

SHERIFF'S SALE COST SHEET

GMAC Mort. vs. Pucks
 NO. 32-09 ED NO. 32-09 JD DATE/TIME OF SALE Stray

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$185.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$245.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$16.00</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>323.00</u>	

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)		<u>\$130.00</u>
MISC. <u>126</u>	\$ <u>10.75</u>	
	\$ <u> </u>	
TOTAL ***** \$ <u>10.75</u>		

TOTAL COSTS (OPENING BID) \$ 618.75
Refund * 881.25

1500. Dep

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

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

PENNSYLVANIA OFFICE
215-868-9500

PLEASE RESPOND TO NEW JERSEY OFFICE

March 11, 2009

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Sheriff Tim Chamberland/Wendy

Re: GMAC Mortgage, LLC
vs.
James L. Parks, Jr. and Deborah M. Parks
Columbia County C.C.P. No. 2009-CV-32
Premises: 622 Pfahler Street a/k/a 622 Phahler Street
Catawissa, PA 17820
SS Date: April 29, 2009

Dear Sheriff Tim Chamberland/Wendy:

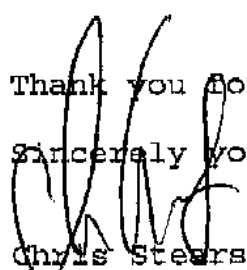
Please **STAY** the Sheriff's Sale scheduled for April 29, 2009.

Sale is Stayed for the following reason:

Loan modification. Amount collected: \$537.62

Thank you for your attention to this matter.

Sincerely yours,


Chris Steers
Foreclosure Manager

/nmr

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 704-6300

GMAC MORTGAGE, LLC

Docket # 32ED2009

VS

MORTGAGE FORECLOSURE

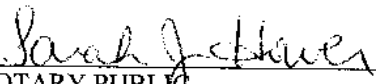
JAMES L. PARKS, JR.
DEBORAH M. PARKS

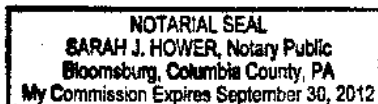
AFFIDAVIT OF SERVICE

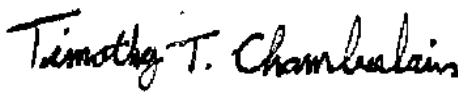
NOW, THIS WEDNESDAY, FEBRUARY 18, 2009, AT 2:00 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON JAMES PARKS, JR. AT 622 PFAHLER STREET,
CATAWISSA BY HANDING TO JAMES PARKS, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

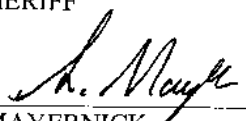
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, FEBRUARY 20, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
S. MAYERNICK
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) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

GMAC MORTGAGE, LLC

Docket # 32ED2009

VS

MORTGAGE FORECLOSURE


JAMES L. PARKS, JR.
DEBORAH M. PARKS

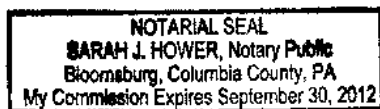
AFFIDAVIT OF SERVICE

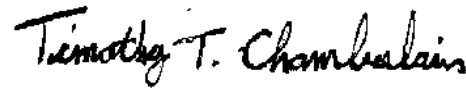
NOW, THIS WEDNESDAY, FEBRUARY 18, 2009, AT 2:00 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON DEBORAH PARKS AT 622 PFAILER STREET,
CATAWISSA BY HANDING TO JAMES PARKS, HUSBAND, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, FEBRUARY 20, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
S. MAYERNICK
DEPUTY SHERIFF

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2009

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 32ED2009

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT JAMES L. PARKS, JR.

DEBORAH M. PARKS

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
JAMES PARKS, JR.	MORTGAGE FORECLOSURE
622 PFAHLER STREET	
CATAWISSA	

SERVED UPON James Parks

RELATIONSHIP Def IDENTIFICATION _____

DATE 2-18-09 TIME 14:00 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
<u>2-12</u>	<u>11:08</u>	<u>#5</u>	<u>LC</u>
<u>2-17</u>	<u>12:15</u>	<u>#5</u>	<u>LC</u>

DEPUTY A. Mayhew DATE 2-18-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2009

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 32ED2009

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT JAMES L. PARKS, JR.
DEBORAH M. PARKS

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
DEBORAH PARKS	MORTGAGE FORECLOSURE
622 PFAHLER STREET	
CATAWISSA	

SERVED UPON James Parks

RELATIONSHIP Husband IDENTIFICATION _____

DATE 2-18-09 TIME 14:00 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
<u>2-12</u>	<u>11:08</u>	<u>#5</u>	<u>LC</u>
<u>2-17</u>	<u>12:15</u>	<u>#5</u>	<u>LC</u>

DEPUTY *[Signature]* DATE 2-18-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2009

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 32ED2009

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT JAMES L. PARKS, JR.
DEBORAH M. PARKS

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Paula Clark

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-12 TIME 11:39 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

L. May

DATE

2-12-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2009

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 32ED2009

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT JAMES L. PARKS, JR.

DEBORAH M. PARKS

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA BOROUGH	MORTGAGE FORECLOSURE
MAIN STREET	
CATAWISSA	

SERVED UPON Jill Davies

RELATIONSHIP Asst. Sec. IDENTIFICATION _____

DATE 2-12-09 TIME 10:55 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	<u>L. Vagb</u>	_____	DATE	<u>2-12-09</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2009

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 32ED2009

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT JAMES L. PARKS, JR.

DEBORAH M. PARKS

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
CATAWISSA WATER AUTHORITY
SCHOOLHOUSE ROAD
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Alice Snyder

RELATIONSHIP Secretary IDENTIFICATION _____

DATE 2-12 TIME 12:00 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

L. Noyl

DATE 2-12-09

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:12-FEB-09

FEE:\$5.00

CERT. NO:5755

PARKS JAMES L & DEBORAH M JR
622 PFAHLER STREET
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO
DEED 20050-4094
LOCATION: 622 PFAHLER ST CATAWISSA
PARCEL: 08 -06 -099-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,012.10	19.83		55.00	1,086.93
2008	PRIM	904.80	19.88		60.00	984.68
TOTAL DUE :						\$2,071.61

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2009

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2009

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 32ED2009

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT JAMES L. PARKS, JR.
DEBORAH M. PARKS
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
REMIT CORPORATION
36 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Lori Reed

RELATIONSHIP Director of Finance IDENTIFICATION _____

DATE 2-11-09 TIME 1525 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 2-11-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/10/2009

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 32ED2009

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT JAMES L. PARKS, JR.
DEBORAH M. PARKS

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-11-09 TIME 1345 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 Gallison DATE 2-11-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/10/2009

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 32ED2009

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT JAMES L. PARKS, JR.
DEBORAH M. PARKS

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON Rena Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 2-11-09 TIME 1516 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 2-11-09

FACSIMILE TRANSMITTAL

Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

Phone (856) 669-5400

Fax (856) 669-5399

To: Chamberlain

Fax # 570-389-5625

From: ALEX carr

Date: 2/11/09

Pages: 2 (including this cover sheet)

Re: Waiver of Watchman!

ATTORNEY FOR PLAINTIFF

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

GMAC Mortgage, LLC
Plaintiff

v.

James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2009-CV-32

Waiver of Watchman

I, Attorney Chandra M. Arkema, Esq. 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

Chandra Arkema

REAL ESTATE OUTLINE

ED # 32-09

DATE RECEIVED 2-16-09
DOCKET AND INDEX 2-11-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>127365</u>

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

SALE DATE	<u>Apr 29, 09</u>	TIME <u>0900</u>
POSTING DATE	<u>Mar 24, 09</u>	
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. 32 OF 2009 ED AND CIVIL WRIT NO. 32 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 that certain piece, parcel and lot of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96'), more or less, to a point in line of land now or formerly of Zenith M.

Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20') East of point on Pfahler Street Opposite the eastern wall of the building now or formerly of Harry M. Troy; thence direction along land now or formerly of the said Wintersteen fifty feet (50'), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95') to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111'), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald H. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume, 582, Page 1057 for the mutual benefits of the parties thereto as noted in said deed.

BEING the same premises conveyed by deed of James L. Parks and Mary L. Parks, husband and wife, to Donald H. Parks, Ronald L. Parks and Sandra K. Parks, dated July 19, 2004 and recorded August 3, 2004 as Columbia County Instrument Number 200408847.

ALSO BEING the same premises conveyed by deed of Donald H. Parks and Etta M. Parks, husband and wife, to Donald H. Parks, James L. Parks, Ronald L. Parks and Sandra K. Parks, dated and recorded January 27, 1995 in Columbia County Record Book Volume 589, Page 266.

THE said Cheryl V. Parks joins in this deed solely to transfer any and all marital interest she may have as the wife of Donald H. Parks, Grantors herein.

THE said Carla J. Parks joins in this deed solely to transfer any and all marital interest she may have as the wife of Ronald L. Parks, Grantors herein.

FOR identification purposes only, being known as all or part of Columbia County Tax Parcel Number 08-06-099 in the office of the County Assessor.

BEING KNOWN AS: 622 Pfahler Street a/k/a 622 Pfahler Street Catawissa, PA 17820
PROPERTY ID NO.: 08-06-099

TITLE TO SAID PREMISES IS VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM DONALD H. PARKS, JOINTED BY HIS WIFE, CHERYL V. PARKS; RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS; AND SANDRA K. PARKS, SINGLE
DATED 4/19/2005 RECORDED 4/22/2005 INSTRUMENT NO.:200504094

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.

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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. 32 OF 2009 ED AND CIVIL WRIT NO. 32 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 that certain piece, parcel and lot of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96'), more or less, to a point in line of land now or formerly of Zenith M.

Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20') East of point on Pfahler Street Opposite the eastern wall of the building now or formerly of Harry M. Troy; thence direction along land now or formerly of the said Wintersteen fifty feet (50'), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95') to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111'), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald H. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume, 582, Page 1057 for the mutual benefits of the parties thereto as noted in said deed.

BEING the same premises conveyed by deed of James L. Parks and Mary L. Parks, husband and wife, to Donald H. Parks, Ronald L. Parks and Sandra K. Parks, dated July 19, 2004 and recorded August 3, 2004 as Columbia County Instrument Number 200408847.

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FOR identification purposes only, being known as all or part of Columbia County Tax Parcel Number 08-06-099 in the office of the County Assessor.

BEING KNOWN AS: 622 Pfahler Street a/k/a 622 Pfahler Street Catawissa, PA 17820
PROPERTY ID NO.: 08-06-099

TITLE TO SAID PREMISES IS VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM DONALD H. PARKS, JOINTED BY HIS WIFE, CHERYL V. PARKS; RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS; AND SANDRA K. PARKS, SINGLE DATED 4/19/2005 RECORDED 4/22/2005 INSTRUMENT NO.:200504094

TERMS OF SALE

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111 Woodcrest Road
Cherry Hill, NJ 08003

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Timothy T. Chamberlain
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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 5454

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

FEB 13 2009

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

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- 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 9461

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

FEB 13 2009

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

3. Service Type

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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)

7007 3020 0001 4837 9430

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

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C. Date of Delivery

FEB 17 2009

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BEING KNOWN AS: 622 Pfahler Street a/k/a 622 Pfahler Street Catawissa, PA 17820
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DATED 4/19/2005 RECORDED 4/22/2005 INSTRUMENT NO.:200504094

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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. 32 OF 2009 ED AND CIVIL WRIT NO. 32 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 that certain piece, parcel and lot of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96'), more or less, to a point in line of land now or formerly of Zenith M.

Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20') East of point on Pfahler Street Opposite the eastern wall of the building now or formerly of Harry M. Troy; thence direction along land now or formerly of the said Wintersteen fifty feet (50'), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95') to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111'), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald H. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume, 582, Page 1057 for the mutual benefits of the parties thereto as noted in said deed.

BEING the same premises conveyed by deed of James L. Parks and Mary L. Parks, husband and wife, to Donald H. Parks, Ronald L. Parks and Sandra K. Parks, dated July 19, 2004 and recorded August 3, 2004 as Columbia County Instrument Number 200408847.

ALSO BEING the same premises conveyed by deed of Donald H. Parks and Etta M. Parks, husband and wife, to Donald H. Parks, James L. Parks, Ronald L. Parks and Sandra K. Parks, dated and recorded January 27, 1995 in Columbia County Record Book Volume 589, Page 266.

THE said Cheryl V. Parks joins in this deed solely to transfer any and all marital interest she may have as the wife of Donald H. Parks, Grantors herein.

THE said Carla J. Parks joins in this deed solely to transfer any and all marital interest she may have as the wife of Ronald L. Parks, Grantors herein.

FOR identification purposes only, being known as all or part of Columbia County Tax Parcel Number 08-06-099 in the office of the County Assessor.

BEING KNOWN AS: 622 Pfahler Street a/k/a 622 Pfahler Street Catawissa, PA 17820
PROPERTY ID NO.: 08-06-099

TITLE TO SAID PREMISES IS VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM DONALD H. PARKS, JOINTED BY HIS WIFE, CHERYL V. PARKS; RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS; AND SANDRA K. PARKS, SINGLE
DATED 4/19/2005 RECORDED 4/22/2005 INSTRUMENT NO.:200504094

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
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

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

GMAC Mortgage, LLC
Plaintiff

v.

James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-32

2009-ED-32

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:

622 Pfahler Street a/k/a 622 Phahler Street
Catawissa, PA 17820
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$77,220.62

Interest From 2/11/09

to Date of Sale _____

Ongoing Per Diem of \$17.95

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

(Costs to be added)

\$ _____

Prothonotary

By Tami B Kline /KKB/

Clerk

Date 2-10-09

ALL that certain piece, parcel and lot of land situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96'), more or less, to a point in line of land now or formerly of Zenith M. Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20') East of point on Pfahler Street opposite the eastern wall of the building now or formerly of Harry M. Troy; thence in a southerly direction along land now or formerly of the said Wintersteen fifty feet (50'), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95') to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111'), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald F. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume 582, Page 1057 for the mutual benefit of the parties thereto as noted in said deed.

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THE said Cheryl V. Parks joins in this deed solely to transfer any and all marital interest she may have as the wife of Donald H. Parks, Grantor herein.

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FOR identification purposes only, being known as all or part of Columbia County Tax Parcel Number 08-06-099 in the office of the County Assessor.

BEING KNOWN AS: 622 Pfahler Street a/k/a 622 Phahler Street
Catawissa, PA 17820

PROPERTY ID NO.: 08-06-099

TITLE TO SAID PREMISES IS VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, HUSBAND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM DONALD H. PARKS, JOINTED BY HIS WIFE, CHERYL V. PARKS; RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS; AND SANDRA K. PARKS, SINGLE DATED 4/19/2005 RECORDED 4/22/2005 INSTRUMENT NO.: 200504094.

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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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

GMAC Mortgage, LLC
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

NO. 2009-CV-32

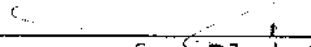
2009-ED-32

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

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ALAN M. MINATO, ESQUIRE - ID #75860
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GMAC Mortgage, LLC
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

NO. 2009-CV-32

2009-ED-32

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

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GMAC Mortgage, LLC
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

NO. 2009-CV-32

2009-EP-32

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

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GMAC Mortgage, LLC
Plaintiff
v.

James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-32

2009-ED-32

AFFIDAVIT PURSUANT TO RULE 3129.1

GMAC Mortgage, LLC, 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: 622 Pfahler Street a/k/a 622 Phahler Street, Catawissa, PA 17820

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

James L. Parks, Jr. 622 Pfahler Street
a/k/a 622 Phahler Street
Catawissa, PA 17820

Deborah M. Parks 622 Pfahler Street
a/k/a 622 Phahler Street
Catawissa, PA 17820

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

SAME AS #1 ABOVE

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

Remit Corporation 36 W. Main Street
Bloomsburg, PA 17815-1703

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

Name	Address
GMAC Mortgage, LLC	P.O. Box 85071 San Diego, CA 92186-5071

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

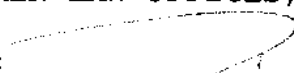
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	622 Pfahler Street a/k/a 622 Phahler Street Catawissa, PA 17820

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: February 10, 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

MARK J. UDREN, ESQUIRE - ID #04302
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856-669-5400
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GMAC Mortgage, LLC
Plaintiff
v.

James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-32

2009-ED-32

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GMAC Mortgage, LLC, 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: 622 Pfahler Street a/k/a 622 Phahler Street, Catawissa, PA 17820

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

Name

Address

James L. Parks, Jr.

622 Pfahler Street
a/k/a 622 Phahler Street
Catawissa, PA 17820

Deborah M. Parks

622 Pfahler Street
a/k/a 622 Phahler Street
Catawissa, PA 17820

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

Name

Address

SAME AS #1 ABOVE

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

Name

Address

Remit Corporation

36 W. Main Street
Bloomsburg, PA 17815-1703

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

Name

Address

GMAC Mortgage, LLC

P.O. Box 85071
San Diego, CA 92186-5071

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

622 Pfahler Street
a/k/a 622 Phahler Street
Catawissa, PA 17820

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: February 10, 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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WOODCREST CORPORATE CENTER

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856-669-5400

pleadings@udren.com

GMAC Mortgage, LLC

Plaintiff

v.

James L. Parks, Jr.

Deborah M. Parks

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-32

2009-ED-32

AFFIDAVIT PURSUANT TO RULE 3129.1

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Name

Address

James L. Parks, Jr.

622 Pfahler Street
a/k/a 622 Phahler Street
Catawissa, PA 17820

Deborah M. Parks

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SAME AS #1 ABOVE

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36 W. Main Street
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Address

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P.O. Box 85071
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5. Name and address of every other person who has any record lien on the property:

Name

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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
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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

622 Pfahler Street
a/k/a 622 Phahler Street
Catawissa, PA 17820

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: February 10, 2009

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

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GMAC Mortgage, LLC
Plaintiff
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James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-32

2009-ED-32

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Deborah M. Parks
622 Pfahler Street a/k/a 622 Phahler Street
Catawissa, PA 17820

Your house (real estate) at 622 Pfahler Street a/k/a 622 Phahler Street, Catawissa, PA 17820 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 \$77,220.62, 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

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UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald F. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume 582, Page 1057 for the mutual benefit of the parties thereto as noted in said deed.

BEING the same premises conveyed by deed of James L. Parks and Mary L. Parks, husband and wife, to Donald H. Parks, Ronald L. Parks and Sandra K. Parks, dated July 19, 2004 and recorded August 3, 2004 as Columbia County Instrument Number 200408847.

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FOR identification purposes only, being known as all or part of Columbia County Tax Parcel Number 08-06-099 in the office of the County Assessor.

BEING KNOWN AS: 622 Pfahler Street a/k/a 622 Phahler Street
Catawissa, PA 17820

PROPERTY ID NO.: 08-06-099

TITLE TO SAID PREMISES IS VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, HUSBAND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM DONALD H. PARKS, JOINTED BY HIS WIFE, CHERYL V. PARKS; RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS; AND SANDRA K. PARKS, SINGLE DATED 4/19/2005 RECORDED 4/22/2005 INSTRUMENT NO.: 200504094.

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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***
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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

February 10, 2009

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

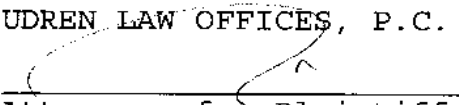
Re: GMAC Mortgage, LLC
vs.
James L. Parks, Jr.
Deborah M. Parks
Columbia County C.C.P. No. 2009-CV-32

Dear Sir:

Please serve the Defendant(s), James L. Parks, Jr. and Deborah M. Parks at 622 Pfahler Street a/k/a 622 Phahler Street, Catawissa, PA 17820.

Please then, POST the property with the Handbill at 622 Pfahler Street a/k/a 622 Phahler Street, Catawissa, PA 17820.

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

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Columbia County Courthouse
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Attorneys for Plaintiff
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STUART WINNEG, ESQUIRE
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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

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

GMAC Mortgage, LLC

Plaintiff

v.

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

James L. Parks, Jr.

Deborah M. Parks

Defendant(s)

NO. 2009-CV-32

2009-ED-32

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Please issue Writ of Execution in the above matter:

Amount due

\$77,220.62

Interest From 2/11/09

to Date of Sale _____

Ongoing Per Diem of \$17.95

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

(Costs to be added)

\$ _____

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.
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
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

GMAC Mortgage, LLC
P.O. Box 85071
San Diego, CA 92186-5071
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.
James L. Parks, Jr.
Deborah M. Parks
622 Pfahler Street a/k/a 622
Pfahler Street
Catawissa, PA 17820
Defendant(s)

NO. 2009-CV-32
2009-ED-32

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF *pa* :
COUNTY OF *Montgomery County* : SS

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: James L. Parks, Jr.
Age: Over 18
Residence: As captioned above
Employment: Unknown

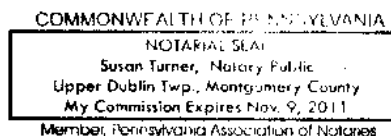
Defendant: Deborah M. Parks
Age: Over 18
Residence: As captioned above
Employment: Unknown

Name: _____
Title: _____
Company: GMAC

Jeffrey Stephan
Limited Signing Officer

Sworn to and subscribed
Before me this 21 day
of Jan., 2009

Notary Public



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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CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

GMAC Mortgage, LLC
P.O. Box 85071
San Diego, CA 92186-5071
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-32

James L. Parks, Jr.
Deborah M. Parks
622 Pfahler Street a/k/a 622
Phahler Street
Catawissa, PA 17820
Defendant(s)

**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **James L. Parks, Jr. and Deborah M. Parks** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$76,456.08
Interest Per Complaint	735.95
From 1/1/09 to 2/10/09	
Late charges per Complaint	<u>28.59</u>
From 1/1/09 to 2/10/09	
TOTAL	<u>\$77,220.62</u>

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

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

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: _____

PRO PROTHY

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
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

GMAC Mortgage, LLC
P.O. Box 85071
San Diego, CA 92186-5071
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.
James L. Parks, Jr.
Deborah M. Parks
622 Pfahler Street a/k/a 622
Pfahler Street
Catawissa, PA 17820
Defendant(s)

NO. 2009-CV-32

2009-ED-32

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF

pa

COUNTY OF

Montgomery County

:
:
: SS

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: James L. Parks, Jr.
Age: Over 18
Residence: As captioned above
Employment: Unknown

Defendant: Deborah M. Parks
Age: Over 18
Residence: As captioned above
Employment: Unknown

Sworn to and subscribed
before me this 21 day
of Jan., 2009

Notary Public

Name:
Title:
Company: GMAC

Jeffrey Stephan
Limited Signing Officer

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Susan Turner, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires Nov. 9, 2011

Member, Pennsylvania Association of Notaries

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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CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

GMAC Mortgage, LLC
P.O. Box 85071
San Diego, CA 92186-5071
Plaintiff
v.

James L. Parks, Jr.
Deborah M. Parks
622 Pfahler Street a/k/a 622
Pfahler Street
Catawissa, PA 17820
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-32

**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**


TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **James L. Parks, Jr. and Deborah M. Parks** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$76,456.08
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I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

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

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: _____

PRO PROTHY _____

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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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

GMAC Mortgage, LLC
P.O. Box 85071
San Diego, CA 92186-5071
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

James L. Parks, Jr.
Deborah M. Parks
622 Pfahler Street a/k/a 622
Phahler Street
Catawissa, PA 17820
Defendant(s)

NO. 2009-CV# 32

2009-ED-32

COMPLAINT IN MORTGAGE FORECLOSURE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

08020273
MWR

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5622

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 704-4300

GMAC MORTGAGE LLC

VS

JAMES PARKS

Docket # 32CV2009

2009-ED-32
COMPLAINT


SHERIFF'S COST PAID

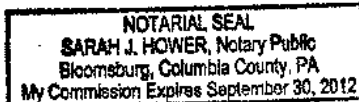
AFFIDAVIT OF SERVICE


NOW, THIS THURSDAY, JANUARY 08, 2009, AT 3:30 PM, SERVED THE WITHIN COMPLAINT
UPON JAMES L. PARKS JR AT 622 PFAHLER STREET, CATAWISSA BY HANDING TO
JAMES PARKS, PERSONALLY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND
MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JANUARY 09, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
S. MAYERNICK
DEPUTY SHERIFF

MARK J. UDREN & ASSOCIATES
111 WOODCREST 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) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6500

GMAC MORTGAGE LLC

Docket # 32CV2009

VS

COMPLAINT

DEBORAH PARKS

SHERIFF'S COST PAID

AFFIDAVIT OF SERVICE

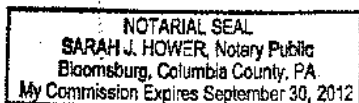
NOW, THIS THURSDAY, JANUARY 08, 2009, AT 3:30 PM, SERVED THE WITHIN COMPLAINT
UPON DEBORAH M. PARKS AT 622 PFAHLER STREET, CATAWISSA BY HANDING TO
JAMES PARKS, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND
MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JANUARY 09, 2009



NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF



X
S. MAYERNICK
DEPUTY SHERIFF

MARK J. UDREN & ASSOCIATES
111 WOODCREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

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
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

GMAC Mortgage, LLC
Plaintiff

v.

James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2009-CV-32

TO: James L. Parks, Jr.
622 Pfahler Street a/k/a 622 Phahler Street
Catawissa, PA 17820

Date of Notice: January 29, 2009

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.


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

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUIRIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO INMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

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

NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.


Mark J. Udren, Esquire
Stuart Winneg, Esquire
Lorraine Doyle, Esquire
Alan M. Minato, Esquire
Chandra M. Arkema, Esquire
Louis A. Simoni, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, New Jersey 08003-3620

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

GMAC Mortgage, LLC
Plaintiff

v.

James L. Parks, Jr.
Deborah M. Parks
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2009-CV-32

TO: Deborah M. Parks
622 Pfahler Street a/k/a 622 Phahler Street
Catawissa, PA 17820

Date of Notice: January 29, 2009

IMPORTANT NOTICE

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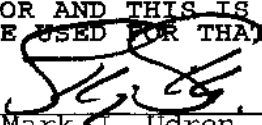
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570-784-8760

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SERVICIO DE REFERENCIA LEGAL
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Alan M. Minato, Esquire
Chandra M. Arkema, Esquire
Louis A. Simoni, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, New Jersey 08003-3620

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



Bank

America's Most Convenient Bank®

3-180/360

127365

127365

NUMBER

DATE

AMOUNT

02/09/2009

\$1,500.00

VOID AFTER 90 DAYS

****One Thousand Five hundred dollars and Zero cents****

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

For Sheriff Sale Deposit 08020273 Parks

MP
SECURE
GUARD
SECURE
GUARD

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈ 127365 ⑈ ⑆036001808⑆ 36 589745 3⑈