

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

Bank of NY VS Stephan Leven

NO. 184-09 ED NO. 1234.06 JD

DATE/TIME OF SALE: Apr 28 0930

BID PRICE (INCLUDES COST) \$ 45000.00

POUNDAGE - 2% OF BID \$ 900.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2873.06

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmieg
Larry F. Mull

TOTAL DUE: \$ 2873.06

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1523.06

SHERIFF'S SALE COST SHEET

Bank of NY VS. Stephen Loran
 NO. 184-09 ED NO. 288-06 JD DATE/TIME OF SALE Apr 28 09 30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>175.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>7.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>16.00</u>
TOTAL ***** \$ <u>466.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>246.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>106-56</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>5.00</u>
TOTAL ***** \$ <u>15.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>Kel</u>
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>146.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 1773.06

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
955229	000160670	05/26/2010		192521	1,523.06	0.00	1,523.06
NMF [162521] 10643065 LEVAN, STEPHEN							
							1,523.06

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

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
955229

DATE	AMOUNT
05/26/2010	*****1,523.06

Void after 180 days

Pay ONE THOUSAND FIVE HUNDRED TWENTY THREE AND 06/100 DOLLARS

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

Francis S. Hallinan

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

April 30, 2010

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: Stephen Levan Jr.
20 Amron Drive
Bloomsburg, PA 17815
No. 2008-1233

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset Backed Certificates, Series 2005-9, 7105 Corporate Drive, Plano, TX, 75024.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: BAC Home Loans Account No. 182521

PS: FAX COST SHEET TO MY ATTENTION @ 215-567-0072. THANKS

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number
Zip Code Zip Code
Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: **PHELAN HALLINAN & SCHMIEG, LLP** Telephone Number: _____
Suite 1400 Area Code (215) 563-7000
Street Address: **One Penn Center at Suburban Station, 1617 JFK Blvd.** City: **Philadelphia** State: **PA** Zip Code: **19103**

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): **Timothy T. Chamberlain - Sheriff Columbia County Courthouse**
Grantee(s)/Lessee(s): **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-9**

Street Address: **P.O. Box 380, 35 W. Main Street** Street Address: **7105 Corporate Drive**
City: **Bloomsburg** State: **PA** Zip Code: **17815** City: **Plano** State: **TX** Zip Code: **75024**

C PROPERTY LOCATION

Street Address: **20 Amron Drive, Bloomsburg, PA 17815** City, Township, Borough: **South Centre Township**

County: **Columbia** School District: **South Centre Township** Tax Parcel Number: **12-05D-015-00,000**

D VALUATION DATA

1. Actual Cash Consideration \$45,000.00	2. Other Consideration + -0-	3. Total Consideration = \$45,000.00
4. County Assessed Value \$34,139.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = \$125,972.91

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedant) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (if condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. _____)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete

Signature of Correspondent or Responsible Party
Nora M. Ferrer

Date: **4/30/10**

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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 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: **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS**
CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9 v.
STEPHEN LEVAN, JR
20 AMRON DRIVE BLOOMSBURG, PA 17815-8745
Court No. 2008-CV-1233

Dear Sir/Madam:

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

The Property is to be relisted for the April 28, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

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

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 January 20, 27 and February 3, 2010 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 5th day of February, 2010.

(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.

.....

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**

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

No. 2008-CV-1233

Re: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES 2005-9 VS. STEPHEN LEVAN, JR
No. 2008-CV-1233

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 02/10/2010 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

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-
BACKED CERTIFICATES, SERIES 2005-9
Plaintiff,

v.

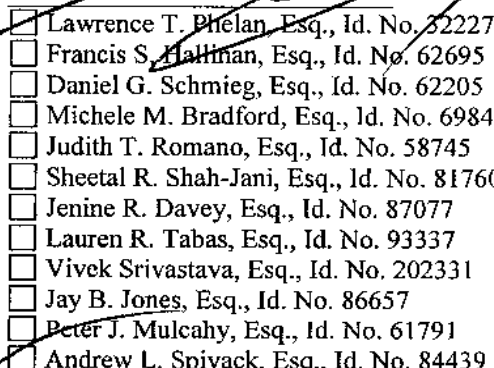
STEPHEN LEVAN, JR
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2008-CV-1233
:

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: 11/21/10

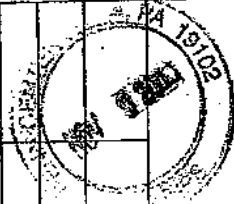
IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

PHILAN HALLINAN & SCHMIEG, LLP
One Penn Center Plaza,
1617 JFK Blvd., Ste 1400
Philadelphia, PA 19103

Name and
Address
of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 20 AMRON DRIVE BLOOMSBURG, PA 17815-8745		
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		FIRST SELECT CORPORATION 4460 ROSEWOOD DRIVE PLEASANTON, CA 94588		
5		FIRST SELECT CORPORATION c/o VALERIA ROSENBLUTH PARK, ESQ. 25 EAST STATE STREET DOYLESTOWN, PA 18901		
6		CHASE MANHATTAN BANK, AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1997-7 EAST FOWLER AVENUE TAMPA, FL 33617		
7				
8				
9				
10				
11				
12				
13				
14				
		RE-STEPHEN LEVAN JR. PHS #182521. TEAM 3 // HOS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

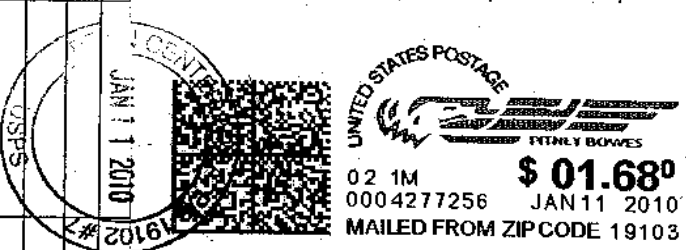
UNITED STATES POSTAGE
\$02.520
02 1M
0004277256
NOV 09 2008
MAILED FROM ZIP CODE 19103



Name and Address of Sender

PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center Plaza,
1617 JFK Blvd., Ste 1400
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	THECHASE MANHATTAN BANK, AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1997-7 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 19 5901 EAST FOWLER AVENUE TAMPA, FL 33617-236297		
2	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX 6TH FLOOR, STRAWBERRY SQUARE DEPT. 280601 INHERITANCE TAX DIVISION ATTENTION: JOHN MURPHY HARRISBURG, PA 17128		
3		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
4		DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT P.O. BOX 8486 WILLOW OAK BUILDING ESTATE RECOVERY PROGRAM HARRISBURG, PA 17105-8486		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
Total Number of Pieces Listed by Sender		RE:STEPHEN LEVAN JR. PHS #182521. [REDACTED]		
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		



Handwritten signature or mark.

Handwritten signature or mark.

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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *James M. Wright* ☐ Agent ☒ Addressed
- B. Received by (Printed Name) *James M. Wright* C. Date of Delivery *NOV 03 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)

7008 1830 0002 2802 1055

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-12

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 *DAVID R. [illegible]* ☐ Agent ☒ Addressed
- B. Received by (Printed Name) *DAVID R. [illegible]* C. Date of Delivery *11/5/04*
- 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)

7008 1830 0002 2802 1086

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:

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
DOREAN [illegible] BUILDING
[illegible] STREET
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *James [illegible]* ☐ Agent ☒ Addressed
- B. Received by (Printed Name) *James [illegible]* C. Date of Delivery *11/5/04*
- 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)

7008 1830 0002 2802 1079

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-16

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[illegible]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[illegible]* C. Date of Delivery *NOV 03 2009*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[illegible]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[illegible]* C. Date of Delivery *NOV 03 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

Phelan Hallinan & Schmieg, LLP

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9**

Plaintiff,

v.

STEPHEN LEVAN JR.

Defendant(s).

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO. 2008-CV-1233

:

: COLUMBIA COUNTY

:

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, Plaintiff in the above action, by 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 **20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745**.

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

NAME

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

STEPHEN LEVAN JR.

**330 WEST 3RD STREET, APT 402
BLOOMSBURG, PA 17815-1676**

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.)

FIRST SELECT CORPORATION

**4460 ROSEWOOD DRIVE
PLEASANTON, CA 94588**

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.)

**THECHASE MANHATTAN BANK, AS
TRUSTEE OF IMC HOME EQUITY LOAN
TRUST 1997-7 UNDER THE POOLING AND
SERVICING AGREEMENT DATED AS OF
NOVEMBER 1, 1997**

**5901 EAST FOWLER AVENUE
TAMPA, FL 33617-2362**

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

20 AMRON DRIVE
BLOOMSBURG, PA 17815-8745

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

FIRST SELCT CORPORATION
c/o VALERIE ROSENBLUTH PARK, ESQ.

25 EAST STATE STREET
DOYLESTOWN, PA 18901

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
ATTENTION: JOHN MURPHY

6TH FLOOR, STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128

INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER

13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

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.A § 4904 relating to unsworn falsification to authorities.

January 11, 2010

Attorney for Plaintiff

- ☐ 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

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/21/2010

Fee: \$5.00

Cert. NO: 6945

LEVAN STEPHEN & DONNA C JR
330 WEST THIRD STREET
APT 402
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP
Deed: 0290 -0070
Location: 20 AMRON DR
Parcel Id:12 -05D-015-00,000

Assessment: 32,664
Balances as of 01/21/2010

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/29/2009

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 184ED2009

PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT
ATTORNEY FIRM

STEPHEN LEVAN, JR.
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
20 AMRON DRIVE
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posted on door - house empty

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-14-10 TIME 1200 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) posted

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Johnson

DATE 1-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/29/2009

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 184ED2009

PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT
ATTORNEY FIRM

STEPHEN LEVAN, JR.
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

LINDA FEDDER-TAX COLLECTOR

6390 THIRD STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____

IDENTIFICATION _____

DATE 1-14-10 TIME 1539 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) posted

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

1-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/29/2009

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 184ED2009



PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT
ATTORNEY FIRM

STEPHEN LEVAN, JR.
PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN C/O

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 1-15-10 TIME 6:00 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 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/29/2009

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 184ED2009

PLAINTIFF BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT STEPHEN LEVAN, JR.
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

RELATIONSHIP clerk IDENTIFICATION _____

DATE 1-15 TIME 0910 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

FC

DATE _____

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 309-5625

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

BANK OF NEW YORK

VS.

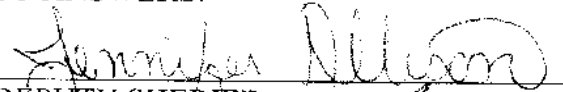
STEPHEN LEVAN

WRIT OF EXECUTION #184 OF 2009 ED

POSTING OF PROPERTY

JANUARY 6, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEPHEN LEVAN AT 20 AMRON DRIVE BLOOMSBURG
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 7TH DAY OF JANUARY 2010



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

**BANK OF NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES
2005-9**

Docket # 184ED2009

VS

MORTGAGE FORECLOSURE

STEPHEN LEVAN, JR.

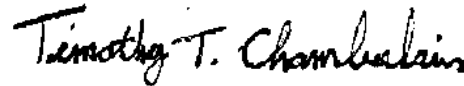
AFFIDAVIT OF SERVICE

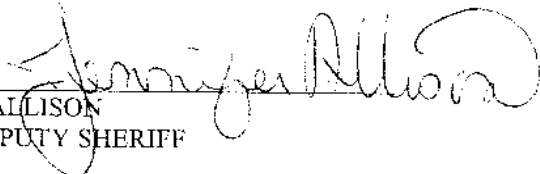
NOW, THIS FRIDAY, OCTOBER 30, 2009, AT 3:49 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON STEPHEN LEVAN, JR. AT 330 WEST THIRD STREET APT 402, BLOOMSBURG BY HANDING TO STEPHEN LEVAN, JR., , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, OCTOBER 30, 2009


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. ALLISON
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

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

FILE COPY

No. 2008-CV-1233

Defendant

ORDER

Plus interest from February 10, 2010 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
15 Thomas J. Griesel
J.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/29/2009

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 184ED2009

PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

DEFENDANT
ATTORNEY FIRM

STEPHEN LEVAN, JR.
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

STEPHEN LEVAN, JR.

330 WEST THIRD STREET APT 402

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Stephen

RELATIONSHIP

deb

IDENTIFICATION

DATE

10-30-09

TIME

1549

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

10-30-09

REAL ESTATE OUTLINE

ED # 184-09

DATE RECEIVED 10-29-09

DOCKET AND INDEX 10-30-09

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 _____

☒

CK# 868319

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

SALE DATE

11-1-09 TIME 1:00

POSTING DATE

10-30-09

ADV. DATES FOR NEWSPAPER

1ST WEEK Jan 20

2ND WEEK 27

3RD WEEK Feb 3 10

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Friday, October 30, 2009

**FIRST SELECT CORPORATION
4460 ROSEWOOD DRIVE
PLEASANTON, CA 94588-**

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS
CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9
VS
STEPHEN LEVAN, JR.**

DOCKET # 184ED2009

JD # 1233JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Phelan Hallinan & Schmieg, LLP

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9**

Plaintiff,

v.

STEPHEN LEVAN JR.

Defendant(s).

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO. 2008-CV-1233

:

: COLUMBIA COUNTY

:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: STEPHEN LEVAN JR.
330 WEST 3RD STREET, APT 402
BLOOMSBURG, PA 17815-1676**

184ED2009

****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 **20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745** is scheduled to be sold at Sheriff's Sale on February 10, 2010, at 9:30 **a.m.**, in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$59,262.55** obtained by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, (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, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, 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 ex-1230.
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**

LEGAL DESCRIPTION

All--that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern edge of Amron Drive; said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south 18 degrees 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71 degrees 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north 18 degrees 20 minutes 00 seconds west 200 feet to the place of beginning; containing 20,000 square feet.

BEING Lot #16 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants

Vested by Warranty Deed, dated 11/13/1978 given by Leo J Yodock, Jr. and Janet K Yodock, his wife to Stephen Levan, Jr. and Donna C Levan, his wife and recorded 11/21/1978 in Book 290 Page 70.

Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745

Tax Parcel #12-05D-015-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2008-CV-1233

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES 2005-9**

vs.

STEPHEN LEVAN JR. and

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

20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745

**Parcel No. BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,
INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9**

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:59,262.55

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 360
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-4622

24 HOUR PHONE
(570) 784-6300

Friday, October 30, 2009

**FIRST SELECT CORP C/O VALERIE ROSENBLUTH PARK ESQ
25 EAST STATE STREET
DOYLESTOWN, PA 18901-**

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS
CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9
VS
STEPHEN LEVAN, JR.**

DOCKET # 184ED2009

JD # 1233JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9**
Plaintiff,

v.

STEPHEN LEVAN JR.
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1233
:
: COLUMBIA COUNTY
:

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330 WEST 3RD STREET, APT 402
BLOOMSBURG, PA 17815-1676

184ED2009

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3. You may also be able to stop the Sale through other legal proceedings.

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

LEGAL DESCRIPTION

All--that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern edge of Amron Drive; said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south 18 degrees 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71 degrees 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north 18 degrees 20 minutes 00 seconds west 200 feet to the place of beginning; containing 20,000 square feet.

BEING Lot #16 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants

Vested by Warranty Deed, dated 11/13/1978 given by Leo J Yodock, Jr. and Janet K Yodock, his wife to Stephen Levan, Jr. and Donna C Levan, his wife and recorded 11/21/1978 in Book 290 Page 70.

Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745

Tax Parcel #12-05D-015-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2008-CV-1233

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES 2005-9**

vs.

STEPHEN LEVAN JR. and

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

20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745

**Parcel No. BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,
INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9**

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:59,262.55

Attorneys for Plaintiff

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

Friday, October 30, 2009

**CHASE MANHATTAN BANK AS TRUSTEE
EAST FOWLER AVENUE
TAMPA, FL 33617-**

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS
CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9
VS
STEPHEN LEVAN, JR.**

DOCKET # 184ED2009

JD # 1233JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Phelan Hallinan & Schmieg, LLP

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9**

Plaintiff,

v.

STEPHEN LEVAN JR.

Defendant(s).

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: NO. 2008-CV-1233

:

: COLUMBIA COUNTY

:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: STEPHEN LEVAN JR.
330 WEST 3RD STREET, APT 402
BLOOMSBURG, PA 17815-1676**

184ED2009

****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 **20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745** is scheduled to be sold at Sheriff's Sale on February 10, 2010, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$59,262.55** obtained by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, (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, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, 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 ex-1230.
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**

LEGAL DESCRIPTION

All--that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern edge of Amron Drive; said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south 18 degrees 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71 degrees 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north 18 degrees 20 minutes 00 seconds west 200 feet to the place of beginning; containing 20,000 square feet.

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Tax Parcel #12-05D-015-00,000

SHORT DESCRIPTION

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vs.

STEPHEN LEVAN JR. and

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INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9**

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:59,262.55

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 184 OF 2008 ED AND CIVIL WRIT NO. 1233 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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BEING KNOWN AS PARCEL NUMBER: 12-05D-015

VESTED BY WARRANTY DEED, DATED 11/13/1978, GIVEN BY LEO J YODOCK, JR. AND JANET K. YODOCK, HIS WIFE TO STEPHEN LEVAN, JR. AND DONNA C. LEVAN, HIS WIFE AND RECORDED 11/21/1978 IN BOOK 290 PAGE 70.

Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815

Tax Parcel #12-05D-015-00,000

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 G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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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 G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 9:30 AM

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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

BANK OF NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES
2005-9

vs.

STEPHEN LEVAN JR.

: COURT OF COMMON PLEAS

:

: CIVIL DIVISON

:

: No. 2008-CV-1233

:

: COLUMBIA COUNTY

2009-ED-184

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: 20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745
(See Legal Description attached)

Amount Due

\$59,262.55

Additional Fees and Costs

\$1,521.00

Interest from 09/19/2008 to Date of Sale
at \$9.74per diem

\$.....and costs.

Dated

October 29, 2009
(SEAL)

Sami B. Klei

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

PHS#182521

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9**

Plaintiff,

v.

STEPHEN LEVAN JR.

Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1233
:
: COLUMBIA COUNTY
:

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, Plaintiff in the above action, by 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 **20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745**.

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

NAME

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

STEPHEN LEVAN JR.

**330 WEST 3RD STREET, APT 402
BLOOMSBURG, PA 17815-1676**

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.)

FIRST SELECT CORPORATION

**4460 ROSEWOOD DRIVE
PLEASANTON, CA 94588**

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.)

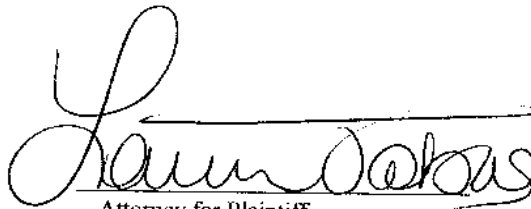
**CHASE MANHATTAN BANK, AS TRUSTEE
OF IMC HOME EQUITY LOAN TRUST 1997-7**

**EAST FOWLER AVENUE
TAMPA, FL 33617**

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 | 20 AMRON DRIVE
BLOOMSBURG, PA 17815-8745 |
| 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 |
| FIRST SELCT CORPORATION c/o VALERIE
ROSENBLUTH PARK, ESQ. | 25 EAST STATE STREET
DOYLESTOWN, PA 18901 |

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.A § 4904 relating to unsworn falsification to authorities.

October 27, 2009



Attorney for Plaintiff

- ☐ 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
- ☐ Jennie 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 the Plaintiff

Phelan Hallinan & Schmieg, LLP

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9
Plaintiff,**

v.

**STEPHEN LEVAN JR.
Defendant(s).**

**: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1233
:
: COLUMBIA COUNTY
:**

AFFIDAVIT PURSUANT TO RULE 3129

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, Plaintiff in the above action, by 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 **20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745**.

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

NAME

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

STEPHEN LEVAN JR.

**330 WEST 3RD STREET, APT 402
BLOOMSBURG, PA 17815-1676**

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.)

FIRST SELECT CORPORATION

**4460 ROSEWOOD DRIVE
PLEASANTON, CA 94588**

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.)

**CHASE MANHATTAN BANK, AS TRUSTEE
OF IMC HOME EQUITY LOAN TRUST 1997-7**

**EAST FOWLER AVENUE
TAMPA, FL 33617**

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

20 AMRON DRIVE
BLOOMSBURG, PA 17815-8745

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

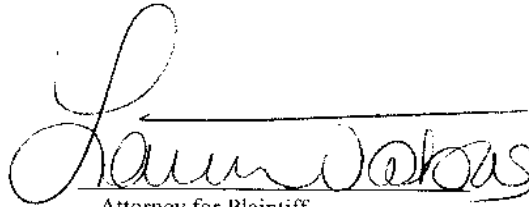
P.O. BOX 2675
HARRISBURG, PA 17105

FIRST SELECT CORPORATION c/o VALERIE
ROSENBLUTH PARK, ESQ.

25 EAST STATE STREET
DOYLESTOWN, PA 18901

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.A § 4904 relating to unsworn falsification to authorities.

October 27, 2009



Attorney for Plaintiff

☐ 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

☐ Jerine 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 the Plaintiff

SHERIFF'S RETURN

BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

Plaintiff

vs.

STEPHEN LEVAN JR.

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-1233 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

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,
ASSET-BACKED CERTIFICATES, SERIES 2005-9

Court Number

2008-CV-1233

Defendant

STEPHEN LEVAN JR. &

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.
STEPHEN LEVAN JR.

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

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

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,
ASSET-BACKED CERTIFICATES, SERIES 2005-9

Court Number

2008-CV-1233

Defendant

STEPHEN LEVAN JR. &

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

— Defendant

Telephone Number

Date

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

(215)563-7000

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
BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,
ASSET-BACKED CERTIFICATES, SERIES 2005-9

Court Number
2008-CV-1233

Defendant
STEPHEN LEVAN JR. &

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)
20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745

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

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

SO ANSWERS

Date

Signature of Dep. Sheriff

of _____ 20

Signature of Sheriff

Date

Sheriff of

Phelan Hallinan & Schmieg, LLP

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9**
Plaintiff,

v.

STEPHEN LEVAN JR.
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1233
:
: COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **STEPHEN LEVAN JR.**
330 WEST 3RD STREET, APT 402
BLOOMSBURG, PA 17815-1676

****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 **20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745** 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 **\$59,262.55** obtained by BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, (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, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9, 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 ex-1230.
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**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2008-CV-1233

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC.
ASSET-BACKED CERTIFICATES, SERIES 2005-9**

vs.

STEPHEN LEVAN JR. and

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

20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745

**Parcel No. BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS,
INC. ASSET-BACKED CERTIFICATES, SERIES 2005-9**

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:59,262.55

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

All--that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern edge of Amron Drive; said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south 18 degrees 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71 degrees 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north 18 degrees 20 minutes 00 seconds west 200 feet to the place of beginning; containing 20,000 square feet.

BEING Lot #16 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants

Vested by Warranty Deed, dated 11/13/1978 given by Leo J Yodock, Jr. and Janet K Yodock, his wife to Stephen Levan, Jr. and Donna C Levan, his wife and recorded 11/21/1978 in Book 290 Page 70.

Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745

Tax Parcel #12-05D-015-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2008-CV-1233

**BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC.
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Attorneys for Plaintiff

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Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745

Tax Parcel #12-05D-015-00,000

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Vested by Warranty Deed, dated 11/13/1978 given by Leo J Yodock, Jr. and Janet K Yodock, his wife to Stephen Levan, Jr. and Donna C Levan, his wife and recorded 11/21/1978 in Book 290 Page 70.

Premises being: 20 AMRON DRIVE, BLOOMSBURG, PA 17815-8745

Tax Parcel #12-05D-015-00,000

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

**BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9**
Plaintiff,

v.

STEPHEN LEVAN JR.
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1233
:
: COLUMBIA COUNTY
:

CERTIFICATION

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

- ☐ the mortgage is an FHA mortgage.
- ☐ the premises is non-owner occupied.
- ☒ the premises is vacant.
- ☐ Act 91 procedures have been fulfilled

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

Phelan Hallinan & Schmieg, LLP

By: 
Attorney for Plaintiff

- ☐ 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
☒ Jennie R. Davey, Esq., Id. No. 87077
☒ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivick 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

Phelan Hallinan & Schmieg, LLP

Attorney for Plaintiff

One Penn Center at Suburban Station

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Attorney for Plaintiff

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Plaintiff,**

v.

**STEPHEN LEVAN JR.
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**: COURT OF COMMON PLEAS
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:**

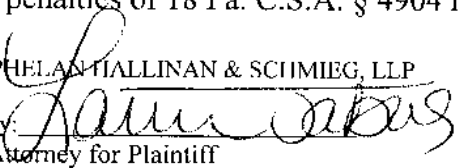
CERTIFICATION

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

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Phelan Hallinan & Schmieg, LLP

By: 
Attorney for Plaintiff

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☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375

LEGAL DESCRIPTION

All--that certain piece, parcel or lot of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern edge of Amron Drive; said pin being the northwest corner of Lot #15 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #17 south 18 degrees 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71 degrees 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #15 north 18 degrees 20 minutes 00 seconds west 200 feet to the place of beginning; containing 20,000 square feet.

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Tax Parcel #12-05D-015-00,000

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180360

CHECK NO
868319

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
10/22/2009	*****1,350.00

Void after 180 days

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

Thomas S. Hallinan

⑈868319⑈ ⑈036001808⑈36 ⑈50866 6⑈