, LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to DECISION ONE MORTGAGE COMPANY, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's 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 the schedule of distribution is filed.
7. 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.

NORTH PENN LEGAL SERVICES I/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CWD-7766.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/6/2008

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 99ED2008

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHRISTINE BALLANTYNE	MORTGAGE FORECLOSURE
81 EVANSVILLE ROAD	
BERWICK	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

(F) OTHER (SPECIFY) House is Abandoned - check
Post office - No Forwarding Address

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>6/10/08</u>	<u>10:00</u>	<u>S. H</u>	<u>NA/EC</u> <u>House is Abandoned</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Deery DATE 6/11/08

Check with Post Office 6/10/08 - No Forwarding Address.

Deputy Kelly P Brewer

Complaint	\$91.50 pd
Judgment	\$14.00 pd
Writ	\$23.00 pd
Satisfy	\$ 7.00

IN THE COURT OF COMMON PLEAS
DECISION ONE MORTGAGE COMPANY, LLC

vs.

BROCK A. BALLANTYNE and
CHRISTINE L. BALLANTYNE
Mortgagor(s)
81 Evansville Road Berwick, PA 18603

WRIT OF EXECUTION (Mortgage Foreclosure)	
REAL DEBT	\$ 128,239.14
INTEREST from	
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	\$
Judg. Fee	
Cr.	
Sat.	

Michael T. McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
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TAX PARCEL NO: 07-09-021-0600

BEING KNOWN AS: 81 Evansville Road, Berwick, PA 18603

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715
Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

2008 ED 99

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BALLANTYNE, CHRISTINE
CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

Your house at 81 Evansville Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on **Aug. 27, 2008 9:30 am**, at ~~10:00~~AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$128,239.14 obtained by DECISION ONE MORTGAGE COMPANY, LLC against you.

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

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Bloomsburg, PA 17815
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PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

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- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CWD-7766.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/6/2008

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 99ED2008

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOAN ROTHERY-TAX COLLECTOR	MORTGAGE FORECLOSURE
122 TWIN CHURCH ROAD	
BERWICK	

SERVED UPON OFFICE OF JOAN ROTHERY

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 6/12/08 TIME 1450 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) DROPPED THROUGH
MAIL SLOT

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

DEPUTY B. J. Barrell DATE 6/12/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/6/2008

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 99ED2008

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON MAUREEN Gale

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 6-9-8 TIME 1130 MILEAGE _____ OTHER _____

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

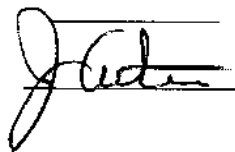
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS			
DATE	TIME	OFFICER	REMARKS

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

DEPUTY



DATE 6-9-8

VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, BROCK A. BALLANTYNE, is about unknown years of age, that Defendant's last known residence is 81 Evansville Road, Berwick, PA 18603, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date: 6/5/08



VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, CHRISTINE L. BALLANTYNE, is about unknown years of age, that Defendant's last known residence is 81 Evansville Road, Berwick, PA 18603, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

6/5/08



COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/6/2008

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 99ED2008

PLAINTIFF DECISION ONE MORTGAGE COMPANY, LLC

DEFENDANT BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 6-9-08 TIME 0930 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

[Signature]

DATE 6-9-08

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:09-JUN-08

FEE:\$5.00

CERT. NO:4696

BALLANTYNE BROCK A & CHRISTINE
81 EVANSVILLE ROAD
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED 20060-6403
LOCATION: 81 EVANSVILLE RD BERWICK
PARCEL: 07 -09 -021-06,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2007	PRIM	2,108.32	44.10	0.00	2,152.42
2006	PRIM	1,789.79	33.72	170.00	1,993.51
TOTAL DUE :					\$4,145.93

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

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

REQUESTED BY:

----- Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 99-08

DATE RECEIVED 6-6-08

DOCKET AND INDEX 6-9-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

☒

COPY OF DESCRIPTION

☒

WHEREABOUTS OF LKA

☒

NON-MILITARY AFFIDAVIT

☒

NOTICES OF SHERIFF SALE

☒

WAIVER OF WATCHMAN

☒

AFFIDAVIT OF LIENS LIST

☒

CHECK FOR ~~\$1,350.00~~ OR 2000.00

☒

called 6-9-08 will fax

CK# 340440

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

SALE DATE

Aug. 27, 08 TIME 0930

POSTING DATE

July 22, 08

ADV. DATES FOR NEWSPAPER

1ST WEEK Aug. 6

2ND WEEK 13

3RD WEEK 20, 08

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 99 OF 2008 ED AND CIVIL WRIT NO. 966 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Legislative Route No. 19042 leading from Evansville to Berwick, said pin being at the northwest corner of Lot No. 3; thence along the westerly line of Lot No. 3 south 10 degrees 54 minutes 00 seconds west 236.87 feet to an iron pin on the northerly line of Lot No. 7; thence along the northerly line of Lot No. 7, north 79 degrees 46 minutes 17 seconds west 185.00 feet to an iron pin on the easterly line of Lot No. 8; thence along the easterly line of Lot No. 8 north 2 degrees 16 minutes 42 seconds east 232.06 feet to an iron pin on the southerly right of way of the aforementioned Legislative Route No. 19042; thence along said right of way on a curve to the right having a Delta Angle of 2 degrees 52 minutes 26 seconds, a Radius of 800.00 feet and a Tangent of 20.07 feet for a distance of 40.13 feet to a point of Tangent; thence along said right of way south 81 degrees 20 minutes 20 seconds east 179.87 feet to the place of beginning. Being Lot No. 2 as laid out for Key Point Corporation, and shown on draft prepared by T. Bryce James, R.S., dated January 17, 1972, revised April 13, 1973.

Under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the grantees, their heirs, executors, administrators and assigns by their acceptance of this deed.

Containing 47,385.78 square feet of land in all.

TAX PARCEL NO: 07 -09-021-060

BEING KNOWN AS: 81 Evansville Road, Berwick, PA 18603

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
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 99 OF 2008 ED AND CIVIL WRIT NO. 966 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Legislative Route No. 19042 leading from Evansville to Berwick, said pin being at the northwest corner of Lot No. 3; thence along the westerly line of Lot No. 3 south 10 degrees 54 minutes 00 seconds west 236.87 feet to an iron pin on the northerly line of Lot No. 7; thence along the northerly line of Lot No. 7, north 79 degrees 46 minutes 17 seconds west 185.00 feet to an iron pin on the easterly line of Lot No. 8; thence along the easterly line of Lot No. 8 north 2 degrees 16 minutes 42 seconds east 232.06 feet to an iron pin on the southerly right of way of the aforementioned Legislative Route No. 19042; thence along said right of way on a curve to the right having a Delta Angle of 2 degrees 52 minutes 26 seconds, a Radius of 800.00 feet and a Tangent of 20.07 feet for a distance of 40.13 feet to a point of Tangent; thence along said right of way south 81 degrees 20 minutes 20 seconds east 179.87 feet to the place of beginning. Being Lot No. 2 as laid out for Key Point Corporation, and shown on draft prepared by T. Bryce James, R.S., dated January 17, 1972, revised April 13, 1973.

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Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

Deputy Kelly P Brewer

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

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2007 CV 966

2008-ED 99
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 81 Evansville Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	<u>\$128,239.14</u>
Interest From 07/25/2007 Through Date of Sale	<u> </u>
(Costs to be added)	<u> </u>

Dated: 6-6-08

Tami B Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelly P Breuer

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re:

**BROCK A BALLANTYNE
CHRISTINE L BALLANTYNE**

* Debtor(s)

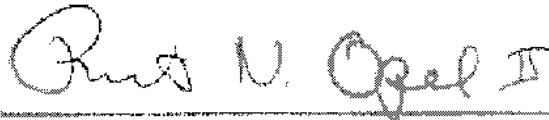
Chapter: 13
Case Number: 5-07-51871

ORDER DISMISSING CASE

Upon Motion of CHARLES J. DEHART, III, ESQ., TRUSTEE and it having been determined after notice to parties in interest that the case should be dismissed, it is

ORDERED that the case of the above-named debtor(s) be and it hereby is dismissed.

Date: November 29, 2007



Robert N. Opel, II, Bankruptcy Judge

(GP)

This document is electronically signed and filed on the same date.

2007 JUN -6 A 11: 26
CLERK OF COURT'S OFFICE
COMMERCIAL BANKRUPTCY

2007 JUN -6 A 11: 26

CLERK OF COURT'S OFFICE
COMMERCIAL BANKRUPTCY

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 IISBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
(Mortgagor(s) and Record Owner(s))
81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

2007-EP-99

AFFIDAVIT PURSUANT TO RULE 3129

DECISION ONE MORTGAGE COMPANY, LLC, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

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

BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

CHRISTINE L. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380

Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

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

MERS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY
AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY L.L.C.
P.O. BOX 2026
FLINT, MI 48501-2026

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
3300 SW 34TH AVENUE
SUITE 101
OCALA, FL 34474

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

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

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.

TENANTS/OCCUPANTS
81 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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.

DATED: June 5, 2008



GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
(Mortgagor(s) and Record Owner(s))
81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

AMB-ED-99

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TENANTS/OCCUPANTS
81 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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.

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BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

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BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715
Plaintiff

vs.

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CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)

81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007 CV 966

2008-ED-99

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BALLANTYNE, BROCK
BROCK A. BALLANTYNE
81 Evansville Road
Berwick, PA 18603

Your house at 81 Evansville Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 10:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$128,239.14 obtained by DECISION ONE MORTGAGE COMPANY, LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to DECISION ONE MORTGAGE COMPANY, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's 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 the schedule of distribution is filed.
7. 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.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CWD-7766.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever

Attorney I.D.#56129

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Attorney for Plaintiff

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ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homcowners in default. Please See the PHFA website:
<http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CWD-7766.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

Michael T. McKeever
Attorney I.D. #56129
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
Mortgagor(s) and Record Owner(s)
81 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2007 CV 966

2008-ED-99

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Michael T. McKeever, Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Michael T. McKeever
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 966

2008-ED-99

WAIVER OF WATCHMAN

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



BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCafferty & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
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BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCafferty & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

DECISION ONE MORTGAGE COMPANY, LLC
3023 HSBC Way
2nd Floor
Fort Mill, SC 29715

Plaintiff

vs.

BROCK A. BALLANTYNE
CHRISTINE L. BALLANTYNE
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BY: Michael T. McKeever
Attorney for Plaintiff

All that certain piece or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way of Legislative Route No., 19042 leading from Evansville to Berwick, said pin being at the northwest corner of Lot No. 3; thence along the westerly line of Lot No. 3 south 10 degrees 54 minutes 00 seconds west 236.87 feet to an iron pin on the northerly line of Lot No. 7; thence along the northerly line of Lot No. 7, north 79 degrees 46 minutes 17 seconds west 185.00 feet to an iron pin on the easterly line of Lot No. 8; thence along the easterly line of Lot No. 8 north 2 degrees 16 minutes 42 seconds east 232.06 feet to an iron pin on the southerly right of way of the aforementioned Legislative Route No. 19042; thence along said right of way on a curve to the right having a Delta Angle of 2 degrees 52 minutes 26 seconds, a Radius of 800.00 feet and a Tangent of 20.07 feet for a distance of 40.13 feet to a point of Tangent; thence along said right of way south 81 degrees 20 minutes 20 seconds east 179.87 feet to the place of beginning.

Being Lot No. 2 as laid out for Key Point Corporation, and shown on draft prepared by T. Bryce James, R.S., dated January 17, 1972, revised April 13, 1973.

Under and subject, nevertheless, to the restrictions, reservations, qualifications and provisions, all of which run with the land and are binding upon the grantees, their heirs, executors, administrators and assigns by their acceptance of this deed.

Containing 47,385.78 square feet of land in all.

TAX PARCEL NO: 07-09-021-0600

BEING KNOWN AS: 81 Evansville Road, Berwick, PA 18603

All that certain picce or parcel of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ DECISION ONE MORTGAGE COMPANY, LLC		COURT NUMBER 2007 CV 966 2008-ED 99	
DEFENDANT/S/ BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE		TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 81 Evansville Road, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY <i>Michael T. McKeever</i>		TELEPHONE NUMBER (215) 627-1322	DATE June 5, 2008
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532			

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DECISION ONE MORTGAGE COMPANY, LLC	COURT NUMBER 2007 CV 966 <i>2008 ED 99</i>	
DEFENDANT/S/ BROCK A. BALLANTYNE and CHRISTINE L. BALLANTYNE	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.. TO SERVICE
CHRISTINE L. BALLANTYNE

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
81 Evansville Road, Berwick, PA 18603

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER

(215) 627-1322

DATE

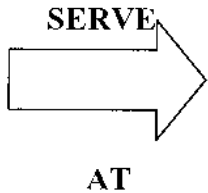
June 5, 2008

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
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NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
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GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

06/05/2008

PAY

TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

\$2,000.00**

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

MEMO Ballantyne

MORTGAGE DISBURSEMENT ACCOUNT

[Signature]
AUTHORIZED SIGNATURE

⑈ 340440⑈ ⑆ 23607380⑆ 70 100018⑈

340440

Security features. Details on back.