

SHERIFF'S SALE COST SHEET

BAC Bank Long Inc vs. County of San Diego
 NO. 200 01 ED NO. 1436-07 JD DATE/TIME OF SALE Apr 28 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>710.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>50.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>77.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>1179.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>841.56</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1066.56</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>352.03</u>	<u>Pd</u>
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>357.03</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1546.12</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1546.12</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$ 1713.11

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

200 09 VS 1426.09

NO. 200 09 ED NO. 1426.09 JD

DATE/TIME OF SALE: Apr 28 0900

BID PRICE (INCLUDES COST) \$ 3713,71

POUNDAGE - 2% OF BID \$ 74,87

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3787,98

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) Agent for Phelan Hallinan + Schmick

Tony J. Mull

TOTAL DUE: \$ 3787,98

LESS DEPOSIT: \$ 1350,-

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 2437,98

ELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.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: Scott J. Hudelson & Tina L. Hudelson
RR 3 Box 3041 Filbert Street
Berwick, PA 18603
No. 1426-2009

Dear Sir or Madam:

In reference to the above captioned property knocked-down to me Daniel G. Schmieg, as "attorney-on-the-writ," please issue the Sheriff Deed into, BAC HOME LOANS SERVICING, L.P., 7105 Corporate Drive, PlanoTX 75024.

Please send a copy of the Deed via facsimile, and record the original as soon as possible.

In addition, please find enclosed two transfer tax affidavits and two 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. 213929

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

REORDER'S USE ONLY

State Tax Paid

Book Number

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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Office of the Sheriff	Grantee(s)/Lessee(s)
Street Address	BAC HOME LOANS SERVICING, L.P.
Columbia County Courthouse	Street Address
	7105 Corporate Drive
City State Zip Code	City State Zip Code
5 West Main Street	Plano TX 75024

C PROPERTY LOCATION

Street Address	City, Township, Borough
RR 3 Box 3041 Filbert Street, Berwick, PA 18603	Briar Creek Township
County	School District
COLUMBIA	Briar Creek Township
	Tax Parcel Number
	07-02C-030-00.000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$3,713.71	+ -0-	= \$3,713.71
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$26,093.00	x 3.69	= \$96,283.17

E EXEMPTION DATA

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

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:

April 30, 2010

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

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLG]

CHECK DATE CHECK NO.
05/26/2010 955228

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
955228	000160669	05/26/2010		213929	2,437.98	0.00	2,437.98
NMF [213929] 7823331 HUDELSON, SCOTT							
							2,437.98

200-09

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

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
955228

DATE	AMOUNT
05/26/2010	*****2,437.98

Pay TWO THOUSAND FOUR HUNDRED THIRTY SEVEN AND 98/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan



April 23, 2010

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

BAC HOME LOANS SERVICING LP

VS.

**SCOTT J. HUDELSON
TINA L. HUDELSON**

DOCKET # 200ED2009

JD # 1426JD2009

Dear Timothy:

The amount due on the sewer account #201250 for the property located at 17 Filbert Street Berwick, Pa through June 30, 2010 is \$1596.12. This amount includes \$150.00 fees to satisfy a lien.

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

Sincerely,

Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

1108 Freas Avenue • Berwick, Pennsylvania 18603

"BAJSA is an Equal Opportunity Provider and Provider"

Phone: (570) 752-8477 • Fax: (570) 752-8479

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>170617A</i>	C. Date of Delivery <i>NOV 19 2004</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

8 1830 0002 2802 1925
Return Receipt 102595-02-M-1540

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

2. Article Number
(Transfer from service label) 7008 1830 0002 2802 1949
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>DS</i>	C. Date of Delivery <i>NOV 19 2004</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

2. Article Number
(Transfer from service label) 7008 1830 0002 2802 1949
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>E. Hester</i>	C. Date of Delivery <i>NOV 20 2004</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

7008 1830 0002 2802 1963
Return Receipt 102595-02-M-1540

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	

2. Article Number
(Transfer from service label) 7008 1830 0002 2802 1901
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Lee Simmons</i>	C. Date of Delivery <i>NOV 19 2004</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

2. Article Number
(Transfer from service label) 7008 1830 0002 2802 1901
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>[Signature]</i>	C. Date of Delivery <i>11/23/04</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

8 1830 0002 2802 1956
Return Receipt 102595-02-M-1540

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	

2. Article Number
(Transfer from service label) 7008 1830 0002 2802 1932
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Art Walinski</i>	C. Date of Delivery <i>NOV 19 2004</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

2. Article Number
(Transfer from service label) 7008 1830 0002 2802 1932
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:

Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

COMPLETE THIS SECTION ON DELIVERY

A. Signature 200
Bank of America Home Loans Agent
☒ Agent

B. Received by (Printed Name) Plano Mail Center
Plano, TX 75024

C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 1895

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:

Goldbeck, McCafferty
111 S. Independence
Philadelphia, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Signature William Dawson ☐ Agent

B. Received by (Printed Name) William Dawson ☒ Address

C. Date of Delivery 11-23-03
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 1895

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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 23, 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: BAC HOME LOANS SERVICING, LP v.
SCOTT J. HUDELSON and TINA L. HUDELSON
17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET BERWICK, PA
18603-5635
Court No. 1426CV2009

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for February 24, 2010 due to the following: Loss Mitigation.

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

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan & Schmieg, LLP

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

38

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 February 3, 10, 17, 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 17th 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

Michael R. Schoeniger
Legal Assistant, 1291

Representing the Plaintiff
Pennsylvania and New Jersey

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

No. 1426CV2009

Re: BAC HOME LOANS SERVICING, LP VS. SCOTT J. HUDELSON, and TINA L. HUDELSON
No. 1426CV2009

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 and postponed.*****

****Property is listed for the 02/24/2010 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:

Michael R. Schoeniger, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

BAC HOME LOANS SERVICING, LP
Plaintiff,

v.

SCOTT J. HUDELSON
TINA L. HUDELSON
Defendant(s)

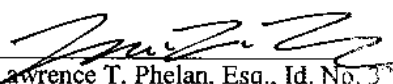
: COLUMBIA COUNTY
:
:
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
: No. 1426CV2009
:

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 the persons or parties named, at that address, set forth on the Affidavit and as amended, applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


☐ Lawrence T. Phelan, Esq., Id. No. 3550
☐ Francis S. Hallinan, Esq., Id. No. 6060
☐ Daniel G. Schmieg, Esq., Id. No. 6220
☐ Michele M. Bradford, Esq., Id. No. 6980
☐ Judith T. Romano, Esq., Id. No. 5870
☐ Sheetal R. Shah-Jani, Esq., Id. No. 8100
☐ Jenine R. Davey, Esq., Id. No. 8707
☐ Lauren R. Tabas, Esq., Id. No. 9333
☐ Vivek Srivastava, Esq., Id. No. 20233
☐ Jay B. Jones, Esq., Id. No. 86657
☐ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 8100
☐ Jaime McGuinness, Esq., Id. No. 9200
☐ Chrisovalante P. Fliakos, Esq., Id. No. 7000
☐ Joshua I. Goldman, Esq., Id. No. 7000
☒ Courtenay R. Dunn, Esq., Id. No. 2600
☐ Andrew C. Bramblett, Esq., Id. No. 7000
Attorney for Plaintiff

Date: 2/2/10

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may 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.

BAC HOME LOANS SERVICING, LP
Plaintiff,

v.

SCOTT J. HUDELSON
TINA L. HUDELSON

Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 1426-CV-2009
:
: COLUMBIA COUNTY
:

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

BAC HOME LOANS SERVICING, LP, Plaintiff in the above action, by the undersigned attorney of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property at **17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635**:

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

NAME

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

SCOTT J. HUDELSON

17 FILBERT STREET A/K/A
RR3 BOX 3041 FILBERT STREET
BERWICK, PA 18603-5635

TINA L. HUDELSON

17 FILBERT STREET A/K/A
RR3 BOX 3041 FILBERT STREET
BERWICK, PA 18603-5635

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

NAME

ADDRESS (If address cannot be 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:

NAME

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

TUCKER ARENSBERG, P.C., ASSIGNEE OF
COMMUNITY FIRST BANK c/o
F. STEPHENSON MATHES, ESQ

111 N. FRONT STREET, P.O. BOX 880
HARRISBURG, PA 17108

PATRICK WHITMIRE EXCAVATING

644 KNOB MOUNTAIN ROAD
BERWICK, PA 18603

COLUMBIA COUNTY REDEVELOPMENT
AUTHORITY

700 SAWMILL ROAD, SUITE 101
BLOOMSBURG, PA 17815

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

NAME

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

COUNTRYWIDE HOME LOANS INC.

7105 CORPORATE DRIVE, PTX-35
PLANO, TX 75024-3632

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.)

**BERWICK AREA JOINT SEWER
AUTHORITY**

**106 MARKET STREET
BERWICK, PA 18603**

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 and whose interest may be affected by the Sale:

NAME

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

TENANT/OCCUPANT

**17 FILBERT STREET A/K/A RR3 BOX 1
FILBERT STREET
BERWICK, PA 18603-5635**

**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**

**COUNTRYWIDE HOME LOANS INC. c/o
GOLDBECK, MCCAFFERTY, & MCKEEVER**

**111 S. INDEPENDENCE MALL EAST
PHILADELPHIA, PA 19106**

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. relating to unsworn falsification to authorities.

DATE:

2/2/10

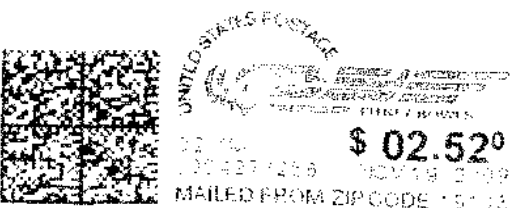

Attorney for Plaintiff

- ☐ 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. 69844
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81769
- ☐ 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. 93677
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☒ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208379

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	*****	TENANT/OCCUPANT 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET BERWICK, PA 18603-5635		
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		COUNTRYWIDE HOME LOANS INC. c/o GOLDBECK, MCCAFFERTY, & MCKEEVER 111 S. INDEPENDENCE MALL EAST, SUITE 500 PHILADELPHIA, PA 19106		
5		TUCKER ARENSBERG, P.C., ASSIGNEE OF COMMUNITY FIRST BANK c/o F. STEPHENSON MATHES, ESQ 111 N. FRONT STREET, P.O. BOX 889 HARRISBURG, PA 17108		
6		COUNTRYWIDE HOME LOANS, INC 7105 CORPORATE DRIVE, PTX-35 PLANO, TX 75024-3632		
7				
8				
9				
10				
11				
12				
13				
14				
Total Number of Pieces Listed by Sender		RE:SCOTT J. HUDELSON PHS #213929. TEAM 3 // HOS		
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		

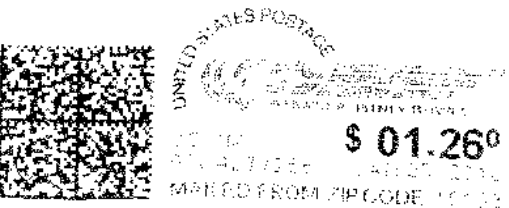


Name and Address of Sender

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

TEAM 5 - MFS

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	PATRICK WHITMIRE EXCAVATING 644 KNOB MOUNTAIN ROAD BERWICK, PA 18603		
2	****	COLUMBIA COUNTY REDEVELOPMENT AUTHORITY 700 SAWMILL ROAD, SUITE 101 BLOOMSBURG, PA 17815		
3		BERWICK AREA JOINT SEWER AUTHORITY 106 MARKET STREET BERWICK, PA 18603		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
Total Number of Pieces Listed by Sender		RE:SCOTT J. HUDELSON PHS #213929. TEAM 3 // HOS		
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		



AFFIDAVIT OF SERVICE

Plaintiff: BAC HOME LOANS SERVICING, LP

COLUMBIA County
No 1426-CV-2009

Defendant(s): SCOTT J. HUDELSON
TINA L. HUDELSON

Our File#213929
Type of Action
- Notice of Sheriff's Sale

Serve: TINA L. HUDELSON
Address: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT
STREET, BERWICK, PA 18603-5635

Sale Date: 2/24/2010

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to TINA L. HUDELSON, Defendant, on the 21st day of JANUARY, 2010, at 6:40 o'clock P.m., at 473 WATER ST., NORTHUMBERLAND*, Commonwealth of PENNSYLVANIA, in the manner described below:

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

Description: Age 50 Height 5'4" Weight 170 Race W Sex F Other _____

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

* PER SCOTT HUDELSON: DEFENDANT MOVED TO 473 WATER ST.
NORTHUMBERLAND, PA

Sworn to and subscribed
before me this 21st day
of JAN, 2010

Notary: _____

By: _____

NOT SERVED

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

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

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

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

Notary: _____

By: _____

Attorneys for Plaintiff

Phelan Hallinan & Schmieg LLP
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/21/2010

Fee: \$5.00

Cert. NO: 6948

HUDELSON SCOTT J & TINA L
17 FILBERT STREET
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 0487 -0804
Location: 17 FILBERT ST
Parcel Id:07 -02C-030-00,000

Assessment: 26,093
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.



January 21, 2010

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

BAC HOME LOANS SERVICING LP

VS.

**SCOTT J. HUDELSON
TINA L. HUDELSON**

DOCKET # 200ED2009

JD # 1426JD2009

Dear Timothy:

The amount due on the sewer account #201250 for the property located at 17 Filbert Street, Berwick, Pa through March 30, 2010 is **\$1339.07**. This amount includes \$150.00 fees to satisfy a lien.

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

Sincerely,

Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

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.

BAC HOME LOANS SERVICING

VS.

SCOTT & TINA HUDELSON

WRIT OF EXECUTION #200 OF 2009 ED

POSTING OF PROPERTY

JANUARY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SCOTT & TINA HUDELSON AT 17 FILBERT STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF JANUARY 2010

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/13/2009

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 200ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT SCOTT J. HUDELSON

TINA L. HUDELSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAURSEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 1-15-10 TIME 0900 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 11/13/2009

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 200ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT SCOTT J. HUDELSON

TINA L. HUDELSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY GREEK

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11/14/10 TIME 1930 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

Phelan D. Schmieg DATE 11-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/13/2009

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 200ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT SCOTT J. HUDELSON

TINA L. HUDELSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11.14.10 TIME 1050 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

Paul Dill

DATE 11.14.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER



OFFICER:
DATE RECEIVED 11/13/2009

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 200ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT SCOTT J. HUDELSON

TINA L. HUDELSON

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

TC DATE _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

BAC HOME LOANS SERVICING LP

Docket # 200ED2009

VS

MORTGAGE FORECLOSURE


SCOTT J. HUDELSON
TINA L. HUDELSON

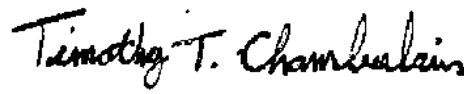
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, NOVEMBER 18, 2009, AT 10:10 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON SCOTT HUDELSON AT 17 FILBERT STREET,
BERWICK BY HANDING TO SCOTT HUDELSON, , 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, NOVEMBER 19, 2009


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
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

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

BAC HOME LOANS SERVICING LP

Docket # 200ED2009

VS

MORTGAGE FORECLOSURE

SCOTT J. HUDELSON
TINA L. HUDELSON

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, NOVEMBER 18, 2009, AT 10:10 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON TINA HUDELSON AT 17 FILBERT STREET,
BERWICK BY HANDING TO SCOTT HUDELSON, HUSBAND, 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, NOVEMBER 19, 2009


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
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

FILED

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

BAC HOME LOANS SERVICING, LP	:	Court of Common Pleas
Plaintiff	:	
	:	
	:	Civil Division
vs.	:	
SCOTT J. HUDELSON	:	COLUMBIA County
TINA L. HUDELSON	:	
	:	No. 1426CV2009
Defendants	:	

AND NOW, this 14th day of December, 2010 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$92,124.56
Interest Through February 24, 2010	\$9,419.86
Per Diem \$15.46	
Late Charges	\$0.00
Legal fees	\$1,300.00
Cost of Suit and Title	\$622.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$66.25
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$190.50
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$1,054.00)
Escrow Deficit	\$2,520.68

TOTAL \$105,190.35

Plus interest from February 24, 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
[Signature]

Phelan Hallinan & Schmieg, LLP

By: 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
 Jenire 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

1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 215-563-7000

BAC HOME LOANS SERVICING, LP	:	COLUMBIA COUNTY
	:	
	:	COURT OF COMMON PLEAS
vs.	:	
	:	CIVIL DIVISION
SCOTT J. HUDELSON	:	
TINA L. HUDELSON	:	No. 1426CV2009
	:	

VERIFICATION OF NON-MILITARY SERVICE

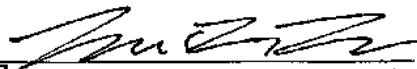
The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

(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 SCOTT J. HUDELSON is over 18 years of age and resides at 17 FILBERT STREET A/K/A, RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635.

(c) that defendant TINA L. HUDELSON is over 18 years of age and resides at 17 FILBERT STREET A/K/A, RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635.

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/13/2009

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 200ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT SCOTT J. HUDELSON

TINA L. HUDELSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
SCOTT HUDELSON	MORTGAGE FORECLOSURE
17 FILBERT STREET	
BERWICK	

SERVED UPON SCOTT HUDELSON

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-18-09 TIME 1010 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 11-18-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/13/2009

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 200ED2009

PLAINTIFF BAC HOME LOANS SERVICING LP

DEFENDANT SCOTT J. HUDELSON

TINA L. HUDELSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TINA HUDELSON	MORTGAGE FORECLOSURE
17 FILBERT STREET	
BERWICK	

SERVED UPON SCOTT HUDELSON

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 11-18-09 TIME 1010 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

Paul Dell

DATE 11-18-09

REAL ESTATE OUTLINE

ED # 200-09

DATE RECEIVED 11-13-09
DOCKET AND INDEX 11-13-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>8-9733</u>

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

SALE DATE	<u>Feb. 24, 10</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan. 16, 10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb 3</u>	
	2 ND WEEK <u>10</u>	
	3 RD WEEK <u>17, 10</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 200 OF 2009 ED AND CIVIL WRIT NO. 1426 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 or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlhof, et ux; THENCE north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153; THENCE along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165;

THENCE along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155; THENCE along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of Beginning.

BEING Lot No. 154 in accordance with draft stamped 'Commonwealth of Pennsylvania' Howard G. Shuldc, Registered Professional Engineer, No. 5895 and marked 'WOODCREST'.

Vested by Deed, dated 5/20/1999, given by Eric Y. Johnson and Jacqueline M. Johnson, his wife to Scott J. Hudelson and Tina L. Hudelson, his wife and recorded 6/1/1999 in Book 726 Page 1081

Premises being: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635
Tax Parcel #07-02C-030-00-000

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
Jaime McGuinness
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

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THENCE along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155; THENCE along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of Beginning.

BEING Lot No. 154 in accordance with draft stamped 'Commonwealth of Pennsylvania' Howard G. Shulde, Registered Professional Engineer, No. 5895 and marked 'WOODCREST'.

Vested by Decd, dated 5/20/1999, given by Eric Y. Johnson and Jacqueline M. Johnson, his wife to Scott J. Hudelson and Tina L. Hudelson, his wife and recorded 6/1/1999 in Book 726 Page 1081

Premises being: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635
Tax Parcel #07-02C-030-00-000

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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
Jaime McGuinness
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

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Premises being: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Tax Parcel #07-02C-030-00-000

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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
Jaime McGuinness
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:00 AM

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Tax Parcel #07-02C-030-00-000

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Plaintiff's Attorney
Jaime McGuinness
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

BAC HOME LOANS SERVICING, LP

vs.

SCOTT J. HUDELSON

TINA L. HUDELSON

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: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 10/10/2009 to Date of Sale
at \$17.07 per diem

\$102,415.58
\$1,222.50
\$.....and costs.

Dated 11-13-09
(SEAL)

Tam B Kline / KLB
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

PHS#213929

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

BAC HOME LOANS SERVICING, LP

vs.

SCOTT J. HUDELSON

TINA L. HUDELSON

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: No. 1426-CV-2009

:

: COLUMBIA COUNTY

2009-ED-200

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	<u>\$102,415.58</u>
Additional Fees and Costs	<u>\$1,222.50</u>
Interest from 10/10/2009 to Date of Sale	\$.....and costs.
@ \$17.07 per diem	

By:

Jaime McGuinness

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
Attorneys for Plaintiff

Note: Please attach description of Property.
PHS#213929

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

BAC HOME LOANS SERVICING, LP
Plaintiff,

v.

SCOTT J. HUDELSON
TINA L. HUDELSON
Defendant(s).

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 1426-CV-2009**
:
: **COLUMBIA COUNTY**
:

2009-ED-200

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:

- ☒ (X) 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:

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

BAC HOME LOANS SERVICING, LP
Plaintiff,

v.

SCOTT J. HUDELSON
TINA L. HUDELSON
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 1426-CV-2009
:
: COLUMBIA COUNTY
:

2009-ED-200

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PHELAN HALLINAN & SCHMIEG, LLP

By: Jaime McGuinness

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 or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlhof, et ux;

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Tax Parcel #07-02C-030-00-000

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Attorney for Plaintiff
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Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

BAC HOME LOANS SERVICING, LP
Plaintiff,

v.

SCOTT J. HUDELSON
TINA L. HUDELSON
Defendant(s).

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 1426-CV-2009**
:
: **COLUMBIA COUNTY**
:

2009-ED-200

AFFIDAVIT PURSUANT TO RULE 3129

BAC HOME LOANS SERVICING, LP, 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 **17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635**.

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

NAME

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

SCOTT J. HUDELSON

**17 FILBERT STREET A/K/A
RR3 BOX 3041 FILBERT STREET
BERWICK, PA 18603-5635**

TINA L. HUDELSON

**17 FILBERT STREET A/K/A
RR3 BOX 3041 FILBERT STREET
BERWICK, PA 18603-5635**

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.)

**TUCKER ARENSBERG, P.C., ASSIGNEE OF
COMMUNITY FIRST BANK c/o
F. STEPHENSON MATHES, ESQ**

**111 N. FRONT STREET, P.O. BOX 889
HARRISBURG, PA 17108**

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.)

COUNTRYWIDE HOME LOANS INC.

**7105 CORPORATE DRIVE, PTX-35
PLANO, TX 75024-3632**

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

**17 FILBERT STREET A/K/A RR3 BOX 3041
FILBERT STREET
BERWICK, PA 18603-5635**

**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**

**COUNTRYWIDE HOME LOANS INC. c/o
GOLDBECK, MCCAFFERTY, & MCKEEVER**

**111 S. INDEPENDENCE MALL EAST, SUITE 500
PHILADELPHIA, PA 19106**

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.

November 10, 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

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

BAC HOME LOANS SERVICING, LP
Plaintiff,

v.

SCOTT J. HUDELSON
TINA L. HUDELSON
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 1426-CV-2009
:
: COLUMBIA COUNTY
:

2009-ED-200

AFFIDAVIT PURSUANT TO RULE 3129

BAC HOME LOANS SERVICING, LP, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praeipe for the Writ of Execution was filed, the following information concerning the real property located at **17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635**.

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

NAME

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

SCOTT J. HUDELSON

17 FILBERT STREET A/K/A
RR3 BOX 3041 FILBERT STREET
BERWICK, PA 18603-5635

TINA L. HUDELSON

17 FILBERT STREET A/K/A
RR3 BOX 3041 FILBERT STREET
BERWICK, PA 18603-5635

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.)

TUCKER ARENSBERG, P.C., ASSIGNEE OF
COMMUNITY FIRST BANK c/o
F. STEPHENSON MATHES, ESQ

111 N. FRONT STREET, P.O. BOX 889
HARRISBURG, PA 17108

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.)

COUNTRYWIDE HOME LOANS INC.

7105 CORPORATE DRIVE, PTX-35
PLANO, TX 75024-3632

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 | 17 FILBERT STREET A/K/A RR3 BOX 3041
FILBERT STREET
BERWICK, PA 18603-5635 |
| 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 |
| COUNTRYWIDE HOME LOANS INC. c/o
GOLDBECK, MCCAFFERTY, & MCKEEVER | 111 S. INDEPENDENCE MALL EAST, SUITE 500
PHILADELPHIA, PA 19106 |

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.

November 10, 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
- ☒ 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

SHERIFF'S RETURN

BAC HOME LOANS SERVICING, LP

Plaintiff

vs.

SCOTT J. HUDELSON

TINA L. HUDELSON

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 1426-CV-2009 CD

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

_____ upon _____

_____ at _____

_____ by handing to _____

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

the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____

Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
BAC HOME LOANS SERVICING, LP

Court Number
1426-CV-2009

Defendant
SCOTT J. HUDELSON & TINA L. HUDELSON

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
SCOTT J. HUDELSON
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

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

Telephone Number
(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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
BAC HOME LOANS SERVICING, LP

Court Number
1426-CV-2009

Defendant
SCOTT J. HUDELSON & TINA L. HUDELSON

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.

TINA L. HUDELSON

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

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 ☒ Plaintiff

James E. Quinones

____ 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 BAC HOME LOANS SERVICING, LP	Court Number 1426-CV-2009
--------------------------------------------------	-------------------------------------

Defendant SCOTT J. HUDELSON & TINA L. HUDELSON	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 SAID.
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

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 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 <i>[Signature]</i> _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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 Signature of Dep. Sheriff	Date
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

BAC HOME LOANS SERVICING, LP
Plaintiff,

v.

SCOTT J. HUDELSON
TINA L. HUDELSON
Defendant(s).

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 1426-CV-2009**
:
: **COLUMBIA COUNTY**
: **2009-ED-200**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SCOTT J. HUDELSON
17 FILBERT STREET A/K/A
RR3 BOX 3041 FILBERT STREET
BERWICK, PA 18603-5635

TINA L. HUDELSON
17 FILBERT STREET A/K/A
RR3 BOX 3041 FILBERT STREET
BERWICK, PA 18603-5635

****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 **17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635** 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 **\$102,415.58** obtained by BAC HOME LOANS SERVICING, LP, (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, BAC HOME LOANS SERVICING, LP, 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 or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlhof, et ux;

THENCE north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153;

THENCE along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165;

THENCE along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155;

THENCE along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of Beginning.

BEING Lot No. 154 in accordance with draft stamped 'Commonwealth of Pennsylvania' Howard G. Shulde, Registered Professional Engineer, No. 5895 and marked 'WOODCREST'.

Vested by Deed, dated 5/20/1999, given by eric Y. Johnson and Jacqueline M. Johnson, his wife to Scott J. Hudelson and Tina L. Hudelson, his wife and recorded 6/1/1999 in Book 726 Page 1081

Premises being: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Tax Parcel #07-02C-030-00-000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1426-CV-2009

BAC HOME LOANS SERVICING, LP

vs.

SCOTT J. HUDELSON and TINA L. HUDELSON

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

17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Parcel No. BAC HOME LOANS SERVICING, LP

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:102,415.58

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlhof, et ux;

THENCE north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153;

THENCE along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165;

THENCE along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155;

THENCE along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of Beginning.

BEING Lot No. 154 in accordance with draft stamped 'Commonwealth of Pennsylvania' Howard G. Shulde, Registered Professional Engineer, No. 5895 and marked 'WOODCREST'.

Vested by Deed, dated 5/20/1999, given by eric Y. Johnson and Jacqueline M. Johnson, his wife to Scott J. Hudelson and Tina L. Hudelson, his wife and recorded 6/1/1999 in Book 726 Page 1081

Premises being: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Tax Parcel #07-02C-030-00-000

LEGAL DESCRIPTION

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BEGINNING at a point on the northerly side of Filbert Street at the southwesterly corner of Lot No. 155 of Carl Muehlhof, et ux;

THENCE north 67 degrees 35 minutes west, 100 feet to the southeasterly corner of Lot No. 153;

THENCE along the easterly line of Lot No. 153, north 22 degrees 10 minutes east, 150 feet to a point, the southwesterly corner of Lot No. 165;

THENCE along the southerly line of Lot No. 165, south 67 degrees 35 minutes east, 100 feet to the northwesterly corner of Lot No. 155;

THENCE along the westerly line of said lot south 22 degrees 10 minutes west 150 feet to the northerly side of Filbert Street, the place of Beginning.

BEING Lot No. 154 in accordance with draft stamped 'Commonwealth of Pennsylvania' Howard G. Shulde, Registered Professional Engineer, No. 5895 and marked 'WOODCREST'.

Vested by Deed, dated 5/20/1999, given by Eric Y. Johnson and Jacqueline M. Johnson, his wife to Scott J. Hudelson and Tina L. Hudelson, his wife and recorded 6/1/1999 in Book 726 Page 1081

Premises being: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Tax Parcel #07-02C-030-00-000

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Premises being: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Tax Parcel #07-02C-030-00-000

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Vested by Deed, dated 5/20/1999, given by eric Y. Johnson and Jacqueline M. Johnson, his wife to Scott J. Hudelson and Tina L. Hudelson, his wife and recorded 6/1/1999 in Book 726 Page 1081

Premises being: 17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Tax Parcel #07-02C-030-00-000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1426-CV-2009

BAC HOME LOANS SERVICING, LP

vs.

SCOTT J. HUDELSON and TINA L. HUDELSON

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

17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Parcel No. BAC HOME LOANS SERVICING, LP

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:102,415.58

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1426-CV-2009

BAC HOME LOANS SERVICING, LP

vs.

SCOTT J. HUDELSON and TINA L. HUDELSON

owner of property situate in the BRIAR CREEK TOWNSHIP, Columbia County, Pennsylvania,
being (Municipality)

17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Parcel No. BAC HOME LOANS SERVICING, LP

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

JUDGEMENT \$:102,415.58

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1426-CV-2009

BAC HOME LOANS SERVICING, LP

vs.

SCOTT J. HUDELSON and TINA L. HUDELSON

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

17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Parcel No. BAC HOME LOANS SERVICING, LP

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

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Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1426-CV-2009

BAC HOME LOANS SERVICING, LP

vs.

SCOTT J. HUDELSON and TINA L. HUDELSON

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17 FILBERT STREET A/K/A RR3 BOX 3041 FILBERT STREET, BERWICK, PA 18603-5635

Parcel No. BAC HOME LOANS SERVICING, LP

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:102,415.58

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1426-CV-2009

BAC HOME LOANS SERVICING, LP

vs.

SCOTT J. HUDELSON and TINA L. HUDELSON

owner of property situate in the BRIAR CREEK TOWNSHIP, Columbia County, Pennsylvania,
being (Municipality)

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Improvements thereon: **RESIDENTIAL DWELLING**

JUDGEMENT \$:102,415.58

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

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
874933

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
11/10/2009	*****1,350.00

Void after 180 days

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

Travis S. Hallinan

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