

SHERIFF'S SALE COST SHEET

Tadman Fed v. Hess
 NO. 27-09 ED NO. 1975-08 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>364.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>736.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>886.08</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>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1385.08

Refund # 114,92

SHERIFF'S SALE COST SHEET

Indy Mac Federal Bank VS. Murphy & Dalton Inc
 NO. 47-09 ED NO. 17-15-06 JD DATE/TIME OF SALE July 27 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>55.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>4219.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>736.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>761.08</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>14</u>	
SCHOOL DIST. 20	\$ <u>829.06</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****	\$ <u>854.16</u>	

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>759.13</u>	
WATER 20	\$	
TOTAL *****	\$ <u>759.13</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ _____

TOTAL COSTS (OPENING BID) \$ 3365.37

DANIEL J. MANCINI & ASSOCIATES
201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Fax Cover Sheet

DATE: 7/27/09

TO: Columbia County Sheriff
ATTN: Real Estate

PHONE:
FAX: 570-389-5625

FROM: Daniel J. Mancini, Esquire

PHONE: (724) 728-4233
FAX: (724) 728-4239

RE: Maurice & Darlene Hess Case #2008-CV-1975

Number of pages including cover sheet: 2

COMMENT: Please stay the sheriff Sale that is scheduled for July 29, 2009.
Thank you.

STATEMENT OF CONFIDENTIALITY

The documents included with this facsimile transmittal sheet contain information from the offices of the **Daniel J. Mancini & Associates** which is confidential and/or privileged and/or exempt from disclosure under applicable laws. This information is intended to be for the use of the addressee named on this transmittal sheet. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this faxed information is prohibited. If you have received this facsimile in error, please notify us by telephone (collect) immediately so that we can arrange for the retrieval of the original documents at no cost to you.

*PLEASE INITIAL + RETURN VIA FAX TO VERIFY
THIS SALE WILL BE STAYED.

THANK YOU

SJS
Thank you
!

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Daniel J. Mancini, Esq.
*Licensed in PA and FL

July 27, 2009

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

ATTN: Real Estate

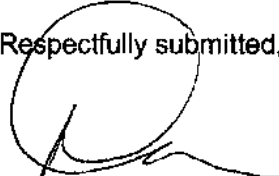
**STAY SHERIFF'S SALE
MAURICE & DARLENE HESS
350 THIRD STREET
BENTON, PA 17814
2008-CV-1975
SALE DATE 7/29/09**

Dear Sheriff,

Kindly stay the Sheriff's Sale scheduled for July 29, 2009. The client is reviewing this case to see if the defendant can enter into their HAMP program. To date no monies have exchanged hands. Please let our office know if any additional monies are due to your office.

If there is anything else you may need, please do not hesitate to contact me. Thank you in advance for your cooperation.

Respectfully submitted,



Daniel J. Mancini, Esquire

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Mac Federal Bank VS Maurice A. Duane Hoot

NO. 27-09 ED

NO. 178-03 JD

DATE/TIME OF SALE: July 27 0900

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 \$ _____

Law Offices of
KREISHER AND GREGOROWICZ
401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN
MARIANNE KREISHER FOGELSANGER

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

FAX (570) 387-1477

July 22, 2009

TIMOTHY T. CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
PO BOX 380
BLOOMSBURG PA 17815

RE: Sheriff Sale
Maurice & Darlene Hess

Dear Tim:

Please be advised that as of July 22, 2009, the Hess' owe the Benton Municipal Water and Sewer Authority the amount of \$926.43. An additional \$1.90 can be added for each day from July 22nd to the date of the sale.

If you have any questions please do not hesitate to contact my office.

Very truly yours,

KREISHER & GREGOROWICZ

Michael P. Gregorowicz

Michael P. Gregorowicz
Attorney at Law

MPG:epg
815ssHess

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

KREISHER &
GREGOROWICZ

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

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

TO:	Timothy T. Chamberlain	FROM:	Michael P. Gregorowicz
ATTN:		PAGES:	2 including cover
FAX:	389-5625	DATE:	7/22/09
RE:	Hess Sheriff Sale	CC:	

☐ Urgent

For Review

Please Reply

☐ Original to Follow by Mail

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

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

MESSAGE:

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Daniel J. Mancini, Esq.
*Licensed in PA and FL

June 11, 2009

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

RE: **INDYMAC FEDERAL BANK, FSB**
VS
MAURICE F. HESS JR. AND DARLENE F. HESS
Affidavit of Service for Mortgage Foreclosure
2008-CV-1975

To Whom It May Concern:

Enclosed find a Return of Service along with the Notice Pursuant to Rule 3129 that was sent to notify the Creditors of the scheduled Sheriff sale. Please file these documents with the above mentioned case. We have sent the originals to the Prothonotary for filing.

Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,



Daniel J. Mancini, Esquire
PA Bar ID 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Aliquippa, Pennsylvania on May 11, 2009, a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to all lien holders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), which mailing receipts are attached. Service addresses are as follows:

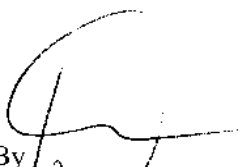
Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
PO Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

Department of Revenue
Bureau of Compliance
Sheriff Sale Section
PO Box 281230
Harrisburg, PA 17128-1230

Columbia County Domestic Relations
15 Perry Avenue
Bloomsburg, PA 17815

Carolyn Remley
PO Box 270
Benton, PA 17814

By 
Daniel J. Mancini, Esq.
Attorney for Plaintiff



USPS
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061

To:

Columbia Co Domestic Relations
15 Perry Ave
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065



USPS
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

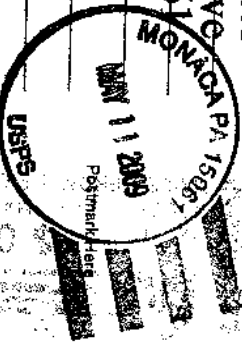
To:
Carolyn Kenley
PO Box 270
Berona, PA 17814

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix postage,
make postmark here



To pay fee, affix postage,
make postmark here



To pay fee, affix postage,
make postmark here



USPS
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To:

Dept. of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

PS Form 3817, April 2007 PSN 7530-02-000-9065



USPS
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

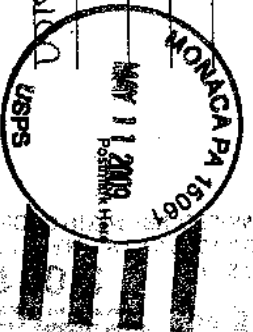
From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To:
Dept of Public Welfare
TPI Casualty Unit
ESTATE Recovery Program
PO Box 8486
Harrisburg, PA 17105-8486

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix postage,
make postmark here



To pay fee, affix postage,
make postmark here



To pay fee, affix postage,
make postmark here



103 - Creditor - Hess

Certificate of Mailing

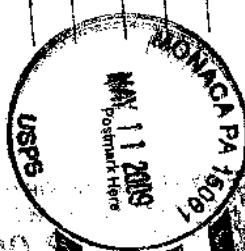
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To:

Dept of Revenue
Bureau of Compliance
Shelf Sale Section
PO Box 281330, Harrisburg PA 17138



Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

NOTICE PURSUANT TO PA. R.C.P. 3129

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens or any claim against the real estate of **350 THIRD STREET, BENTON, PA 17814.**

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
PO Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

Department of Revenue
Bureau of Compliance
Sheriff Sale Section
PO Box 281230
Harrisburg, PA 17128-1230

Columbia County Domestic Relations
15 Perry Avenue
Bloomsburg, PA 17815

Carolyn Remley
PO Box 270
Benton, PA 17814

You are hereby notified that on **Wednesday, July 29, 2009 at 10:00 A.M.** prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of, INDYMAC FEDERAL BANK FSB, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the **Sheriff's Office, Courthouse, Bloomsburg, Columbia County, PA**, the real estate of **MAURICE F. HESS JR. AND DARLENE F. HESS**, known and numbered as **350 THIRD STREET, BENTON, PA 17814, Columbia County**. A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of Columbia County within thirty (30) days, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

DATE: May 11, 2009

By: 

Daniel J. Mancini, Esq.
Attorney for Plaintiff

LONG PROPERTY DESCRIPTION

ALL OF THE FOLLOWING described real estate situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 11, now or formerly of L.C. Raber; THENCE along Third Street South 29 degrees 40 minutes West a distance of 50 feet; THENCE North 56-1/2 degrees West a distance of 189-1/2 feet; THENCE North 29 degrees 50 minutes East 50 feet to a corner of lot of the said L.C. Raber; THENCE along said L.C. Raber South 56-1/2 degrees East 189-1/2 feet to the place of BEGINNING. BEING Lot No. 12 as marked on the draft or plan of lots conveyed by Will to Sarah H. Hess, deceased. On which is erected a dwelling house and out-buildings.

Being the same premises conveyed to Maurice F. Hess, Jr. and Darlene F. Hess, husband and wife, by Deed of Barbara J. Young, dated 7/12/2007 and recorded 8/6/2007 in Columbia County Deed Book 2007, page 8087.

DWELLING KNOWN AS 350 THIRD STREET, BENTON, PA 17814.

IDENTIFIED as TAX/PARCEL ID#: 02-01-016 in the Deed Registry Office of Columbia County, Pennsylvania.

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

VS

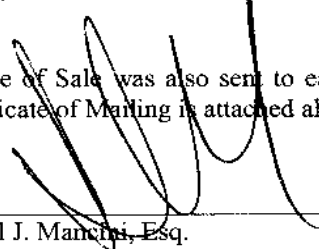
MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

RETURN OF SERVICE

I hereby certify that a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129 was sent to each Defendant, MAURICE F. HESS JR. AND DARLENE F. HESS, at their respective address which is **350 THIRD STREET, BENTON, PA 17814**. The Notice of Sheriff's sale was sent by Certified / Registered Mail, which I deposited in the U.S. Mails at Aliquippa, Pennsylvania on May 4, 2004. Said Notices were accepted by each Defendant on May 10, 2004, as evidenced by the attached Return Receipt.

In addition to the Notice set forth above, a Notice of Sale was also sent to each Defendant via Regular First Class Mail on May 21, 2004. A copy of Certificate of Mailing is attached also.

By 
Daniel J. Mancini, Esq.
Attorney for Plaintiff

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:

Darlene F. Hess
PO Box 488
Benton, PA 17814

2. Article Number
(Transfer from service label)

7008 0500 0001 9387 9618

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-44-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☐ Addressee
- X Darlene F. Hess ☐ Addressee
- B. Received by (Printed Name) ☐ Date of Delivery
- Darlene F. Hess 5/11/09
- D. Is delivery address different from item 1? ☐ Yes ☐ No
- If YES, enter delivery address below:

3. Service Type

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☐ Addressee
- X Darlene F. Hess ☐ Addressee
- B. Received by (Printed Name) ☐ Date of Delivery
- Darlene F. Hess 5-11-09
- D. Is delivery address different from item 1? ☐ Yes ☐ No
- If YES, enter delivery address below:

3. Service Type

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

7008 3230 0000 7211 1421

Domestic Return Receipt

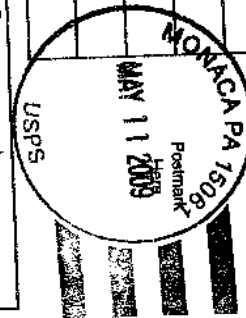
102595-02-44-1540

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only) (Insurance Coverage Provided)
For delivery information visit www.usps.com

01 Monaca, PA 15061

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent to Maurice F. Hess Jr.

Street Apt. No. PO Box 488

City, State, ZIP+4 Benton, PA 17814

PS Form 3800, August 2005

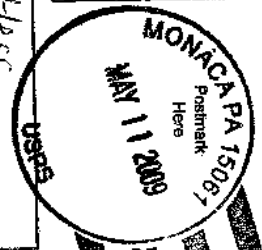
See Reverse for Instructions

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only) (Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

01 Monaca, PA 15061

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent to Darlene F. Hess

Street Apt. No. PO Box 488

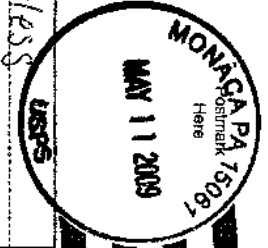
City, State, ZIP+4 Benton, PA 17814

PS Form 3800, August 2005

See Reverse for Instructions

U.S. Postal Service™ RECEIPT
CERTIFIED MAIL™
 (Domestic Mail Only. No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

Postage \$
 Certified Fee \$
 Return Receipt Fee (Endorsement Required) \$
 Restricted Delivery Fee (Endorsement Required) \$
 Total Postage & Fees \$



Street, Apt. No. or PO Box No. Daniene F. Hess
350 Third St
 City, State, ZIP+4 Benton PA 17814

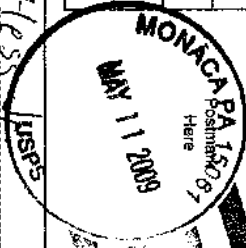
PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™ RECEIPT
CERTIFIED MAIL™
 (Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage \$
 Certified Fee \$
 Return Receipt Fee (Endorsement Required) \$
 Restricted Delivery Fee (Endorsement Required) \$
 Total Postage & Fees \$



Street, Apt. No. or PO Box No. Maurice F. Hess
350 Third St
 City, State, ZIP+4 Benton PA 17814

PS Form 3800, August 2006

See Reverse for Instructions

UNITED STATES POSTAL SERVICE®

Certificate of Mailing
 The Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

To pay fee, affix stamps or meter postage here.

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To: Maurice F. Hess Jr
350 Third St
Benton PA 17814

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAL SERVICE®

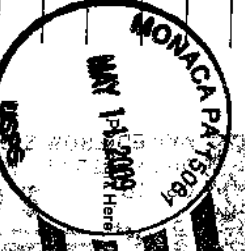
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To pay fee, affix stamps or meter postage here.

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To: Maurice F. Hess Jr
PO Box 488
Benton PA 17814

PS Form 3817, April 2007 PSN 7530-02-000-9065





UNITED STATES
POSTAL SERVICE®

108-Hess
Certificate Of Mailing

The Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To:

Darlene F. Hess
350 Third St.
Benton, PA 17814



PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES
POSTAL SERVICE®

108-Hess
Certificate Of Mailing

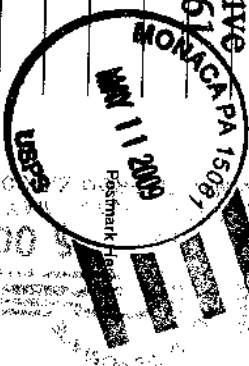
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To:

Darlene F. Hess
PO Box 488
Benton, PA 17814



PS Form 3817, April 2007 PSN 7530-02-000-9065

Tim Chamberlain
389.5625

I received these taxes today.

Carolyn Remley
Benton Boro

Tax Notice 2009 : County & Municipality

BENTON BORO

MAKE CHECKS PAYABLE TO:

Carolyn S Remley
P O BOX 270, EVERETT STREET
Benton PA 17814

HOURS: TUESDAY 9 AM TO 12:00 NOON

LAST TUESDAY OF THE MONTH

1 PM TO 4 PM & 6 PM TO 7 PM

PHONE: 570-925-2432

FOR: COLUMBIA County

DATE
03/01/2009

BILL NO.
1239

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	NET PENALTY
GENERAL SINKING	20,385	6.146	122.78	125.29	137.82
FIRE		1.345	26.87	27.42	30.16
LIGHT		.75	14.86	15.29	16.82
BORO RE		1.231	24.59	25.09	27.60
		14.4	287.67	293.54	322.89
The discount & penalty have been calculated for your convenience			476.89	488.63	535.29
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

HESS MAURICE F & DARLENE F
P O BOX 488
BENTON PA 17814

Discount 2 %
Penalty 10 %
PARCEL: 02-01-018-00,000
350 THIRD ST
2181 Acres

Land
Buildings
Total Assessment

2,518
17,867
20,385

This tax returned to courthouse on: January 1, 2010

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

BY: 

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 April 8, 15, 22, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
[Signature]

Sworn and subscribed to before me this 22nd day of April, 2009.

.....
[Signature]

My commission expires

COMMONWEALTH OF PENNSYLVANIA
[Notary Seal]
Notarial Seal
[Signature]
Scott 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.

.....

DANIEL J. MANCINI & ASSOCIATES
201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Fax Cover Sheet

DATE: 4/23/09

TO: Columbia County Sheriff
ATTN: Real Estate

PHONE:
FAX: 570-389-5625

FROM: Daniel J. Mancini, Esquire

PHONE: (724) 728-4233
FAX: (724) 728-4239

RE: Maurice & Darlene Hess Case #2008-CV-1975

Number of pages including cover sheet: 2

COMMENT: Please postpone the scheduled Sheriff Sale set for May 27, 2009 until the July 29, 2009 sale date. Thank you.

STATEMENT OF CONFIDENTIALITY

The documents included with this facsimile transmittal sheet contain information from the offices of the ***Daniel J. Mancini & Associates*** which is confidential and/or privileged and/or exempt from disclosure under applicable laws. This information is intended to be for the use of the addressee named on this transmittal sheet. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this faxed information is prohibited. If you have received this facsimile in error, please notify us by telephone (collect) immediately so that we can arrange for the retrieval of the original documents at no cost to you.

** PLEASE INITIAL + RETURN VIA FAX TO VERIFY
THIS SALE WILL BE POSTPONED.*

THANK YOU

AC

27

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Daniel J. Mancini, Esq.
*Licensed in PA and FL

April 23, 2009

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

ATTN: Real Estate

**POSTPONE SHERIFF'S SALE
MAURICE & DARLENE HESS
350 THIRD STREET
BENTON, PA 17814
2008-CV-1975
SALE DATE 5/27/09**

Dear Sheriff,

Kindly postpone the scheduled Sheriff Sale set for May 27, 2009 to July 29, 2009. The bank and the defendants are trying to work together to allow the defendants to remain in their home.

If there is anything else you may need, please do not hesitate to contact me. Thank you in advance for your cooperation.

Respectfully submitted,



Daniel J. Mancini, Esquire

Law Offices of
KREISHER AND GREGOROWICZ
401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN
MARIANNE KREISHER FOGELSANGER

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

FAX (570) 387-1477

April 15, 2009

TIMOTHY T. CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
PO BOX 380
BLOOMSBURG PA 17815

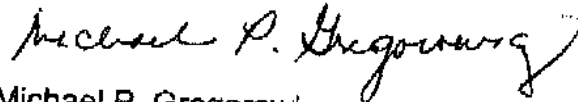
RE: Sheriff Sale Docket # 27ED2009
MAURICE F. & DARLENE F. HESS

Dear Tim:

Please be advised that as of April 13, 2009, the Hess's owe the Benton Municipal Water and Sewer Authority the amount of \$880.59. The meters will be read again one more time before the sale occurs on April 29, 2009. I will notify you of the new amount prior to the sale.

Very truly yours,

KREISHER & GREGOROWICZ



Michael P. Gregorowicz
Attorney at Law

MPG:epg
815.41509
Enc.

Law Offices of
KREISHER AND GREGOROWICZ
401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN
MARIANNE KREISHER FOGELSANGER

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

FAX (570) 387-1477

March 31, 2009

TIMOTHY T. CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
PO BOX 380
BLOOMSBURG PA 17815

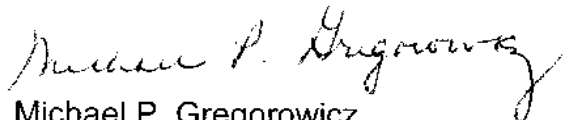
RE: Sheriff Sale Docket # 27ED2009
MAURICE F. & DARLENE F. HESS

Dear Tim:

Please be advised that as of March 2, 2009, the Hess's owe the Benton Municipal Water and Sewer Authority the amount of \$803.89. The meters will be read again two more times before the sale occurs on April 29, 2009. I will notify you of the new amount prior to the sale.

Very truly yours,

KREISHER & GREGOROWICZ


Michael P. Gregorowicz
Attorney at Law

MPG:epg
815.33109
Enc.

Benton Municipal Water and Sewer Authority - Benton

Customer History File Debit/Credit

Run Date 03/10/2009
Run Time 10:35:02

Page 1

Customer

030350
MAURICE AND HESS
DARLENE
PO Box 488 350 THIRD STREET
BENTON PA 17814

Service Address PO Box 488 350 THIRD STREET
Phone # - - 0
District
Tax Map #

Transaction

Date	Description	Debit	Credit	Balance
09/20/2008	Billing	175.50		175.50
09/24/2008	Adjustment	588.94		764.44
09/25/2008	Adjustment	6.75		771.19
10/20/2008	Billing	175.50		946.69
10/25/2008	Penalty	8.78		955.47
11/20/2008	Billing	54.00		1009.47
11/24/2008	Penalty	8.78		1018.25
12/12/2008	Payment		103.89	914.36
12/20/2008	Billing	48.00		962.36
01/03/2009	Penalty	2.70		965.06
01/20/2009	Billing	58.50		1023.56
01/31/2009	Penalty	2.40		1025.96
02/20/2009	Billing	54.00		1079.96
02/20/2009	Payment		225.00	854.96
02/28/2009	Penalty	2.93		857.89

27
DANIEL J. MANCINI & ASSOCIATES
201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Fax Cover Sheet

DATE: 3/30/09

TO: Columbia County Sheriff
ATTN: Real Estate

PHONE:
FAX: 570-389-5625

FROM: Daniel J. Mancini, Esquire

PHONE: (724) 728-4233
FAX: (724) 728-4239

RE: Maurice & Darlene Hess Case #2008-CV-1975

Number of pages including cover sheet: 2

COMMENT: Please postpone the scheduled Sheriff Sale set for April 29, 2009 until the May 27, 2009 sale date. Thank you.

STATEMENT OF CONFIDENTIALITY

The documents included with this facsimile transmittal sheet contain information from the offices of the **Daniel J. Mancini & Associates** which is confidential and/or privileged and/or exempt from disclosure under applicable laws. This information is intended to be for the use of the addressee named on this transmittal sheet. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this faxed information is prohibited. If you have received this facsimile in error, please notify us by telephone (collect) immediately so that we can arrange for the retrieval of the original documents at no cost to you.

*PLEASE INITIAL + RETURN VIA FAX TO VERIFY
THIS SALE WILL BE POSTPONED*

THANK YOU

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Daniel J. Mancini, Esq.
*Licensed in PA and FL

March 30, 2009

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

ATTN: Real Estate

**POSTPONE SHERIFF'S SALE
MAURICE & DARLENE HESS
350 THIRD STREET
BENTON, PA 17814
2008-CV-1975
SALE DATE 4/29/09**

Dear Sheriff,

Kindly postpone the scheduled Sheriff Sale set for April 29, 2009 to May 27, 2009. We are in the process of notifying the creditors of record.

If there is anything else you may need, please do not hesitate to contact me. Thank you in advance for your cooperation.

Respectfully submitted,



Daniel J. Mancini, Esquire

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.

INDYMAC FEDERAL BANK FSB

VS.

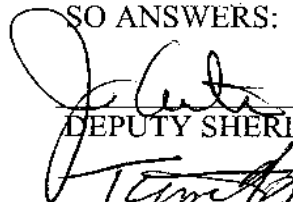

MAURICE & DARLENE HESS

WRIT OF EXECUTION #27 OF 2009 ED

POSTING OF PROPERTY

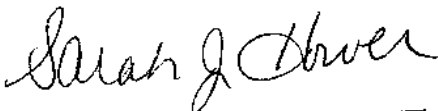
MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MAURICE & DARLENE HESS AT 350 THIRD ST. BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

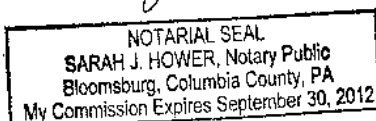
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF MARCH 2009





TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

INDYMAC FEDERAL BANK FSB

Docket # 27ED2009

VS

MORTGAGE FORECLOSURE

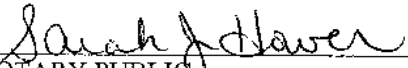
MAURICE F. HESS, JR.
DARLENE F. HESS

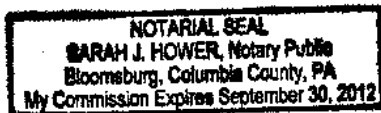
AFFIDAVIT OF SERVICE

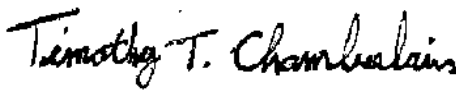
NOW, THIS THURSDAY, FEBRUARY 05, 2009, AT 10:20 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MAURICE HESS, JR. AT 350 THIRD STREET, BENTON BY HANDING TO MAURICE HESS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

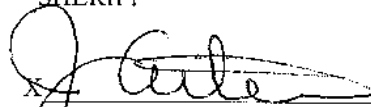
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 05, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF

MANCINI AND ASSOC
201A FAIRVIEW DRIVE
Suite
MONACA, PA 15061

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-5360

INDYMAC FEDERAL BANK FSB

Docket # 27ED2009

VS

MORTGAGE FORECLOSURE


MAURICE F. HESS, JR.
DARLENE F. HESS

AFFIDAVIT OF SERVICE

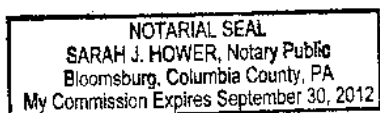
NOW, THIS THURSDAY, FEBRUARY 05, 2009, AT 10:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DARLENE HESS AT 350 THIRD STREET, BENTON BY HANDING TO DARLENE HESS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 05, 2009



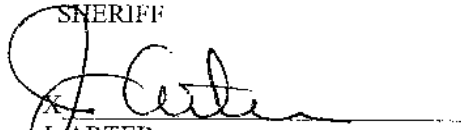
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


X

J. CARTER
DEPUTY SHERIFF

MANCINI AND ASSOC
201A FAIRVIEW DRIVE
Suite
MONACA, PA 15061

Tax Notice 2009 County & Municipality

BENTON, BORO

MAKE CHECKS PAYABLE TO:

Carolyn S Remley
P O BOX 270, EVERETT STREET
Benton PA 17814

HOURS: TUESDAY 9 AM TO 12:00 NOON
LAST TUESDAY OF THE MONTH

1 PM TO 4 PM & 6 PM TO 7 PM

PHONE: 570-925-2432

FOR: COLUMBIA County

DATE 03/01/2009

BILL NO. 1239

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	20,385	6.146	122.78	125.29	137.82
SINKING		1.345	26.87	27.42	30.16
FIRE		.75	14.98	15.29	16.82
LIGHT		1.231	24.59	25.09	27.60
BORO RE		14.4	287.67	293.54	322.89
The discount & penalty have been calculated for your convenience			476.89	486.63	535.29
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

ES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HESS, MAURICE F & DARLENE F

P O BOX 488

BENTON PA 17814

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 02 -01 -016-00,000
350 THIRD ST
2181 Acres Land
Buildings 2,518
Total Assessment 17,867
20,385

This tax returned
to courthouse on:
January 1, 2010

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

27

27

In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION
NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
COLUMBIA COUNTY SHERIFF'S OFFICE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876

Email:

Obligor:

MAURICE F. HESS JR
PO BOX 488
350 THIRD STREET
BENTON, PA 17814-0488-88

Obligee:

DARLENE F. HESS

IV-D Case #: 498110524

SSN: 206-58-2113 **Date of Birth:** 08/24/64

This lien results from a support order, entered on JANUARY 9, 2009 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 010146.

As of FEBRUARY 6, 2009, the obligor owes unpaid support in the amount of \$ 1,200.94. This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: 350 THIRD STREET, BENTON, PA 17814

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Paul C Keller
Authorized Agent

2/6/09
Date

Paul C Keller 570-387-8870
Print name, e-mail address, phone and fax number 570-387-8876 fax

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of . For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

Print name, e-mail address, phone and fax number

I certify that _____ appeared before me and is known to me as the individual who signed the above.

State of _____

County of _____

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Debra Welliver, Notary Public
Town Of Bloomsburg, Columbia County
My Commission Expires Oct. 28, 2011

) Notary Public Debra Welliver
) ss.
)

Date 2/6/09

My appointment expires Oct 26, 2011

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0153 Expiration Date: 02/28/2011

Page 2 of 2

Service Type M

Form UF-017 Rev.1

Worker ID 19302



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, February 03, 2009

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

INDYMAC FEDERAL BANK FSB
VS
MAURICE F. HESS, JR.
DARLENE F. HESS

DOCKET # 27ED2009

JD # 1975JD2008

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

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

2009-ED-27

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: April 29, 2009

TIME: 9:00 am

LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

DWELLING KNOWN AS 350 THIRD STREET, BENTON, PA 17814.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A CORNER OF LOT NO. 11, NOW OR FORMERLY OF L.C. RABER.

Being the same premises conveyed to Maurice F. Hess, Jr. and Darlene F. Hess, husband and wife, by Deed of Barbara J. Young, dated 7/12/2007 and recorded 8/6/2007 in Columbia County Deed Book 2007, page 8087.

THE LOCATION of your property to be sold is:

**350 THIRD STREET
BENTON, PA 17814**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

2008-CV-1975

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

MAURICE F. HESS, JR. AND DARLENE F. HESS

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

**NORTH PENN LEGAL SERVICES
W. 5TH STREET,
BLOOMSBURG, PA 17815
(570) 784.8760**

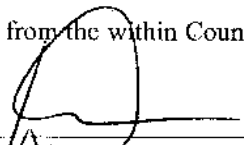
THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.



Daniel Mancini, Esq.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/3/2009

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 27ED2009

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR.
DARLENE F. HESS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
MAURICE HESS, JR.
350 THIRD STREET
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAURICE

RELATIONSHIP DEF IDENTIFICATION _____

DATE 2-5-9 TIME 1030 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
<u>2-5-9</u>	<u>0950</u>	<u>2</u>	<u>L.C.</u>

DEPUTY

J. Carter

DATE 2-5-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/3/2009

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 27ED2009

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR.

DARLENE F. HESS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
DARLENE HESS 925-0268
350 THIRD STREET
BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

- WORKS AT HILL START BENTON

SERVED UPON DARLENE

RELATIONSHIP DEBT IDENTIFICATION _____

DATE 2-5-9 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) 1303 SR 239

ATTEMPTS

DATE

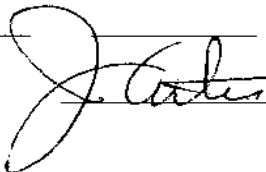
TIME

OFFICER

REMARKS

2-5-9 0950 2 L.C.

DEPUTY



DATE 2-5-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/3/2009

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 27ED2009

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR.

DARLENE F. HESS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED	PAPERS TO SERVED
BENTON BOROUGH	MORTGAGE FORECLOSURE
BENTON	

SERVED UPON KAY VANIKOVICH

RELATIONSHIP Born Sert IDENTIFICATION _____

DATE 2-5-9 TIME 0940 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

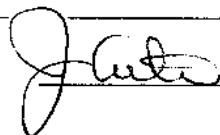
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 2-5-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/3/2009

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 27ED2009

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR.
DARLENE F. HESS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED

CAROLYN REMLEY-TAX COLLECTOR

~~PO BOX 270~~

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON ~~Carolyn~~ Carolyn

RELATIONSHIP Tax Collector IDENTIFICATION

DATE 2-5-9 TIME 0935 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) 347 Hurley St
BENTON Pa.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Crater DATE 2-5-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/3/2009

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 27ED2009

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR.

DARLENE F. HESS

ATTORNEY FIRM MANCINI AND ASSOC

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

SERVED UPON Maureen Cole

RELATIONSHIP customer servia IDENTIFICATION _____

DATE 09/11 TIME 2-5-09 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE 2-5-09

JUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/04/2009

Fee: \$5.00

Cert. NO: 5592

HESS MAURICE F & DARLENE F
P O BOX 488
BENTON PA 17814

District: BENTON BORO
Deed: 20070 -8087
Location: 350 THIRD ST
Parcel Id:02 -01 -016-00,000

Assessment: 20,385
Balances as of 02/04/2009

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

By: Timothy T. Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/3/2009

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 27ED2009

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR.

DARLENE F. HESS

ATTORNEY FIRM MANCINI AND ASSOC

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

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-4-9 TIME 1545 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 2-4-9

REAL ESTATE OUTLINE

ED # 27-09

DATE RECEIVED 2-3-09
DOCKET AND INDEX 2-3-09

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>15600.00</u>	<u>✓</u>	CK# <u>8471</u>

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

SALE DATE Apr 2nd 09 TIME 0900
POSTING DATE Apr 24 09
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Apr 8</u>
2 ND WEEK	<u>15</u>
3 RD WEEK	<u>22, 09</u>

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2009 ED AND CIVIL WRIT NO. 1975 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL OF THE FOLLOWING described real estate situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 11, now or formerly of L.C. Raber; THENCE along Third Street South 29 degrees 40 minutes West a distance of 50 feet; THENCE North 56-1/2 degrees West a distance of 189-1/2 feet; THENCE North 29 degrees 50 minutes East 50 feet to a corner of lot of said L.C. Raber; THENCE along said L.C. Raber South 56-1/2 degrees East 189-1/2 feet to the place of BEGINNING. BEING Lot No. 12 as marked on draft or plan of lots conveyed by Will to Sarah H. Hess, deceased. On which is erected a dwelling house and out-buildings.

Being the same premises conveyed to Maurice F. Hess, Jr. and Darlene F. Hess, husband and wife, by Deed of Barbara J. Young, dated 7/12/2007 and recorded 8/6/2007 in Columbia County Deed Book 2007, page 8087.

DWELLING KNOWN AS 350 THIRD STREET, BENTON, PA 17814

IDENTIFIED as TAX/PARCEL ID# 02-01-016 in the Deed Registry Office of Columbia County, Pennsylvania.

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Daniel Mancini
201 A Fairview Drive
Monaca, PA 15061

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

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

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DWELLING KNOWN AS 350 THIRD STREET, BENTON, PA 17814

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TERMS OF SALE

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Plaintiff's Attorney
Daniel Mancini
201 A Fairview Drive
Monaca, PA 15061

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

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2009 ED AND CIVIL WRIT NO. 1975 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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Being the same premises conveyed to Maurice F. Hess, Jr. and Darlene F. Hess, husband and wife, by Deed of Barbara J. Young, dated 7/12/2007 and recorded 8/6/2007 in Columbia County Deed Book 2007, page 8087.

DWELLING KNOWN AS 350 THIRD STREET, BENTON, PA 17814

IDENTIFIED as TAX/PARCEL ID# 02-01-016 in the Deed Registry Office of Columbia County, Pennsylvania.

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.

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Plaintiff's Attorney
Daniel Mancini
201 A Fairview Drive
Monaca, PA 15061

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

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

CIVIL ACTION – LAW

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL Division

Case Number: 2008-CV-1975

2009-ED-27
Type of Pleading

VS

MAURICE F. HESS JR.
AND DARLENE F. HESS
DEFENDANTS

Mortgage Foreclosure
Writ of Execution

Code and Classification:

CERTIFICATE OF LOCATION

Filed on Behalf Of:
Plaintiff

350 THIRD STREET
BENTON, PA 17814

Counsel of Record:

BOROUGH OF BENTON

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

PARCEL No: 02-01-016

By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2008-CV-1975

2009-ED 27
MORTGAGE FORECLOSURE

VS

MAURICE F. HESS JR.
AND DARLENE F. HESS
DEFENDANTS

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:

350 THIRD STREET, BENTON, PA 17814

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff

Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$136,803.34

INTEREST

from 08/01/07 \$ _____

to 01/27/09

(Costs to be added) \$ _____

By Tami B. Kline /KPB/
Prothonotary

Date: 2-3-09

Exhibit A

ALL OF THE FOLLOWING described real estate situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 11, now or formerly of L.C. Raber; **THENCE** along Third Street South 29 degrees 40 minutes West a distance of 50 feet; **THENCE** North 56-1/2 degrees West a distance of 189-1/2 feet; **THENCE** North 29 degrees 50 minutes East 50 feet to a corner of lot of the said L.C. Raber; **THENCE** along said L.C. Raber South 56-1/2 degrees East 189-1/2 feet to the place of **BEGINNING**. **BEING** Lot No. 12 as marked on the draft or plan of lots conveyed by Will to Sarah H. Hess, deceased. On which is erected a dwelling house and out-buildings.

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

CIVIL ACTION – LAW

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL Division

Case Number: 2008-CV-1975

Type of Pleading

209-ED-27

VS

MAURICE F. HESS JR.
AND DARLENE F. HESS
DEFENDANTS

Mortgage Foreclosure
Writ of Execution

Code and Classification:

CERTIFICATE OF LOCATION

Filed on Behalf Of:
Plaintiff

350 THIRD STREET
BENTON, PA 17814

Counsel of Record:

BOROUGH OF BENTON

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

PARCEL No: 02-01-016

By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION - LAW

CASE NO:2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND DARLENE F. HESS
DEFENDANTS

2009-ED-27

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:

350 THIRD STREET, BENTON, PA 17814

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff _____

Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$136,803.34

INTEREST
from 08/01/07 \$ _____
to 01/27/09
(Costs to be added) \$ _____

By *Tami B. Keene* | *KPB*
Prothonotary

Date: *2-3-09*

Exhibit A

ALL OF THE FOLLOWING described real estate situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 11, now or formerly of L.C. Raber; THENCE along Third Street South 29 degrees 40 minutes West a distance of 50 feet; THENCE North 56-1/2 degrees West a distance of 189-1/2 feet; THENCE North 29 degrees 50 minutes East 50 feet to a corner of lot of the said L.C. Raber; THENCE along said L.C. Raber South 56-1/2 degrees East 189-1/2 feet to the place of BEGINNING. BEING Lot No. 12 as marked on the draft or plan of lots conveyed by Will to Sarah H. Hess, deceased. On which is erected a dwelling house and out-buildings.

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

CIVIL ACTION – LAW

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL Division

Case Number: 2008-CV-1975

Type of Pleading

2009-ED-27

VS

MAURICE F. HESS JR.
AND DARLENE F. HESS
DEFENDANTS

Mortgage Foreclosure
Writ of Execution

Code and Classification:

Filed on Behalf Of:
Plaintiff

CERTIFICATE OF LOCATION

350 THIRD STREET
BENTON, PA 17814

Counsel of Record:

BOROUGH OF BENTON

PARCEL No: 02-01-016

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION LAW

CASE NO:2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND DARLENE F. HESS
DEFENDANTS

2009-ED-27

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:

350 THIRD STREET, BENTON, PA 17814

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff _____

Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$136,803.34

INTEREST

from 08/01/07 \$ _____

to 01/27/09

(Costs to be added) \$ _____

By Tamara B. Kline (KFB)
Prothonotary

Date: 2-3-09

Exhibit A

ALL OF THE FOLLOWING described real estate situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 11, now or formerly of L.C. Raber; THENCE along Third Street South 29 degrees 40 minutes West a distance of 50 feet; THENCE North 56-1/2 degrees West a distance of 189-1/2 feet; THENCE North 29 degrees 50 minutes East 50 feet to a corner of lot of the said L.C. Raber; THENCE along said L.C. Raber South 56-1/2 degrees East 189-1/2 feet to the place of BEGINNING. BEING Lot No. 12 as marked on the draft or plan of lots conveyed by Will to Sarah H. Hess, deceased. On which is erected a dwelling house and out-buildings.

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNSYLVANIA**

CIVIL ACTION – LAW

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL Division

Case Number: 2008-CV-1975

Type of Pleading

2009-ED-27

Mortgage Foreclosure
Writ of Execution

Code and Classification:

Filed on Behalf Of:
Plaintiff

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

VS

MAURICE F. HESS JR.
AND DARLENE F. HESS
DEFENDANTS

CERTIFICATE OF LOCATION

350 THIRD STREET
BENTON, PA 17814

BOROUGH OF BENTON

PARCEL No: 02-01-016

By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
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IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO:2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND DARLENE F. HESS
DEFENDANTS

2009-ED-27

Writ of Execution

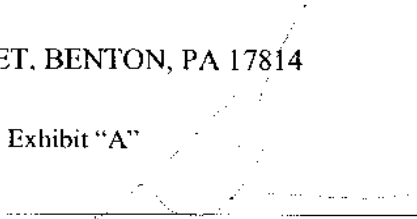
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INTEREST
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(Costs to be added) \$ _____

By Tami B Kline | KPB
Prothonotary

Date: 2-3-09

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**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNSYLVANIA**

CIVIL ACTION – LAW

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL Division

Case Number: 2008-CV-1975

2009-ED-217
Type of Pleading

Mortgage Foreclosure
Writ of Execution

VS

MAURICE F. HESS JR.
AND DARLENE F. HESS
DEFENDANTS

Code and Classification:

CERTIFICATE OF LOCATION

Filed on Behalf Of:
Plaintiff

350 THIRD STREET
BENTON, PA 17814

Counsel of Record:

BOROUGH OF BENTON

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

PARCEL No: 02-01-016

By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

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Daniel J. Mancini, Esq.,
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mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO:2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND DARLENE F. HESS
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209-ED-27

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Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239

Daniel J. Mancini, Esq.
*Licensed in PA and FL

January 30, 2009

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

**RE: INDYMAC FEDERAL BANK FSB
VS
MAURICE F. HESS JR. AND DARLENE F. HESS
Sheriff's Package for Mortgage Foreclosure
2008-CV-1975**

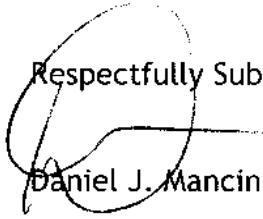
To Whom It May Concern:

I am including the Sheriff's package forms, which need to be submitted to the Sheriff to be placed on the next available Sheriff Sale.

We also are including two (2) copies of the long notice of sale, which needs to be personally served upon both husband and wife co-defendants at their respective address. I have also enclosed a service form for the posting of your handbill on the property of 350 Third Street, Benton, PA 17814.

I have enclosed your deposit of \$1500 for the Service and filing. Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,



Daniel J. Mancini, Esquire
PA Bar ID 39353

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Daniel J. Mancini, Esq.,
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IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

2009-ED-27
MORTGAGE FORECLOSURE

VS

MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)**

INDYMAC FEDERAL BANK FSB Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praeipce for the Writ of Execution was filed, the following information concerning the real property located at **350 THIRD STREET, BENTON, PA 17814.**

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

MAURICE F. HESS JR. AND DARLENE F. HESS
350 Third Street
Benton, PA 17814

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

MAURICE F. HESS JR. AND DARLENE F. HESS
350 Third Street
Benton, PA 17814

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

(PLAINTIFF IN THIS CASE)
INDYMAC FEDERAL BANK FSB
7770 West Parmer Lane, Building D, First Floor, Austin, PA 78729
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2008-CV-1975 SENT FOR RECORDING 1/30/2009 AMOUNT \$136,803.34

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

NONE OTHER THAN PLAINTIFF IN THIS CASE

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

UNKNOWN

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:

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
PO Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

Department of Revenue
Bureau of Compliance
Sheriff Sale Section
PO Box 281230
Harrisburg, PA 17128-1230

Columbia County Domestic Relations
15 Perry Avenue
Bloomsburg, PA 17815


Carolyn Remley
PO Box 270
Benton, PA 17814

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:

UNKNOWN

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

Dated this 30th Day of January 2009



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

Daniel Mancini & Associates
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MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

2009-ED-27

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

DWELLING KNOWN AS 350 THIRD STREET, BENTON, PA 17814.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A CORNER OF LOT NO. 11, NOW OR FORMERLY OF L.C. RABER.

Being the same premises conveyed to Maurice F. Hess, Jr. and Darlene F. Hess, husband and wife, by Deed of Barbara J. Young, dated 7/12/2007 and recorded 8/6/2007 in Columbia County Deed Book 2007, page 8087.

THE LOCATION of your property to be sold is:

**350 THIRD STREET
BENTON, PA 17814**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

2008-CV-1975

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

MAURICE F. HESS, JR. AND DARLENE F. HESS

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

**NORTH PENN LEGAL SERVICES
W. 5TH STREET,
BLOOMSBURG, PA 17815
(570) 784.8760**

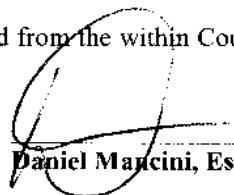
THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.



Daniel Mancini, Esq.

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
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IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2008-CV-1975

VS

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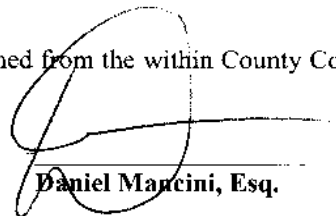
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**INDYMAC FEDERAL BANK FSB
PLAINTIFF**

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

VS

MORTGAGE FORECLOSURE

**MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS**

2009-ED-27

LONG PROPERTY DESCRIPTION

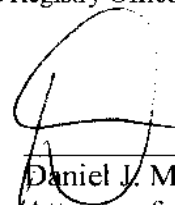
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DWELLING KNOWN AS 350 THIRD STREET, BENTON, PA 17814.

IDENTIFIED as TAX/PARCEL ID#: 02-01-016 in the Deed Registry Office of Columbia County, Pennsylvania.



Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
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INDYMAC FEDERAL BANK FSB
PLAINTIFF

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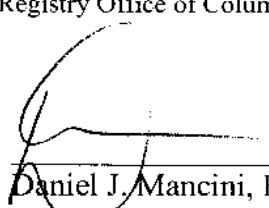
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Attorney for Plaintiff

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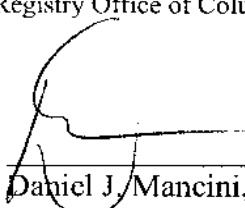
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Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
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2009-ED-27

LONG PROPERTY DESCRIPTION

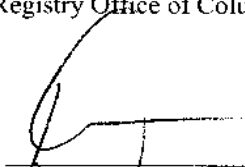
ALL OF THE FOLLOWING described real estate situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 11, now or formerly of L.C. Raber; THENCE along Third Street South 29 degrees 40 minutes West a distance of 50 feet; THENCE North 56-1/2 degrees West a distance of 189-1/2 feet; THENCE North 29 degrees 50 minutes East 50 feet to a corner of lot of the said L.C. Raber; THENCE along said L.C. Raber South 56-1/2 degrees East 189-1/2 feet to the place of BEGINNING. BEING Lot No. 12 as marked on the draft or plan of lots conveyed by Will to Sarah H. Hess, deceased. On which is erected a dwelling house and out-buildings.

Being the same premises conveyed to Maurice F. Hess, Jr. and Darlene F. Hess, husband and wife, by Deed of Barbara J. Young, dated 7/12/2007 and recorded 8/6/2007 in Columbia County Deed Book 2007, page 8087.

DWELLING KNOWN AS 350 THIRD STREET, BENTON, PA 17814.

IDENTIFIED as TAX/PARCEL ID#: 02-01-016 in the Deed Registry Office of Columbia County, Pennsylvania.



Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

2009-ED-27

LONG PROPERTY DESCRIPTION

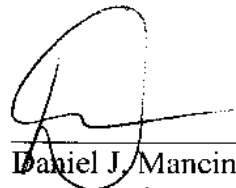
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Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
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201 A Fairview Drive
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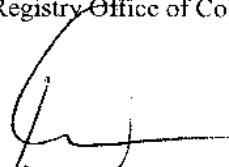
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DWELLING KNOWN AS 350 THIRD STREET, BENTON, PA 17814.

IDENTIFIED as TAX/PARCEL ID#: 02-01-016 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

2009 E.D. 27

AFFIDAVIT OF NAMES AND ADDRESSES
OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

DANIEL J. MANCINI, Esq., being duly authorized to make this affidavit on behalf of the Plaintiff in the above action INDYMAC FEDERAL BANK FSB, being duly sworn according to law deposes and says that to the best of his knowledge, information and belief the owner of 350 THIRD STREET, BENTON, PA 17814, the real property to be sold in the within execution and the defendants in the judgment are MAURICE F. HESS JR. AND DARLENE F. HESS, whose last known address 350 THIRD STREET, BENTON, PA 17814.

DATE: January 30, 2009



DANIEL J. MANCINI, ESQUIRE
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

VS

MORTGAGE FORECLOSURE

MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

2009-ED-27

AFFIDAVIT OF NON-MILITARY SERVICE

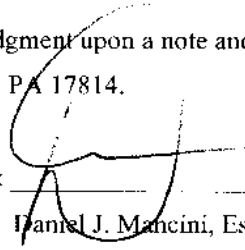
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

Daniel J. Mancini, being duly sworn according to law, deposes and says that he is the attorney of record, for the above-named Plaintiff, that he makes this Affidavit on Plaintiff's behalf, and that the statements in this Affidavit are true to the best of his knowledge, information and belief.

Defendants MAURICE F. HESS JR. AND DARLENE F. HESS are over 21 years of age.

Defendants are not in the military service of the United States as contemplated by the Soldier's and Sailor's Civil Relief Act, as amended.

This affidavit is made in connection with the judgment upon a note and mortgage secured upon the premises located at 350 THIRD STREET, BENTON, PA 17814.

By: 
Daniel J. Mancini, Esq.

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

INDYMAC FEDERAL BANK FSB
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2008-CV-1975

VS

MORTGAGE FORECLOSURE

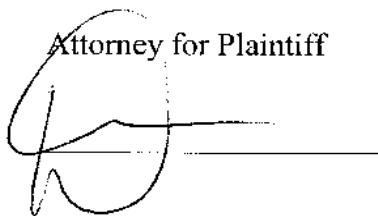
MAURICE F. HESS JR.
AND
DARLENE F. HESS
DEFENDANTS

2009-ED-27

Waiver of Watchman

I, Daniel J. Mancini, Esq., do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the amove-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



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.

P:

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Address *29*
- B. Received by (Printed Name) *DAVID R. MILLER* C. Date of Delivery *FEB 13 2009*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

79

102595-02-M-10

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)

7007 3020 0001 4837 9355

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Address *29*
- B. Received by (Printed Name) *FEB 12 2009*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes**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)

7007 3020 0001 4837 9386

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-10

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Address *29*
- B. Received by (Printed Name) *FEB 12 2009*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233

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AND
DARLENE F. HESS
DEFENDANTS

2009-ED-27

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)**

INDYMAC FEDERAL BANK FSB Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **350 THIRD STREET, BENTON, PA 17814**.

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

MAURICE F. HESS JR. AND DARLENE F. HESS
350 Third Street
Benton, PA 17814

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

MAURICE F. HESS JR. AND DARLENE F. HESS
350 Third Street
Benton, PA 17814

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

(PLAINTIFF IN THIS CASE)
INDYMAC FEDERAL BANK FSB
7770 West Parmer Lane, Building D, First Floor, Austin, PA 78729
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2008-CV-1975 SENT FOR RECORDING 1/30/2009 AMOUNT \$136,803.34

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

NONE OTHER THAN PLAINTIFF IN THIS CASE

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

UNKNOWN

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:

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
PO Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

Department of Revenue
Bureau of Compliance
Sheriff Sale Section
PO Box 281230
Harrisburg, PA 17128-1230

Columbia County Domestic Relations
15 Perry Avenue
Bloomsburg, PA 17815

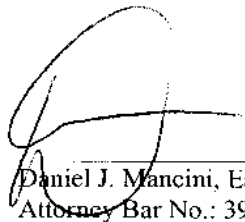
Carolyn Remley
PO Box 270
Benton, PA 17814

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:

UNKNOWN

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

Dated this 30th Day of January 2009



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

DANIEL J. MANCINI

ATTORNEY AT LAW

201A FAIRVIEW DRIVE 724-728-4233
MONACA, PA 15061

60-7322/2433
2792038426

8477

DATE 1-30-09

PAY TO
THE ORDER OF

Columbia County Sheriff \$ 1500.00
Fifteen hundred & 00/100

DOLLARS



Security Features
Included
Check on Back



HOPEWELL OFFICE
ALBUQUERQUE, PA 15001

MEMO Hess-2008-CV-1975

[Signature] MP

⑆243373222⑆ 2792038426⑈

8477