

SHERIFF'S SALE COST SHEET

Civilian vs. State
 NO. 14-09 ED NO. 14-09 JD DATE/TIME OF SALE 1/14/14

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</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>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>11.00</u>
TOTAL ***** \$ <u>578.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>845.61</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1070.61</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$	

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

TOTAL COSTS (OPENING BID) \$ 1481.14

1850.00
 1481.14

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
02/12/2010 911211

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
911211	000110556	02/05/2010		202728	119.14	0.00	119.14
NME [202728] 629086826 STACKHOUSE, BRADLEY							
64000-2009							
							119.14

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

119.14

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
911211

JR 02/12/2010

DATE	AMOUNT
02/12/2010	*****119.14

Void after 180 days

Pay ONE HUNDRED NINETEEN AND 14/100 DOLLARS

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

Francis S. Hallinan

0911211 0036001808036 150866 60

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

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

February 11, 2010

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v.
BRADLEY R. STACKHOUSE, SR and STACY L. STACKHOUSE
4624 RED ROCK ROAD, BENTON, PA 17814-7609
Court No. 640CV2009

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for February 10, 2009 due to the following: Bankruptcy.

Defendants filed a Chapter 13, Bankruptcy Number 5:09-08005, on October 13, 2009.

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

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

Thank you for your cooperation in this matter.

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

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:	<i>Elizabeth Hallinan</i>	FROM:	<i>Tim Chamberlain</i>
COMPANY:		DATE:	<i>2-11-10</i>
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	<i>2</i>
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	<i>Stackhouse</i>	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.

SHERIFF'S SALE COST SHEET

1st mortgage Inc. VS. 1st mortgage Inc.
 NO. 147-09 ED NO. 6-7-09 JD DATE/TIME OF SALE Feb. 10 2010

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>475.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>245.34</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1070.34</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>45.00</u>
TOTAL ***** \$ <u>55.00</u>	

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>0.00</u>		

SURCHARGE FEE (DSTE)	\$	<u>100.00</u>
MISC.	\$	
TOTAL ***** \$ <u>0.00</u>		

TOTAL COSTS (OPENING BID) \$ 1070.34

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Interim Mortgage, Inc. VS Cashley - Stacy Strickland

NO. 141109 ED NO. 686017 JD

DATE/TIME OF SALE: Feb, 10 2009

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

Article Addressed to:

ENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 4. 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.

ENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Addressee
X Ellen Wyckoff
B. Received by (Printed Name) **Ellen Wyckoff** C. Date of Delivery **JUL 22 2009**
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 5755

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Housing Finance Agency
211 North Front Street
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Addressee
X M. Berg
B. Received by (Printed Name) **M. Berg** C. Date of Delivery **JUL 23 2009**
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 5731

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Addressee
X Lee Simmons
B. Received by (Printed Name) **Lee Simmons** C. Date of Delivery **JUL 22 2009**
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 5748

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

PS Form 3811

C. Date of Delivery
JUL 22 2009

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

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

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

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

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DENARDO

Managing Partner

DANIELLE BOYLE-EBERSON +**MICHAEL J. CLARK** +**ILANA ZION****LESLIE RASE**

+ Also Licensed in New Jersey

October 13, 2009

VIA FACSIMILE: 570-389-5625

Office of the Sheriff of Columbia County

Attn: Real Estate Deputy

RE: US Bank National Association, as Trustee for the registered holders of Aegis
Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-
5 vs. Timothy Huntington
Docket No.: 2007 CV 209 MF
Property Address: 217 Robbins Road, Bloomsburg, PA 17815
S&D File No.: 06-28021
Sale Date: October 14, 2009

Dear Sir or Madam:

Kindly continue the above-referenced sale for ninety (90) days. Please forward the new
sale date to my attention at your earliest convenience.

Thank you for your anticipated cooperation. If you have any questions or problems,
please do not hesitate to contact me directly.

Very truly yours,

Lisa Kosik
Legal Assistant

Sale: Feb. 10, 2010 at 9:00 AM

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 10/13/2009 at 12:09 PM and filed on 10/13/2009.

Bradley R Stackhouse
4624 Red Rock Road
Benton, PA 17814
SSN / ITIN: xxx-xx-3822

Stacy L Stackhouse
4624 Red Rock Road
Benton, PA 17814
SSN / ITIN: xxx-xx-6292
aka
Stacie Stackhouse

The case was filed by the debtor's attorney:

Michael P. Gregorowicz
Kreisher and Gregorowicz
401 South Market Street
Bloomsburg, PA 17815
570 784-5211

The case was assigned case number 5:09-bk-08005.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://ecf.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Terrence S. Miller
Clerk, U.S. Bankruptcy
Court

401 South Market Street
Bloomsburg, PA 17815
(570) 784-5211 phone
(570) 387-1477 fax

**KREISHER &
GREGOROWICZ**

William S. Kreisher, Esq.
Michael P. Gregorowicz, Esq.
Daniel P. Lynn, Esq.
Marianne Kreisher-Fogelsanger, Esq.

Hon. C.E. Kreisher (1874-1941)
Hon. C.W. Kreisher (1908-1984)

TO:	Columbia County Sheriff's Office	FROM:	Michael P. Gregorowicz, Esquire
ATTN:	Tim Chamberlain, Sheriff	PAGES:	2 including Cover page
FAX:	389-5625	DATE:	October 13, 2009
RE:	Stackhouse, Bradley & Stacy Sale of 4624 Red Rock Road Benton	CC:	

☐ Urgent ☐ For Review ☐ Please Reply ☐ Original to Follow by Mail

IF YOU DID NOT RECEIVE ALL OF THE PAGES CONTACT **Jeanne** AT (570) 784-5211.

THE INFORMATION CONTAINED IN THIS TELEFACSIMILE MESSAGE IS TRANSMITTED BY AN ATTORNEY. IT IS PRIVILEGED AND CONFIDENTIAL, INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, COLLECT IS NECESSARY, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE (WE WILL REIMBURSE POSTAGE). THANK YOU.

MESSAGE:

Please find attached a Notice of Bankruptcy filing for the above named Debtors. If you need anything further please do not hesitate to contact my office.

AFFIDAVIT OF SERVICE

Plaintiff: CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.

COLUMBIA County
No 640 CV 2009

Defendant(s): BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

Our File#202725
Type of Action
- Notice of Sheriff's Sale

Serve: BRADLEY R. STACKHOUSE, SR.
Address: 4624 RED ROCK ROAD
BENTON, PA 17814

Sale Date: OCTOBER 14, 2009

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

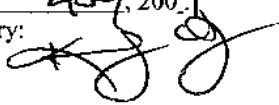
SERVED

Served and made known to BRADLEY R. STACKHOUSE, SR., Defendant, on the 22ND day of AUGUST, 2009, at 4:05 o'clock p.m., at 4624 RED ROCK ROAD, BENTON, Commonwealth of PA, in the manner described below:

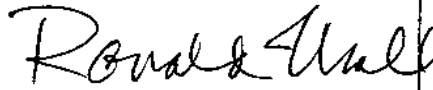
☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 30^S Height 6'1" Weight 250 Race W Sex M Other _____

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 22 day
of Aug, 2009
Notary: 

By:



NOT SERVED

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

AFFIDAVIT OF SERVICE

Plaintiff: CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.

COLUMBIA County
No 640 CV 2009

Defendant(s): BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

Our File#202725
Type of Action
- Notice of Sheriff's Sale

Serve: STACY L. STACKHOUSE
Address: 4624 RED ROCK ROAD
BENTON, PA 17814

Sale Date: OCTOBER 14, 2009

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to STACY L. STACKHOUSE, Defendant, on the 22ND day of AUGUST,
2009, at 4:05 o'clock p.m., at 4624 RED ROCK RD, BENTON, Commonwealth of PA, in the
manner described below:

☐ Defendant personally served.
☒ Adult family member with whom Defendant(s) reside(s). Relationship is HUSBAND.
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 30^S Height 6'1" Weight 250 Race W Sex M Other _____

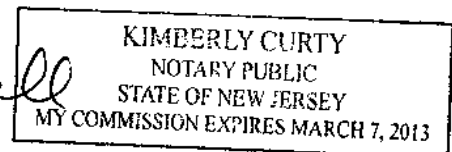
I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed
a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at
the address indicated above.

Sworn to and subscribed
before me this 22 day
of Aug, 2009
Notary: [Signature]

By:

Ronald Moll

NOT SERVED



On the _____ day of _____, 200_, at _____ o'clock __m., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200_.
Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

8/13

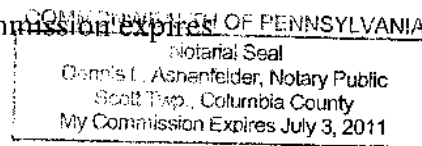
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 September 23 and October 1, 7, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 7th day of October 2009

(Notary Public)

My commission expires



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.

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

Marc P. Cornish
Legal Assistant, 1281

Representing Lenders in
Pennsylvania and New Jersey

9/14/09

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

No. 640CV2009

Re: CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. VS. BRADLEY R.
STACKHOUSE, SR, and STACY L. STACKHOUSE
No. 640CV2009

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.

Property is listed for the 10/14/2009 Sheriff Sale.

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

Marc P. Cornish, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.
Plaintiff,

v.

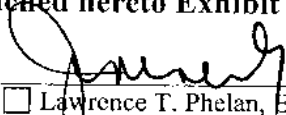
BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 640CV2009
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
COLUMBIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


☐ Lawrence T. Phelan, Esq., Id. No. 32227
☐ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
☐ Michele M. Bradford, Esq., Id. No. 69849
☐ Judith T. Romano, Esq., Id. No. 58745
☒ Sheetal R. Shah-Jani, Esq., Id. No. 81760
☐ Jenine R. Davey, Esq., Id. No. 87077
☐ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
☐ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 84439
☐ Jaime McGuinness, Esq., Id. No. 90134
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
☐ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375
Attorney for Plaintiff

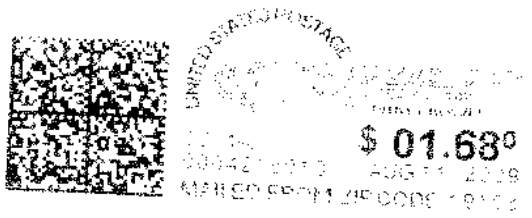
Date: 9/11/09

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

Name and Address of Sender
PHELAN HALLINAN & SCIMMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 4624 RED ROCK ROAD BENTON, PA 17814-7609		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET HARRISBURG, PA 17128		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:BRADLEY R. STACKHOUSE, SR. PHS #202725 TEAM 3/AVS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



TEAM 3

21

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.

CITIMORTGAGE INC.

VS.

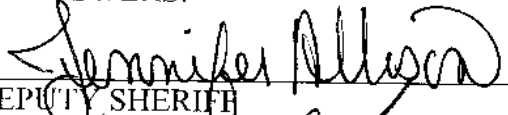
BRADLEY & STACY STACKHOUSE


WRIT OF EXECUTION #141 OF 2009 ED

POSTING OF PROPERTY

September 10, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BRADLEY & STACY STACKHOUSE AT 4624 RED ROCK RD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JENNIFER ALLISON.

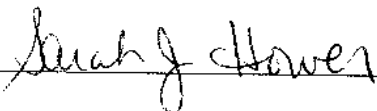
SO ANSWERS:

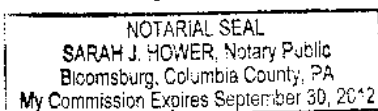

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 10TH DAY OF SEPTEMBER 2009





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

CITIMORTGAGE INC., S/B/M TO ABN
AMRO MORTGAGE GROUP, INC.
VS

Docket # 141ED2009

MORTGAGE FORECLOSURE

BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

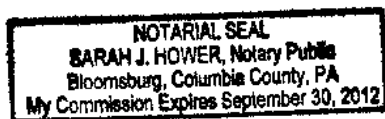
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, JULY 22, 2009, AT 12:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRADLEY STACKHOUSE, SR. AT 4624 RED ROCK ROAD, BENTON BY HANDING TO COLBY KARNS, DAUGHTER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

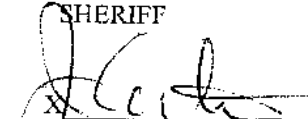
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 22, 2009


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

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

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

CITIMORTGAGE INC., S/B/M TO ABN
AMRO MORTGAGE GROUP, INC.
VS

Docket # 141ED2009

MORTGAGE FORECLOSURE

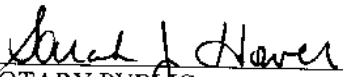
BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

AFFIDAVIT OF SERVICE

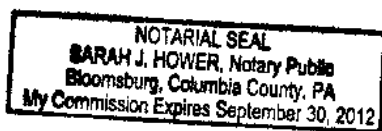
NOW, THIS WEDNESDAY, JULY 22, 2009, AT 12:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON STACY STACKHOUSE AT 4624 RED ROCK ROAD, BENTON BY HANDING TO COLBY KARNS, DAUGHTER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 22, 2009



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

J. ARTER
DEPUTY SHERIFF

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

141

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.

Plaintiff

vs.

BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 640CV2009

AND NOW, this 26th day of Aug, 2009 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$52,355.14
Interest Through October 14, 2009	\$4,091.47
Per Diem \$9.32	
Late Charges	\$251.30
Legal fees	\$1,325.00
Cost of Suit and Title	\$835.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$293.30
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$147.72
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,280.62

TOTAL

\$60,580.05

Plus interest from October 14, 2009 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

151 Thomas J. [Signature]
J.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/16/2009

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 141ED2009

PLAINTIFF CITIMORTGAGE INC., S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BRADLEY STACKHOUSE, SR.

4624 RED ROCK ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Colby KARN S

RELATIONSHIP DAUGHTER IDENTIFICATION _____

DATE 7-22-9 TIME 1250 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 7-22-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/16/2009

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 141ED2009

PLAINTIFF CITIMORTGAGE INC., S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
STACY STACKHOUSE	MORTGAGE FORECLOSURE
4624 RED ROCK ROAD	
BENTON	

SERVED UPON Colby Karnis

RELATIONSHIP Daughter IDENTIFICATION _____

DATE 7-22-09 TIME 1250 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 7-22-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/16/2009

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 141ED2009

PLAINTIFF CITIMORTGAGE INC., S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CATHY GORDON-TAX COLLECTOR

85 GORDON ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Cathy

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 7-22-9 TIME 1235 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. Chamberlain DATE 7-22-9

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 22-JUL-09

FEE: \$5.00

CERT. NO: 6409

STACKHOUSE BRADLEY R & STACY L
4624 RED ROCK RD
BENTON PA 17814

DISTRICT: BENTON TWP
DEED
LOCATION: 4624 RED ROCK RD BENTON
PARCEL: 03 -06 -011-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2008	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July , 2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2008

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/16/2009

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 141ED2009

PLAINTIFF CITIMORTGAGE INC., S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN COLE

RELATIONSHIP INTAKE CLERK IDENTIFICATION _____

DATE 7/21/09 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

☒ OTHER (SPECIFY) SERVED ON INTAKE CLERK
@ ABOVE ADDRESS

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

DEPUTY [Signature] DATE 7/21/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/16/2009

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 141ED2009

PLAINTIFF CITIMORTGAGE INC., S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Rena Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 7-21-09 TIME 1114 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

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

DEPUTY

J. Allison

DATE

7-21-09

REAL ESTATE OUTLINE

ED # 141-51

DATE RECEIVED 7/1/87
DOCKET AND INDEX 7-1-87

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>
COPY OF DESCRIPTION	<u>✓</u>
WHEREABOUTS OF LKA	<u>✓</u>
NON-MILITARY AFFIDAVIT	<u>✓</u>
NOTICES OF SHERIFF SALE	<u>✓</u>
WAIVER OF WATCHMAN	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>✓</u>
CHECK FOR \$1,350.00 OR _____	<u>✓</u>
CK# <u>5-1-87</u>	

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

SALE DATE 7/1/87 TIME 10:00
POSTING DATE 7/1/87
ADV. DATES FOR NEWSPAPER
1ST WEEK 7/1-7/7
2ND WEEK 7/8-7/14
3RD WEEK 7/15-7/21

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 141 OF 2009 ED AND CIVIL WRIT NO. 640 OF 2009 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 frame message and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a # 5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez. The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609
Tax Parcel #03-06-011-02,000

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

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Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609

Tax Parcel #03-06-011-02,000

TERMS OF SALE

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Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 141 OF 2009 ED AND CIVIL WRIT NO. 640 OF 2009 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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TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez. The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609
Tax Parcel #03-06-011-02,000

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

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

CITIMORTGAGE, INC. S/B/M TO
ABN AMRO MORTGAGE GROUP,
INC.

vs.

BRADLEY R. STACKHOUSE, SR.

STACY L. STACKHOUSE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 4624 RED ROCK ROAD, BENTON, PA 17814-7609
(See Legal Description attached)

Amount Due	<u>\$57,802.40</u>
Additional Fees and Costs	<u>\$1,412.50</u>
Interest from 6/10/09 to Sale	\$_____ and costs.
at \$9.50per diem	

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

Dated 7-16-09
(SEAL)

PHS#202725

DESCRIPTION

ALL THAT CERTAIN frame messuage and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West. 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez, The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609
Tax Parcel #03-06-011-02,000

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

Jay B. Jones, Esquire

Identification No. 86657

Andrew L. Spivack

Identification No. 84439

Jenine R. Davey

Identification No. 87077

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN
AMRO MORTGAGE GROUP, INC.**

COLUMBIA COUNTY

**COURT OF COMMON
PLEAS**

Plaintiff,

v.

CIVIL DIVISION

BRADLEY R. STACKHOUSE, SR.

NO. 640 CV 2009

2009-ED 141

STACY L. STACKHOUSE

Defendant(s).

CERTIFICATION

The undersigned attorney hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

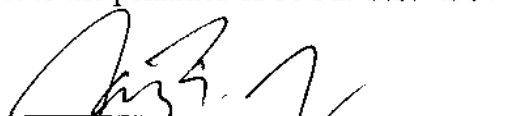
☐ an FHA Mortgage

☐ non-owner occupied

☐ vacant

☒ Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

Jay B. Jones, Esquire

Identification No. 86657

Andrew L. Spivack

Identification No. 84439

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Identification No. 87077

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN
AMRO MORTGAGE GROUP, INC.**

COLUMBIA COUNTY

**COURT OF COMMON
PLEAS**

Plaintiff,

v.

CIVIL DIVISION

BRADLEY R. STACKHOUSE, SR.

NO. 640 CV 2009

STACY L. STACKHOUSE

2009-ED-141

Defendant(s).

CERTIFICATION

The undersigned attorney hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

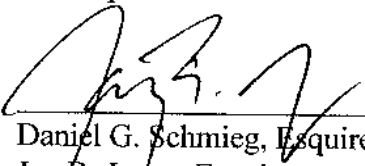
☐ an FHA Mortgage

☐ non-owner occupied

☐ vacant

☒ Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
Jay B. Jones, Esquire
Identification No. 86657
Andrew L. Spivack
Identification No. 84439
Jenine R. Davey
Identification No. 87077
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 640 CV 2009

: 2009-ED-141

VERIFICATION OF NON-MILITARY SERVICE

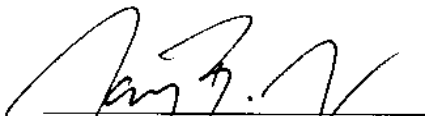
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant BRADLEY R. STACKHOUSE, SR. is over 18 years of age and resides at **4624 RED ROCK ROAD, BENTON, PA 17814.**

(c) that defendant STACY L. STACKHOUSE is over 18 years of age, and resides at **4624 RED ROCK ROAD, BENTON, PA 17814.**

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


Daniel G. Schmieg, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
Jay B. Jones, Esquire
Identification No. 86657
Andrew L. Spivack
Identification No. 84439
Jenine R. Davey
Identification No. 87077
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 640 CV 2009

: 2009-ED 141

VERIFICATION OF NON-MILITARY SERVICE

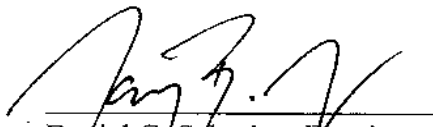
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant BRADLEY R. STACKHOUSE, SR. is over 18 years of age and resides at **4624 RED ROCK ROAD, BENTON, PA 17814.**

(c) that defendant STACY L. STACKHOUSE is over 18 years of age, and resides at **4624 RED ROCK ROAD, BENTON, PA 17814.**

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


Daniel G. Schmieg, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
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Andrew L. Spivack
Identification No. 84439
Jenine R. Davcy
Identification No. 87077
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.**

Plaintiff,

v.

BRADLEY R. STACKHOUSE, SR.

STACY L. STACKHOUSE

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 640 CV 2009**
: *2009-ED-141*
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **4624 RED ROCK ROAD, BENTON, PA 17814-7609**.

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

NAME

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

BRADLEY R. STACKHOUSE, SR.

**4624 RED ROCK ROAD
BENTON, PA 17814**

STACY L. STACKHOUSE

**4624 RED ROCK ROAD
BENTON, PA 17814**

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

NAME

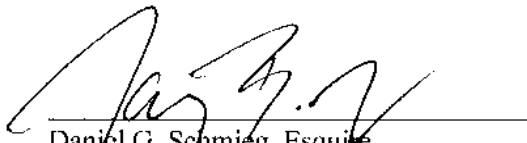
ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|--|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|--|
| PENNSYLVANIA HOUSING
FINANCE AGENCY | 211 NORTH FRONT STREET
HARRISBURG, PA 17128 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|--|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|--|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|--|
| TENANT/OCCUPANT | 4624 RED ROCK ROAD
BENTON, PA 17814-7609 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

July 9, 2009
Date


Daniel G. Schmieg, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Janine R. Davey
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
Jay B. Jones, Esquire
Identification No. 86657
Andrew L. Spivack
Identification No. 84439
Jenine R. Davey
Identification No. 87077
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.**

Plaintiff,

v.

BRADLEY R. STACKHOUSE, SR.

STACY L. STACKHOUSE

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 640 CV 2009

2009-ED. 141

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **4624 RED ROCK ROAD, BENTON, PA 17814-7609.**

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

NAME

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

BRADLEY R. STACKHOUSE, SR.

**4624 RED ROCK ROAD
BENTON, PA 17814**

STACY L. STACKHOUSE

**4624 RED ROCK ROAD
BENTON, PA 17814**

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

NAME

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

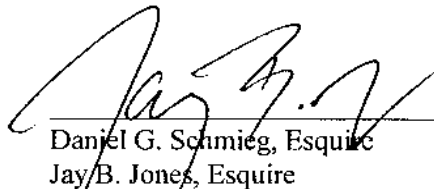
SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | | |
|------|--|
| NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | | |
|--|--|
| NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| PENNSYLVANIA HOUSING
FINANCE AGENCY | 211 NORTH FRONT STREET
HARRISBURG, PA 17128 |
5. Name and address of every other person who has any record lien on the property:
- | | |
|------|--|
| NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | | |
|------|--|
| NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | | |
|---|--|
| NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT | 4624 RED ROCK ROAD
BENTON, PA 17814-7609 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

July 9, 2009

Date



Daniel G. Schmieg, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jonine R. Davey
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

Jay B. Jones, Esquire

Identification No. 86657

Andrew L. Spivack

Identification No. 84439

Jenine R. Davey

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN
AMRO MORTGAGE GROUP, INC.**

Plaintiff,

v.

BRADLEY R. STACKHOUSE, SR.

STACY L. STACKHOUSE

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON
: PLEAS**

: CIVIL DIVISION

: NO. 640 CV 2009

: 2009.ED. 141

:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: BRADLEY R. STACKHOUSE, SR.
4624 RED ROCK ROAD
BENTON, PA 17814**

**STACY L. STACKHOUSE
4624 RED ROCK ROAD
BENTON, PA 17814**

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

Your house (real estate) at **4624 RED ROCK ROAD, BENTON, PA 17814-7609** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$57,802.40** obtained by CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

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

DESCRIPTION

ALL THAT CERTAIN frame messuage and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez, The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609
Tax Parcel #03-06-011-02,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 640 CV 2009

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR. and STACY L. STACKHOUSE

**owners of property situate in the BENTON TOWNSHIP, Columbia County, Pennsylvania,
being (Municipality)**

4624 RED ROCK ROAD, BENTON, PA 17814-7609

Parcel No. 03-06-011-02

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

DANIEL G. SCHMIEG, ESQUIRE

JAY B. JONES, ESQUIRE

ANDREW L. SPIVACK, ESQUIRE

JENINE R. DAVEY, ESQUIRE

DESCRIPTION

ALL THAT CERTAIN frame messuage and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

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Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609
Tax Parcel #03-06-011-02,000

DESCRIPTION

ALL THAT CERTAIN frame messuage and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West. 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez, The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609
Tax Parcel #03-06-011-02,000

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Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609
Tax Parcel #03-06-011-02,000

SHERIFF'S RETURN

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

Plaintiff

vs.

BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 640 CV 2009 CD

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

_____ upon _____

at _____

_____ by handing to _____

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.	Court Number 640 CV 2009
--	-----------------------------

Defendant BRADLEY R. STACKHOUSE, SR. & STACY L. STACKHOUSE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	---

SERVE AT	}	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. BRADLEY R. STACKHOUSE, SR. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 4624 RED ROCK ROAD, BENTON, PA 17814
-------------------------------	---	---

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	-----------------------------------	--------------

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.	Court Number 640 CV 2009
--	-----------------------------

Defendant BRADLEY R. STACKHOUSE, SR. & STACY L. STACKHOUSE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	---

SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. STACY L. STACKHOUSE ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 4624 RED ROCK ROAD, BENTON, PA 17814
-------------------------------	--

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff ____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
--	-----------------------------------	------

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date _____

Plaintiff CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.	Court Number 640 CV 2009
--	-----------------------------

Defendant BRADLEY R. STACKHOUSE, SR. & STACY L. STACKHOUSE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	---

SERVE **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.	
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)	4624 RED ROCK ROAD, BENTON, PA 17814-7609

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

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

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

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff ____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
--	-----------------------------------	----------

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

PLAINTIFF 	Court Number
---------------	------------------

RETURNED:

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

Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone - (215) 563-7000
Fax -- (215) 563-7009

Christine Schoffler
Ext. 1286

Representing Lenders in
Pennsylvania and New Jersey

July 9, 2009

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

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR.

STACY L. STACKHOUSE

COLUMBIA- No. 640 CV 2009

Action in Mortgage Foreclosure

**Premises: 4624 RED ROCK ROAD
BENTON, PA 17814-7609**

Dear Sir/Madam:

Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,350.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praecipe for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

Christine Schoffler for
for Phelan Hallinan & Schmieg, LLP

CQS
Enclosures

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
826929

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Thomas S. Hallinan

DATE	AMOUNT
07/10/2009	*****1,350.00

VOID AFTER 60 DAYS

VOID AFTER 60 DAYS

⑈B26929⑈ ⑆036001808⑆36 150866 6⑈