

SHERIFF'S SALE COST SHEET

Curran, Corp vs. Leahy Bank
 NO. 158-07 ED NO. 124300 JD DATE/TIME OF SALE 5/24/94

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>15.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>136.4</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>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>304.64</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>765.76</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>990.76</u>

PROTHIONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		\$ <u>.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>.00</u>

SURCHARGE FEE (DSTE)	\$ <u>70.00</u>	
MISC. <u>P.L.S.</u>	\$ <u>544.40</u>	
TOTAL *****		\$ <u>614.40</u>

TOTAL COSTS (OPENING BID) \$ 1350.00

SHERIFF'S SALE COST SHEET

Guaranty Bank vs. Barbara Hauch
 NO. 158-09 ED NO. 1343-09 JD DATE/TIME OF SALE Feb, 16 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>38.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>386.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>75.96</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>970.96</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</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-</u>

SURCHARGE FEE (DSTE)	\$ <u>116.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$1550.96

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

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

March 4, 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: GUARANTY BANK v.
BARBARA S. HAUCK
2289 CRAWFORD ROAD BLOOMSBURG, PA 17815-7266
Court No. 2009-CV-1243

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for March 24, 2010 due to the following: Forbearance Plan.

\$2,720.00 was received in consideration of the stay.

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Guaranty Bank VS Arbair Ranch

NO. 158-09 ED NO. 1243-09 JD

DATE/TIME OF SALE: Feb. 10 2010

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 \$ _____

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

**Representing Lenders in
Pennsylvania and New Jersey**

Foreclosure Manager

February 9, 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: GUARANTY BANK v.
BARBARA S. HAUCK
2289 CRAWFORD ROAD BLOOMSBURG, PA 17815-7266
Court No. 2009-CV-1243**

Dear Sir/Madam:

**Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for February 10, 2010 due to the following: Forbearance Plan.**

The Property is to be relisted for the March 24, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

**Very Truly Yours,
Lauren Schaefer for
Phelan Hallinan & Schmieg, LLP**

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

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

Commonwealth of PA
PO box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Address: *158*
X
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 22 2004*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

Article Number

(Transfer from service label)

7007 0220 0000 1020 4881

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Address: *158*
X
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 22 2004*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

2. Article Number

(Transfer from service label)

7007 0220 0000 1020 4713

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Address: *158*
X
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 22 2004*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

2. Article Number

(Transfer from service label)

7007 0220 0000 1020 4737

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

A. Signature *[Signature]* ☒ Agent ☐ Address: *158*
X
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 22 2004*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Ruth Reeder
PO box 104
Washington, PA 17884

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Address: *158*
X
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 22 2004*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA.

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 October 28 and November 4, 11, 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 11th day of November 2009.
.....

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

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

.....

158

1817 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8666

**Phelan Hallinan &
Schmieg, LLP**

Fax

To: Columbia County Sheriff Office **From:** Reggie Smith
Fax: 570-389-5625 **Date:** November 11, 2009
Phone: **Pages:** 1
Re: Postpone Sale Date **CC:**
☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Good Morning,

We would like to postpone our scheduled sheriff sale for 90 days to February. Currently the sale is set for 11/18/09 at 9:00 AM. Please provide a new sale date and time as soon as possible.

Loan #: 0011324985
FC Defendant: HAUCK, BARBARAS
Property: 2289 CRAWFORD ROAD
BLOOMSBURG, PA 17815-7266
Docket #: 2009-CV-1243

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Reggie Smith

Phone - 215-320-0001 Ext 1531

Fax - 215-563-8666

Sale
Feb. 10, 2010
at 10:00

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

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania and New Jersey

10-22-09

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

No. 2009-CV-1243

Re: GUARANTY BANK VS. BARBARA S. HAUCK
No. 2009-CV-1243

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 11/18/2009 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:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

GUARANTY BANK
Plaintiff,

v.

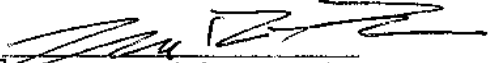
BARBARA S. HAUCK
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2009-CV-1243
:

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: 10/22/09

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 & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

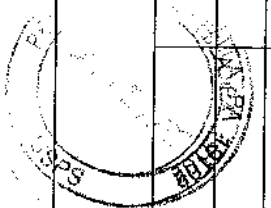
SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 2289 CRAWFORD ROAD BLOOMSBURG, PA 17815-7266		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		RUTH M. REEDER 14 FRONT STREET P.O. BOX 104 WASHINGTON, PA 17884		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:BARBARA S. HAUCK PHS #207840. TEAM 3/JVS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



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

Line	Article Number	Name of Addressee, Street, and Post Office Address	F
1	*****	RUTH M. REIDER 14 FRONT STREET P.O. BOX 104 WASHINGTONVILLE, PA 17884	
2	*****		
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15		RE:BARBARA S. HAUCK PHS #207840. TEAM 5 CQS	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)



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

GUARANTY BANK	:	COLUMBIA COUNTY
	:	
Plaintiff,	:	COURT OF COMMON PLEAS
	:	
v.	:	CIVIL DIVISION
	:	
BARBARA S. HAUCK	:	NO. 2009-CV-1243
	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

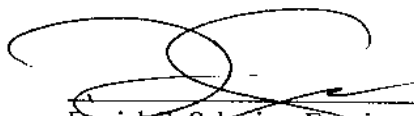
GUARANTY BANK, Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266**.

- | | | |
|----|---|--|
| 1. | Name and address of Owner(s) or reputed Owner(s): | |
| | NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| | BARBARA S. HAUCK | 2289 CRAWFORD ROAD
BLOOMSBURG, PA 17815-7266 |
| 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.) |
|-----------------------|--|
| RUTH M. REEDER | 14 FRONT STREET
P.O. BOX 104
WASHINGTONVILLE, PA 17884 |
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.) |
|-------------|--|
| NONE | |
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 | 2289 CRAWFORD ROAD
BLOOMSBURG, PA 17815-7266 |
| 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.

October 14, 2009
Date


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

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.

GUARANTY BANK

VS.

BARBARA HAUCK

WRIT OF EXECUTION #158 OF 2009 ED

POSTING OF PROPERTY

OCTOBER 14, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BARBARA HAUCK AT 2289 CRAWFORD ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16TH DAY OF OCTOBER 2009

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 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

GUARANTY BANK

Docket # 158ED2009

VS

MORTGAGE FORECLOSURE

BARBARA S. HAUCK

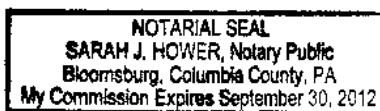
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, SEPTEMBER 16, 2009, AT 4:29 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON BARBARA HAUCK AT 2289 CRAWFORD ROAD,
BLOOMSBURG BY HANDING TO CHRIS STEENBERG, SON IN LAW, 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 THURSDAY, SEPTEMBER 17, 2009

Sarah J. Hower
NOTARY PUBLIC



Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

Jennifer Allison
X
J. ALLISON
DEPUTY SHERIFF

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

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 09/17/2009

Fee: \$5.00

Cert. NO: 6600

HAUCK BARBARA S
2289 CRAWFORD ROAD
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20061 -0732
Location: 2289 CRAWFORD RD
Parcel Id:26 -02 -014-13,000

Assessment: 32,812
Balances as of 09/17/2009

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

By: Tim Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 9/16/2009

SERVICE# 1 - OF - 11 SERVICES

DOCKET # 158ED2009

PLAINTIFF

GUARANTY BANK

DEFENDANT

BARBARA S. HAUCK

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BARBARA HAUCK

2289 CRAWFORD ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Chris Steenberg

RELATIONSHIP

Son-in-law

IDENTIFICATION

DATE

9-15-09

TIME

1629

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

☐ A. PERSONAL SERVICE AT POA ☐ POB ☐ POE ☐ CCSO

☒ B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

☐ C. CORPORATION MANAGING AGENT

☐ D. REGISTERED AGENT

☐ E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

☐ F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J Allison

DATE

9-15-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 9/16/2009

SERVICE# 4 - OF - 11 SERVICES

DOCKET # 158ED2009

PLAINTIFF

GUARANTY BANK

DEFENDANT

BARBARA S. HAUCK

ATTORNEY FIRM

PIELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

MARJORIE CRAWFORD-TAX
COLLECTOR

276 MELICK HOLLOW ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

marjorie

RELATIONSHIP

tax collector

IDENTIFICATION

DATE

9-16-09

TIME

1619

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

9-16-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/16/2009

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 158ED2009

PLAINTIFF GUARANTY BANK

DEFENDANT BARBARA S. HAUCK
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Haukey Calc

RELATIONSHIP Cosumer Ser IDENTIFICATION _____

DATE 9-16-7 TIME 1510 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY  DATE 9-16-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/16/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 158ED2009

PLAINTIFF GUARANTY BANK

DEFENDANT BARBARA S. HAUCK
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 DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 9-16-9 TIME 1:500 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 9-16-9

REAL ESTATE OUTLINE

ED # 158-39

DATE RECEIVED 9-11-09
DOCKET AND INDEX 158-39

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 2

CK# 849-162

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

SALE DATE 10-15-09 TIME 1:00
POSTING DATE 10-15-09
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 16
2ND WEEK Oct. 17
3RD WEEK Oct. 18

SHERIFF'S SALE

WEDNESDAY NOVEMBER 18, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 158 OF 2009 ED AND CIVIL WRIT NO. 1243 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 piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an old stone located on the Northern side of Township Road #539 leading to Millertown Road; thence along said Township Road #539 South 53 degrees 17 minutes West, 125 feet to a point; thence along land of Jack Vandermark et ux, North 42 degrees 59 minutes West, 161.4 feet to an iron pin; thence along land of Jack Vandermark, et ux, North 47 degrees 1 minute East, 124.2 feet to a point; thence along land of Mason, South 42 degrees 59 minutes East, 175 feet to an old stone; the place of beginning. CONTAINING .48 acres of land according to a survey prepared by James H. Patton, R.S. dated March 28, 1973.

TITLE TO SAID PREMISES IS VESTED IN Barbara S. Hauck, by Deed from Gary E. Wynings, unmarried, dated 10/11/2006, recorded 10/12/2006 in Instrument Number 200610732

Premises being: 2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266

Tax Parcel #26-02-014-13,000

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 in cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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 NOVEMBER 18, 2009 AT 9:00 AM

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If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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 NOVEMBER 18, 2009 AT 9:00 AM

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If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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 NOVEMBER 18, 2009 AT 9:00 AM

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BEGINNING at an old stone located on the Northern side of Township Road #539 leading to Millertown Road; thence along said Township Road #539 South 53 degrees 17 minutes West, 125 feet to a point; thence along land of Jack Vandermark et ux, North 42 degrees 59 minutes West, 161.4 feet to an iron pin; thence along land of Jack Vandermark, et ux, North 47 degrees 1 minute East, 124.2 feet to a point; thence along land of Mason, South 42 degrees 59 minutes East, 175 feet to an old stone; the place of beginning. CONTAINING .48 acres of land according to a survey prepared by James H. Patton, R.S. dated March 28, 1973.

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If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

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

GUARANTY BANK

vs.

BARBARA S. HAUCK

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2009-CV-1243

2009-ED-158
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 property
(specifically described property below):

PREMISES: 2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266
(See Legal Description attached)

Amount Due	<u>\$124,246.79</u>
Additional Fees and Costs	<u>\$1,546.00</u>
Interest from 9/2/09 to Sale date	\$.....and costs.
at \$20.42per diem	

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

Dated 9-16-09
(SEAL)

PHS#207840

No. 2009-CV-1243

Joseph Taylor
Writ Department
1617 J.F.K. Boulevard
Suite 1400
Philadelphia, PA 19103
(215) 563-7000, Ext. 1278
(215) 563-3352

**Phelan Hallinan &
Schmieg, LLP**

Fax

To:	Sheriff Tim Chamberlain	From:	Joe Taylor
Fax:	570-389-5625	Pages:	
Phone:		Date:	September 16, 2009
Re:	Non-Military Affidavit	CC:	

Urgent	For Review	Please Comment	Please Reply	Please Recycle
---------------	-------------------	-----------------------	---------------------	-----------------------

Phelan Hallinan & Schmieg, LLP

By: Lawrence T. Phelan, Esq., Id. No. 32227

Attorney for Plaintiff

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

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

GUARANTY BANK

: **COLUMBIA COUNTY**

:

: **COURT OF COMMON PLEAS**

vs.

:

: **CIVIL DIVISION**

BARBARA S. HAUCK

:

: **No. 2009-CV-1243**

:

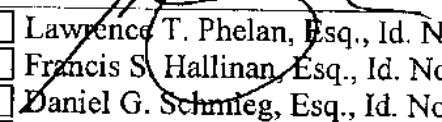
VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she 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 BARBARA S. HAUCK is over 18 years of age and resides at 2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266.

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

- 
- ☐ 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

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

GUARANTY BANK

vs.

BARBARA S. HAUCK

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2009-CV-1243

2009-ED-158
WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

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(specifically described property below):

PREMISES: 2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 9/2/09 to Sale date
at \$20.42per diem

\$124,246.79

\$1,546.00

\$.....and costs.

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

Dated 9-16-09
(SEAL)

PHS#207840

No. 2009-CV-1243

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

GUARANTY BANK

Plaintiff,

v.

BARBARA S. HAUCK

Defendant(s).

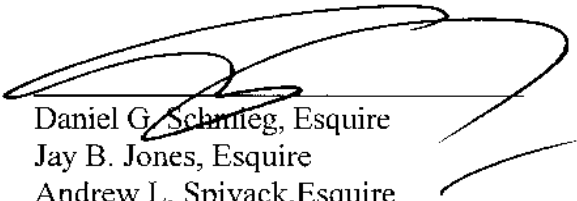
: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1243**
: *2009-ED-158*
:
:
:
:

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 at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

GUARANTY BANK

Plaintiff,

v.

BARBARA S. HAUCK

Defendant(s).

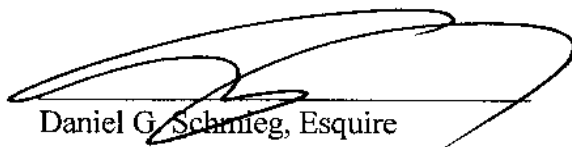
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-1243
:
: 2009-ED-158
:
:
:
:

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
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1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

GUARANTY BANK

Plaintiff,

v.

BARBARA S. HAUCK

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1243**

2009-ED-158

AFFIDAVIT PURSUANT TO RULE 3129

GUARANTY BANK, 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 **2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266**.

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

NAME

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

BARBARA S. HAUCK

**2289 CRAWFORD ROAD
BLOOMSBURG, PA 17815-7266**

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

NAME

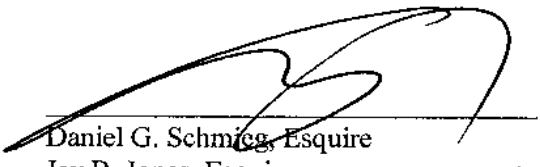
ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

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.) |
|-----------------------|--|
| RUTH M. REEDER | 14 FRONT STREET
P.O. BOX 104
WASHINGTON, PA 17884 |
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.) |
|-------------|--|
| NONE | |
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 | 2289 CRAWFORD ROAD
BLOOMSBURG, PA 17815-7266 |
| 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.

September 8, 2009
Date


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

GUARANTY BANK

Plaintiff,

v.

BARBARA S. HAUCK

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1243**
: *2009-ED-158*
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129

GUARANTY BANK, 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 **2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266**.

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

NAME

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

BARBARA S. HAUCK

**2289 CRAWFORD ROAD
BLOOMSBURG, PA 17815-7266**

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

NAME

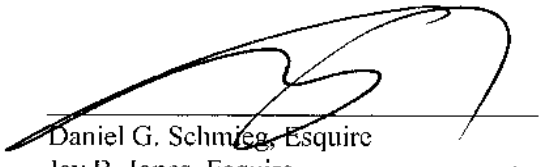
ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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.) |
|-----------------------|--|
| RUTH M. REEDER | 14 FRONT STREET
P.O. BOX 104
WASHINGTON, PA 17884 |
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.) |
|-------------|--|
| NONE | |
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 | 2289 CRAWFORD ROAD
BLOOMSBURG, PA 17815-7266 |
| 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.

September 8, 2009
Date


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

GUARANTY BANK

Plaintiff,

v.

BARBARA S. HAUCK

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-1243
: 2009-ED-158
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BARBARA S. HAUCK
2289 CRAWFORD ROAD
BLOOMSBURG, PA 17815-7266

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 **2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266** 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 **\$124,246.79** obtained by GUARANTY BANK, (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, GUARANTY BANK, 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 piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an old stone located on the Northern side of Township Road #539 leading to Millertown Road; thence along said Township Road #539 South 53 degrees 17 minutes West, 125 feet to a point; thence along land of Jack Vandermark et ux, North 42 degrees 59 minutes West, 161.4 feet to an iron pin; thence along land of Jack Vandermark, et ux, North 47 degrees 1 minute East, 124.2 feet to a point; thence along land of Mason, South 42 degrees 59 minutes East, 175 feet to an old stone; the place of beginning.

CONTAINING .48 acres of land according to a survey prepared by James H. Patton, R.S. dated March 28, 1973.

TITLE TO SAID PREMISES IS VESTED IN Barbara S. Hauck, by Deed from Gary E. Wynings, unmarried, dated 10/11/2006, recorded 10/12/2006 in Instrument Number 200610732

Premises being: 2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266
Tax Parcel #26-02-014-13,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2009-CV-1243

GUARANTY BANK

vs.

BARBARA S. HAUCK

**owner of property situate in the MOUNT PLEASANT TOWNSHIP, Columbia County,
Pennsylvania, being (Municipality)**

2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266

Parcel No. 26-02-014-13,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$: 124,246.79

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

DESCRIPTION

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BEGINNING at an old stone located on the Northern side of Township Road #539 leading to Millertown Road; thence along said Township Road #539 South 53 degrees 17 minutes West, 125 feet to a point; thence along land of Jack Vandermark et ux, North 42 degrees 59 minutes West, 161.4 feet to an iron pin; thence along land of Jack Vandermark, et ux, North 47 degrees 1 minute East, 124.2 feet to a point; thence along land of Mason, South 42 degrees 59 minutes East, 175 feet to an old stone; the place of beginning.

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Premises being: 2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266
Tax Parcel #26-02-014-13,000

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Premises being: 2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266
Tax Parcel #26-02-014-13,000

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Premises being: 2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266
Tax Parcel #26-02-014-13,000

SHERIFF'S RETURN

GUARANTY BANK

Plaintiff

vs.

BARBARA S. HAUCK

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2009-CV-1243 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 GUARANTY BANK	Court Number 2009-CV-1243
-----------------------------------	-------------------------------------

Defendant BARBARA S. HAUCK	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. <u>BARBARA S. HAUCK</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 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 <u>XX</u> Plaintiff ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number (215)563-7000	Date <u>9/4/09</u>
--	--	------------------------------

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
GUARANTY BANK

Court Number
2009-CV-1243

Defendant
BARBARA S. HAUCK

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



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)

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 XX Plaintiff
84439 — 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
9/14/09

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

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
GUARANTY BANK

Court Number
2009-CV-1243

Defendant
BARBARA S. HAUCK

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)

2289 CRAWFORD ROAD, BLOOMSBURG, PA 17815-7266

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 ☒ Plaintiff

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

9/14/09

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

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-1807360

CHECK NO
849762

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
09/08/2009	*****1,350.00

JMC 09/08/2009

Void after 180 days

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

Travis S. Hallinan

⑈849762⑈ ⑆036001808⑆36 150866 6⑈