

SHERIFF'S SALE COST SHEET

Hauschild Finance vs. Maynard
 NO. 205-01 ED NO. 1835-01 JD DATE/TIME OF SALE 5:00pm

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>26.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>35.56</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>335.06</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>872.34</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1022.34</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. <u>115.</u>	\$ <u>171.60</u>
TOTAL ***** \$ <u>171.60</u>	

TOTAL COSTS (OPENING BID) \$ 1500.00

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400

FAX: 856. 669. 5399

PENNSYLVANIA OFFICE
215-568-9300

MARK J. UDREN**
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO***
CHANDRA M. ARKEMA***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

March 15, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
Courthouse
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Sarah

Re: Household Finance Consumer Discount Company
vs.
Betty Maynard
Robert Maynard (Mortgagor)
Columbia County C.C.P. No. 2009-CV-1835
Premises: 442 East 5th Street
Berwick, PA 18063
SS Date: April 28, 2010

Dear Sarah:

Please stay the Sheriff's Sale scheduled for April 28, 2010.

Sale is stayed for the following reason:

Loan modification. Amount collected to follow.

Thank you for your attention to this matter.

Sincerely yours,

Chris Stears
Foreclosure Manager

/rk

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
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**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE
215-368-9501

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

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Courthouse
P.O. Box 380
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ATTN: Sarah

Re: Household Finance Consumer Discount Company
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Robert Maynard (Mortgagor)
Columbia County C.C.P. No. 2009-CV-1835
Premises: 442 East 5th Street
Berwick, PA 18063
SS Date: April 28, 2010

Dear Sarah:

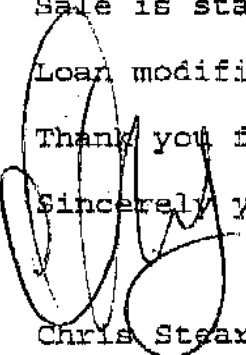
Please stay the Sheriff's Sale scheduled for April 28, 2010.

Sale is stayed for the following reason:

Loan modification. Amount collected to follow.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/rk

Amount collected:
\$ 880.00

SHERIFF'S SALE COST SHEET

Howard James Condrvs. NO. 205-09 ED NO. 198-09 JD DATE/TIME OF SALE Feb. 24 09:20

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>26.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>4.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>402.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>872.34</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1097.34</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5751.86</u>	
TOTAL *****		\$ <u>5751.86</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1047.69</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1047.69</u>

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

TOTAL COSTS (OPENING BID) \$ 8492.39

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

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OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
215-368-9300

PLEASE RESPOND TO NEW JERSEY OFFICE

February 22, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
Courthouse
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Sarah

Re: Household Finance Consumer Discount Company
vs.
Betty Maynard
Robert Maynard (Mortgagor)
Columbia County C.C.P. No. 2009-CV-1835
Premises: 442 East 5th Street
Berwick, PA 18063
SS Date: February 24, 2010

Dear Sarah:

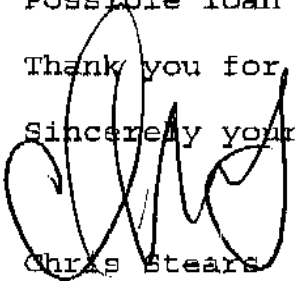
Please postpone the Sheriff's Sale scheduled for February 24, 2010 to April 28, 2010 at 10:00 AM.

Sale is postponed for the following reason:

Possible loan modification.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/rk

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Household Finance Cars Deeds 11:00 - Remat Required

NO. 205-09 ED NO. 1855-09 JD

DATE/TIME OF SALE: Feb 11, 2009

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

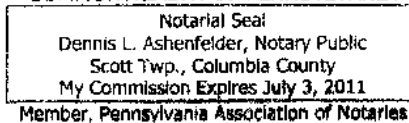
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 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



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.

.....

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
LOUIS A. SIMONI, ESQUIRE - ID #200869
ADAM L. KAYES, ESQUIRE - ID #86408
MARGUERITE L. THOMAS, ESQUIRE - ID #204460
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Household Finance Consumer Discount Company
961 Weigel Drive
Elmhurst, IL 60126

Plaintiff

v.

Betty Maynard
Robert Maynard (Mortgagor)
441 East 5th Street
Berwick, PA 18063
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2009-CV-1835

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

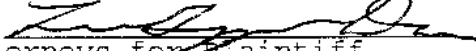
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: January 25, 2010

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE
LOUIS A. SIMONI, ESQUIRE
ADAM L. KAYES, ESQUIRE
MARGUERITE L. THOMAS, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

Household Finance Consumer Discount
Company

Plaintiff

v.

Betty Maynard
Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Household Finance Consumer Discount Company, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 442 East 5th Street, Berwick, PA 18063.

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

Betty Maynard 441 East 5th Street
Berwick, PA 18063

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

Robert Maynard (Mortgagor) 441 East 5th Street
Berwick, PA 18063

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

Name Address

County of Columbia Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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

Name Address

Household Finance Consumer 961 Weigel Drive
Discount Company Elmhurst, IL 60126

5. Name and address of every other person who has any record lien on the property:

Name Address

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

Columbia County Tax Claim
Bureau

P.O. Box 380
Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, P.O. Box 281230
Harrisburg, PA 17128-1230

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

Name

Address

Tenants/Occupants

442 East 5th Street
Berwick, PA 18063

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

DATED: January 25, 2010

UDREN LAW OFFICES, P.C.

BY:


Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Household Finance Consumer Discount
Company
Plaintiff

v.

Betty Maynard
Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2009-CV-1835

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

OWNER(S): Betty Maynard and Robert Maynard (Mortgagor)

PROPERTY: 442 East 5th Street, Berwick, PA 18063

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **February 24, 2010**, at **9:30 a.m.**, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

DATA

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
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] ☐ Agent ☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☒ YesIf YES, enter delivery address below: ☐ No

1150 1st Ave Ste 101
King of Prussia, PA 19406

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] ☐ Agent ☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

DAVID R. RILEY NOV 30 2009

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] ☐ Agent ☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

NOV 27 2009

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:03-FEB-10

FEE:\$5.00

CERT. NO:7024

MAYNARD BETTY
441 EAST FIFTH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20050-4340
LOCATION: 442 E FIFTH ST BERWICK
PARCEL: 04A-08 -085-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2009	PRIM	2,703.36	20.01		2,753.37
2008	PRIM	2,973.48	20.01		2,993.49
TOTAL DUE :					\$5,746.86

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

BERWICK BOROUGH		2009 SCHOOL REAL ESTATE DATE 07/01/2009 BILL# 007454			ORIGINAL	
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY	
REAL ESTATE	35375	48.1000	1667.51	1701.54	1871.69	
The 2% discount and 10% penalty have been calculated for your convenience. If you wish to pay the full amount, please contact the Berwick Borough Office at 570-752-7442.			PAY THIS AMOUNT	1667.51 IF PAID ON OR BEFORE Aug. 31	1701.54 IF PAID ON OR BEFORE Oct. 31 1871.69 IF PAID AFTER Nov. 1	

MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

HOURS Mon, Tue, Thur, 9:30am-4:00pm
 Closed Wednesday and Friday
 Closed Holidays
 PHONE 570-752-7442

M
 A MAYNARD BETTY
 I 441 EAST FIFTH STREET
 L BERWICK PA 18603
 T
 O

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A08 08500000		5639
442 E FIFTH ST	3300.00	SCHOOL PENALTY 10% DELINQUENT TAX TO COURTHOUSE DEC. 15
20050-4346	32075.00	
0.19 ACRES		

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

NOT PAID

Tax Notice 2009 County & Municipality
 BERWICK BORO
 MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAYS
 PHONE: 570-752-7442

FOR: COLUMBIA County			DATE	BILL NO.	
			03/01/2009	4925	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	35,375	6.146	213.06	217.41	239.15
SINKING		1.345	46.63	47.58	52.34
FIRE		1.25	43.34	44.22	46.43
LIGHT		1.75	60.67	61.91	65.01
BORO RE		10.6	367.48	374.98	393.73
The discount & penalty have been calculated for your convenience			731.18	746.10	796.66
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MAYNARD BETTY
 441 EAST FIFTH STREET
 BERWICK PA 18603

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

CNTY TWP	
Discount	2 % 2 %
Penalty	10 % 5 %
PARCEL: 04A-08 -085-00,000	
442 E FIFTH ST	
.1894 Acres	
Land	3,300
Buildings	32,075
Total Assessment	35,375

This tax returned to
 courthouse on:
 January 1, 2010

FILE COPY

NOT PAID

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

Tuesday, November 24, 2009

**CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE
BERWICK, PA 18603-**

**HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY
VS
BETTY MAYNARD
ROBERT MAYNARD**

DOCKET # 205ED2009

JD # 1835JD2009

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



January 21, 2010

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

HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY

VS.

**BETTY MAYNARD
ROBERT MAYNARD**

DOCKET # 205ED2009

JD # 1835JD2009

Dear Timothy:

The amount due on the sewer account #107864 for the property located at 442 E. 5th Street, Berwick, Pa through March 30, 2010 is **\$1049.69**.

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"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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.

HOUSEHOLD FINANCE CONSUMER DIS CO

VS.


ROBERT & BETTY MAYNARD

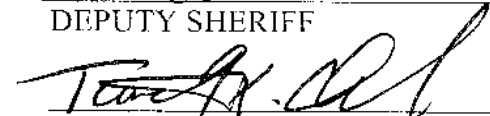
WRIT OF EXECUTION #205 OF 2009 ED

POSTING OF PROPERTY

JANUARY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROBERT & BETTY MAYNARD AT 442 E 5TH STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

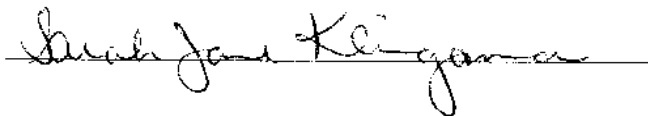
SO ANSWERS:


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 11/24/2009

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 205ED2009

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT

BETTY MAYNARD
ROBERT MAYNARD

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED
TENANT(S)
442 E 5TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

GEORGE + KITTIE VAUGHN

RELATIONSHIP

CO-OWNERS

IDENTIFICATION

DATE *11-14-10*

TIME

1240

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

Plan D.C.C.

DATE

11-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/24/2009

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 205ED2009

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT

BETTY MAYNARD
ROBERT MAYNARD

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KELLY GIER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11.14.10 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Rene D. D. D. DATE 11.14.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/24/2009

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 205ED2009

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY ✓

DEFENDANT BETTY MAYNARD
ROBERT MAYNARD
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Robert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-14-10 TIME 1035 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 D. H.
DATE 11.14.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/24/2009

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 205ED2009

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY ✓

DEFENDANT

BETTY MAYNARD
ROBERT MAYNARD

ATTORNEY FIRM

UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

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

J. Kels
DATE 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/24/2009

SERVICE# 9 - OF - 12 SERVICES ✓
DOCKET # 205ED2009

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT BETTY MAYNARD
ROBERT MAYNARD
ATTORNEY FIRM UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP Chk 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

JK DATE _____

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 189-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY

VS

Docket # 205ED2009

MORTGAGE FORECLOSURE

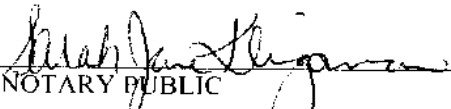
BETTY MAYNARD
ROBERT MAYNARD

AFFIDAVIT OF SERVICE

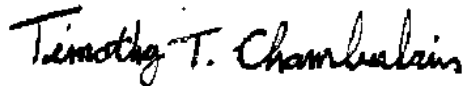
NOW, THIS MONDAY, NOVEMBER 30, 2009, AT 10:20 AM. SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BETTY MAYNARD AT 441 E 5TH STREET, BERWICK BY HANDING TO ROBT MAYNARD, JR., SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, DECEMBER 02, 2009


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

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

**HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY**

VS

Docket # 205ED2009

MORTGAGE FORECLOSURE

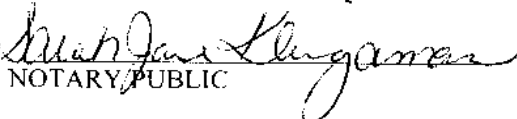
**BETTY MAYNARD
ROBERT MAYNARD**


AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, NOVEMBER 30, 2009, AT 10:20 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ROBERT MAYNARD AT 441 E 5TH STREET, BERWICK BY HANDING TO ROBT MAYNARD, JR., SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, DECEMBER 02, 2009


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X 
P. D'ANGELO
DEPUTY SHERIFF

UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 22-DEC-09

FEE: \$5.00

CERT. NO: 6890

MAYNARD BETTY
441 EAST FIFTH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20050 4340
LOCATION: 442 E FIFTH ST BERWICK
PARCEL: 04A-08 -085-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	2,933.46	40.04		0.00	2,973.50
TOTAL DUE :						\$2,973.50

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2010

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

REQUESTED BY: Columbia County Sheriff

CAN NOT CERTIFY 2009 TAXES.
(RN)

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/24/2009

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 205ED2009

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT BETTY MAYNARD
ROBERT MAYNARD
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROBERT MAYNARD	MORTGAGE FORECLOSURE
441 E 5TH STREET	
BERWICK	

SERVED UPON ROBT MAYNARD JR.

RELATIONSHIP SON IDENTIFICATION _____

DATE 11-30-09 TIME 1020 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

11-30-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/24/2009

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 205ED2009

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT BETTY MAYNARD
ROBERT MAYNARD

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
BETTY MAYNARD	MORTGAGE FORECLOSURE
441 E 5TH STREET	
BERWICK	

SERVED UPON Robert Maynard Jr

RELATIONSHIP Son IDENTIFICATION _____

DATE 11-30-09 TIME 1020 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

11-20-09

ATTORNEY FOR PLAINTIFF

v.

NO. 2009-CV-1835

SS

Name:
Title: ATTORNEY FOR PLAINTIFF
Company: UDREN LAW OFFICES, P.C.

01 November, 2009.
Harlene S. Keeney
 Notary Public

*Approved: J. K. Hendricks
County Clerk
State of New Jersey
My Commission Expires 12/20/73*

FACSIMILE TRANSMITTAL

Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, N.J 08003-3620
Phone (856) 669-5400
Fax (856) 669-5399

To: *Sheriff Chamberlin*

Fax # *570-389-51075*

From: *alix*

Date: *11/24/09*

Pages: *2* (including this cover sheet)

Re: *aff non mill*

REAL ESTATE OUTLINE

ED # 205-09

DATE RECEIVED 11-23-09
DOCKET AND INDEX 12-31-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>✓</u>	CK# <u>140739</u>

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

SALE DATE	<u>Feb. 24, 10</u>	TIME <u>0930</u>
POSTING DATE	<u>Feb. 19, 10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>102</u>	
	2 ND WEEK <u>13</u>	
	3 RD WEEK <u>17</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 205 OF 2009 ED AND CIVIL WRIT NO. 18352009 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 the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Southerly side of East Fifth Street at the easterly line of the Borough of Berwick, prior to resurvey; thence in an Easterly direction along Fifth Street a distance of 49 ½ feet to Lot No. 6; THENCE in a Southerly direction along line of said lot No. 6, a distance of 165 feet to an alley; THENCE in a Westerly direction along said alley, a distance of 49 ½ feet to the Easterly line of the Borough of Berwick, prior to resurvey, aforesaid; THENCE in a Northerly direction along the said line a distance of 165 feet to Fifth Street, the place of BEGINNING.

BEING LOT NO. 5 of Davenport and Traugh's addition to the borough of Berwick.

BEING the same premises which Ideal Homes, Inc., by Deed dated October 25, 1991 and recorded in the Columbia County Court House in Record Book 486, page 328, granted and conveyed unto Clifford David, Jr. and Clyde L. Comstock, grantors herein.

BEING KNOWN AS: 442 East 5th Street Berwick, PA 18603

Property ID No.: 04-A-08-085-00-000

TITLE TO SAID PREMISES IS VESTED IN BETTY MAYNARD BY DEED FROM CLYDE L. COMSTOCK, MARRIED, AND CLIFFORD DAVID, JR., MARRIED DATED 4/28/05 RECORDED 4/29/05 INSTRUMENT NO.: 200504340

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
Mark Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

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BEGINNING on the Southerly side of East Fifth Street at the easterly line of the Borough of Berwick, prior to resurvey; thence in an Easterly direction along Fifth Street a distance of 49 ½ feet to Lot No. 6; THENCE in a Southerly direction along line of said lot No. 6, a distance of 165 feet to an alley; THENCE in a Westerly direction along said alley, a distance of 49 ½ feet to the Easterly line of the Borough of Berwick, prior to resurvey, aforesaid; THENCE in a Northerly direction along the said line a distance of 165 feet to Fifth Street, the place of BEGINNING.

BEING LOT NO. 5 of Davenport and Traugh's addition to the borough of Berwick.

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BEING KNOWN AS: 442 East 5th Street Berwick, PA 18603

Property ID No.: 04-A-08-085-00-000

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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
Mark Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

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BEGINNING on the Southerly side of East Fifth Street at the easterly line of the Borough of Berwick, prior to resurvey; thence in an Easterly direction along Fifth Street a distance of 49 ½ feet to Lot No. 6; THENCE in a Southerly direction along line of said lot No. 6, a distance of 165 feet to an alley; THENCE in a Westerly direction along said alley, a distance of 49 ½ feet to the Easterly line of the Borough of Berwick, prior to resurvey, aforesaid; THENCE in a Northerly direction along the said line a distance of 165 feet to Fifth Street, the place of BEGINNING.

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BEING KNOWN AS: 442 East 5th Street Berwick, PA 18603

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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
Mark Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 205 OF 2009 ED AND CIVIL WRIT NO. 18352009 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 the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Southerly side of East Fifth Street at the easterly line of the Borough of Berwick, prior to resurvey; thence in an Easterly direction along Fifth Street a distance of 49 ½ feet to Lot No. 6; THENCE in a Southerly direction along line of said lot No. 6, a distance of 165 feet to an alley; THENCE in a Westerly direction along said alley, a distance of 49 ½ feet to the Easterly line of the Borough of Berwick, prior to resurvey, aforesaid; THENCE in a Northerly direction along the said line a distance of 165 feet to Fifth Street, the place of BEGINNING.

BEING LOT NO. 5 of Davenport and Traugh's addition to the borough of Berwick.

BEING the same premises which Ideal Homes, Inc., by Deed dated October 25, 1991 and recorded in the Columbia County Court House in Record Book 486, page 328, granted and conveyed unto Clifford David, Jr. and Clyde L. Comstock, grantors herein.

BEING KNOWN AS: 442 East 5th Street Berwick, PA 18603

Property ID No.: 04-A-08-085-00-000

TITLE TO SAID PREMISES IS VESTED IN BETTY MAYNARD BY DEED FROM CLYDE L. COMSTOCK, MARRIED, AND CLIFFORD DAVID, JR., MARRIED DATED 4/28/05 RECORDED 4/29/05 INSTRUMENT NO.: 200504340

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
Mark Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Household Finance Consumer
Discount Company
Plaintiff

v.

Betty Maynard
Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

2009-ED-205

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

442 East 5th Street
Berwick, PA 18063
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$70,757.41

Interest From 11/22/09

to Date of Sale _____

Ongoing Per Diem of \$12.78

to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ Tami B. Kline

Prothonotary

By Kelly P. Brewer

Clerk

Date 11-23-09

COPY

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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Household Finance Consumer
Discount Company

Plaintiff

v.

Betty Maynard
Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

2009-ED-205

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☒ A. An individual
 - ☐ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
- Resident:

UDREN LAW OFFICES, P.C.

BY: _____

Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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Household Finance Consumer
Discount Company

Plaintiff

v.

Betty Maynard
Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

2009-ED-205

C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: _____
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
✓ ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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Household Finance Consumer
Discount Company

Plaintiff

v.

Betty Maynard
Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

2009-ED-205

C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: _____

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

✓ ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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Household Finance Consumer
Discount Company

Plaintiff

v.

Betty Maynard

Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

2009-ED-205

AFFIDAVIT PURSUANT TO RULE 3129.1

Household Finance Consumer Discount Company, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 442 East 5th Street, Berwick, PA 18063

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

Name

Address

Betty Maynard

441 East 5th Street
Berwick, PA 18063

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

Name

Address

Robert Maynard (Mortgagor)

441 East 5th Street
Berwick, PA 18063

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

Name

Address

County of Columbia

Address to Follow

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

Name

Address

Household Finance Consumer
Discount Company

961 Weigel Drive
Elmhurst, IL 60126

5. Name and address of every other person who has any record lien on the property:

Name

Address

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

Columbia County Tax Claim
Bureau

P.O. Box 380
Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

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

Name

Address

Tenants/Occupants

442 East 5th Street
Berwick, PA 18063

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

DATED: November 21, 2009

UDREN LAW OFFICES, P.C.

BY: _____

Attorneys for Plaintiff

MARK J. UDRÉN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

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WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

Household Finance Consumer
Discount Company

Plaintiff

v.

Betty Maynard

Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

2009-ED-205

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Name Address

Betty Maynard 441 East 5th Street
Berwick, PA 18063

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

Robert Maynard (Mortgagor) 441 East 5th Street
Berwick, PA 18063

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

County of Columbia Address to Follow

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

Household Finance Consumer 961 Weigel Drive
Discount Company Elmhurst, IL 60126

5. Name and address of every other person who has any record lien on the property:

Name	Address
------	---------

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
------	---------

Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
----------------------------------	--------------------------------------

Domestic Relations Section	P.O. Box 380 Bloomsburg, PA 17815
----------------------------	--------------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
--	--

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

Name	Address
------	---------

Tenants/Occupants	442 East 5th Street Berwick, PA 18063
-------------------	--

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

DATED: November 21, 2009

UDREN LAW OFFICES, P.C.

BY: _____

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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Household Finance Consumer
Discount Company

Plaintiff

v.

Betty Maynard

Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

2009-ED-205

AFFIDAVIT PURSUANT TO RULE 3129.1

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Name Address

Betty Maynard 441 East 5th Street
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Name Address

Robert Maynard (Mortgagor) 441 East 5th Street
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3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address

County of Columbia Address to Follow

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

Household Finance Consumer 961 Weigel Drive
Discount Company Elmhurst, IL 60126

5. Name and address of every other person who has any record lien on the property:

Name	Address
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None

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Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
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----------------------------	--------------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
--	--

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

Name	Address
------	---------

Tenants/Occupants	442 East 5th Street Berwick, PA 18063
-------------------	--

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

DATED: November 21, 2009

UDREN LAW OFFICES, P.C.

BY: _____

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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Household Finance Consumer
Discount Company
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Betty Maynard
Robert Maynard (Mortgagor)
Defendant(s)

NO. 2009-CV-1835

2009-ED-205

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Betty Maynard
441 East 5th Street
Berwick, PA 18063

Your house (real estate) at 442 East 5th Street, Berwick, PA 18063 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$70,757.41, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 more chance you will have of stopping the sale. (See notice on page two 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 856-669-5400.

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 856-669-5400.

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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after 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.

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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CHERRY HILL, NJ 08003-3620
856-669-5400
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Household Finance Consumer
Discount Company

Plaintiff

v.

Betty Maynard

Robert Maynard (Mortgagor)
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

2009-ED-205

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Robert Maynard (Mortgagor)
441 East 5th Street
Berwick, PA 18063

Your house (real estate) at 442 East 5th Street, Berwick, PA 18063 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$70,757.41, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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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 856-669-5400.

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.

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5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after 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.

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Household Finance Consumer Discount
Company
961 Weigel Drive
Elmhurst, IL 60126
Plaintiff
v.

Betty Maynard
Robert Maynard (Mortgagor)
441 East 5th Street
Berwick, PA 18063
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-1835

2009-ED-205

Waiver of Watchman

I, Attorney _____, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Southerly side of East Fifth Street at the easterly line of the Borough of Berwick, prior to resurvey; thence in an Easterly direction along Fifth Street a distance of 49-1/2 feet to Lot No. 6; THENCE in a Southerly direction along line of said lot No. 6, a distance of 165 feet to an alley; THENCE in a Westerly direction along said alley, a distance of 49-1/2 feet to the Easterly line of the Borough of Berwick, prior to resurvey, aforesaid; THENCE in a Northerly direction along the said line a distance of 165 feet to Fifth Street, the place of BEGINNING.

BEING LOT NO. 6 of Davenport and Traugh's addition to the borough of Berwick.

BEING the same premises which Ideal Homes, Inc., by Deed dated October 25, 1991 and recorded in the Columbia County Court House in Record Book 486, page 328, granted and conveyed unto Clifford David, Jr. and Clyde L. Comstock, grantors herein.

BEING KNOWN AS: 442 East 5th Street
 Berwick, PA 18063

PROPERTY ID NO.: 04-A-08-085-00-000

TITLE TO SAID PREMISES IS VESTED IN BETTY MAYNARD BY DEED FROM CLYDE L. COMSTOCK, MARRIED, AND CLIFFORD DAVID, JR., MARRIED DATED 4/28/05 RECORDED 4/29/05 INSTRUMENT NO.: 200504340.

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Southerly side of East Fifth Street at the easterly line of the Borough of Berwick, prior to resurvey; thence in an Easterly direction along Fifth Street a distance of 49-1/2 feet to Lot No. 6; THENCE in a Southerly direction along line of said lot No. 6, a distance of 165 feet to an alley; THENCE in a Westerly direction along said alley, a distance of 49-1/2 feet to the Easterly line of the Borough of Berwick, prior to resurvey, aforesaid; THENCE in a Northerly direction along the said line a distance of 165 feet to Fifth Street, the place of BEGINNING.

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BEING LOT NO. 5 of Davenport and Traugh's addition to the borough of Berwick.

BEING the same premises which Ideal Homes, Inc., by Deed dated October 23, 1991 and recorded in the Columbia County Court House in Record Book 486, page 328, granted and conveyed unto Clifford David, Jr. and Clyde L. Comstock, grantors herein.

BEING KNOWN AS: 442 East 5th Street
 Berwick, PA 18063

PROPERTY ID NO.: 04-A-08-085-00-000

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BEING LOT NO. 4 of Davenport and Traugh's addition to the borough of Berwick.

BEING the same premises which Ideal Homes, Inc., by Deed dated October 25, 1991 and recorded in the Columbia County Court House in Record Book 486, page 328, granted and conveyed unto Clifford David, Jr. and Clyde L. Comstock, grantors herein.

BEING KNOWN AS: 442 East 5th Street
Berwick, PA 18063

PROPERTY ID NO.: 04-A-08-085-00-000

TITLE TO SAID PREMISES IS VESTED IN BETTY MAYNARD BY DEED FROM CLYDE L. COMSTOCK, MARRIED, AND CLIFFORD DAVID, JR., MARRIED DATED 4/28/05 RECORDED 4/29/05 INSTRUMENT NO.: 200504340.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
***ADMITTED NJ, PA, FL**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

November 21, 2009

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

Re: Household Finance Consumer Discount Company
vs.
Betty Maynard
Robert Maynard (Mortgagor)
Columbia County C.C.P. No. 2009-CV-1835

Dear Sir:

Please serve the Defendant(s), Betty Maynard and Robert Maynard
(Mortgagor) at 441 East 5th Street, Berwick, PA 18063.

Please then, **POST** the property with the Handbill at 442 East 5th
Street, Berwick, PA 18063.

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-180/360

140729

NUMBER
140729

AMOUNT

*****1,500.00

DATE

November 18, 2009

One Thousand Five Hundred and 00/100

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

[Signature]

140729 036001808 36 589745 3