

SHERIFF'S SALE COST SHEET

US Bank NA vs. Smile H.
 NO. 37-09 ED NO. 1872-08 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>None</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>27.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>327.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>835.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>785.68</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>0.00</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>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC.	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 1437.68

1350

Deposited

Due to 87.68

ENTITY
FAP
VENDOR
Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
08/18/2009 841842

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
841842	000034954	08/18/2009		189477	87.68	0.00	87.68
EZD [189477] 1439726126 SILVETTI, PATRICK							
							87.68

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

SAFEGUARD

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

TO BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
841842

DATE	AMOUNT
08/18/2009	*****87.68

Void after 180 days

Pay EIGHTY SEVEN AND 68/100 DOLLARS

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

Francis S. Hallinan

⑈841842⑈ ⑆036001808⑆36 150866 6⑈

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

FACSIMILE TRANSMITTAL SHEET

TO: Toby Bjorkman FROM: Tim Chamberlain
COMPANY: _____ DATE: 8-18-09
FAX NUMBER: _____ TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER: _____ SENDER'S REFERENCE NUMBER: _____
RE: _____ YOUR REFERENCE NUMBER: _____

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S
OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS,
PLEASE CALL 570.389.5622. THANK YOU.

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

August 18, 2009

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005AHL1 v.
PATRICK SILVETTI and TARA L. SILVETTI
1732 SPRING GARDEN AVENUE BERWICK, PA 18603-2529
Court No. 1872-CV-2008

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for August 19, 2009 due to the following: Forbearance Plan.

Please be advised that no funds were reported to have been received.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours,
TOBY BJORKMAN for
Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE COST SHEET

U.S. Bank NA vs. Patrick & Tara Siskett
 NO. 3-7-09 ED NO. 1870-08 JD DATE/TIME OF SALE Aug. 19 09:30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>412.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>838.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1063.68</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>46.50</u>
TOTAL ***** \$ <u>56.50</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		\$ <u>387.55</u>
WATER 20		\$
TOTAL ***** \$ <u>387.55</u>		

SURCHARGE FEE (DSTE)		\$ <u>100.00</u>
MISC.		\$
TOTAL ***** \$ <u>0.00</u>		

TOTAL COSTS (OPENING BID) \$ 2056.51

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Rafael + Tara Sibert

NO. 3709 ED NO. 1812 08 JD

DATE/TIME OF SALE: Aug, 19 17:00

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 \$ _____

OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **37**
☒ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **FEB 17 2009**
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

Article Number **7007 3020 0001 4837 9652**
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **37**
☒ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **FEB 17 2009**
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

2. Article Number **7007 3020 0001 4837 9638**
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* **37**
☒ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **FEB 17 2009**
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

2. Article Number **7007 3020 0001 4837 9645**
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595

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

A. Signature *[Signature]* **37**
☒ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* **FEB 17 2009**
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY



August 13, 2009

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

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1

VS.

**PATRICK SILVETTI
TARA L. SILVETTI**

DOCKET # 37ED2009

JD # 1872JD2008

Dear Timothy:

The **updated** amount due on the sewer account #115043 for the property located at 1732 Spring Garden Avenue Berwick, Pa through September 30, 2009 is \$387.33.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

Law Offices
PHELAN HALLINAN & SCHMIEG, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
marc.cornish@fedphe.com

Marc Cornish, Ext. 1281
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

June 15, 2009

Office of the Prothonotary
COLUMBIA County Courthouse

RE: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1
vs.
PATRICK SILVETTI and TARA L. SILVETTI
No. 1872-CV-2008
PHS# 189477

Dear Sir/Madam:

Enclosed please find the original and two copies of a Praecipe to Mark Judgment to Use Plaintiff. Kindly file the original of record. Once time-stamped, please forward one copy to the Sheriff and return the other time-stamped copy to me in the envelope enclosed.

Thank you for your attention to this matter.

Very truly yours,

Marc Cornish

Marc Cornish (for)
PHELAN HALLINAN & SCHMIEG

Phelan Hallinan & Schmieg, LLP

By: Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davcy, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
ATTORNEY FOR PLAINTIFF

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

U.S. BANK NATIONAL ASSOCIATION AS	:	COURT OF COMMON PLEAS
TRUSTEE FOR 2005 AHL 1	:	BERKS COUNTY
Plaintiff	:	No. 1872-CV-2008
	:	
Vs.	:	
	:	
	:	
PATRICK SILVETTI	:	
and	:	
TARA L. SILVETTI	:	
Defendant(s)	:	

PRAECIPE FOR VOLUNTARY SUBSTITUTION OF PARTY PLAINTIFF
NUNC PRO TUNC
PURSUANT TO Pa.R.C.P., 2352

TO THE PROTHONOTARY:

Kindly substitute **U.S. Bank National Association as Trustee for RASC 2005AHL1** as successor Plaintiff for the originally named Plaintiff.

The material facts on which the right of succession and substitution are based as follows:

U.S. Bank National Association as Trustee for RASC 2005AHL1 is the current

holder of the mortgage by virtue of that certain Assignment of Mortgage, which Assignment was recorded 6/17/09 in Mortgage Instrument No. 200905563 of the Recorder of Deeds Office in and for BERKS County.

Kindly amend the information on the docket accordingly.

Date: 7/9/09

PHELAN HALLINAN & SCHMIEG, LLP

By: Andrew C. Bramblett

Phelan Hallinan & Schmieg, LLP

Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

Michele M. Bradford, Esq., Id. No. 69849

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Jaime McGuinness, Esq., Id. No. 90134

Chrisovalante P. Fliakos, Esq., Id. No. 94620

Joshua I. Goldman, Esq., Id. No. 205047

Courtenay R. Dunn, Esq., Id. No. 206779

Andrew C. Bramblett, Esq., Id. No. 208375

Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG
Phelan Hallinan & Schmieg, LLP
Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
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Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

ATTORNEY FOR PLAINTIFF

189477

**U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR 2005 AHL 1**
Plaintiff

vs.

PATRICK SILVETTI
and
TARA L. SILVETTI
Defendant(s)

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 1872-CV-2008

PRAECIPE TO MARK JUDGMENT TO USE PLAINTIFF
NUNC PRO TUNC
ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Please mark the judgment in the above-captioned matter to the use of **U.S. Bank National Association as Trustee for RASC 2005AHL1** located at **1100 VIRGINIA DRIVE, P.O. BOX 8300, FORT WASHINGTON, PA 19034.**

PHELAN HALLINAN & SCHMIEG, LLP

By:

Andrew C. Bramblett

Phelan Hallinan & Schmieg, LLP

Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

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Chrisovalante P. Fliakos, Esq., Id. No. 94620

Joshua I. Goldman, Esq., Id. No. 205047

Courtenay R. Dunn, Esq., Id. No. 206779

Attorneys for Plaintiff

ANDREW C. BRAMBLETT, Esq. Id. No. 208375

ENTRY OF APPEARANCE
NUNC PRO TUNC

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of **U.S. Bank National Association as
Trustee for RASC 2005AHL1**, use plaintiff.

PHELAN HALLINAN & SCHMIEG, LLP

By: *Andrew C. Bramblett*

Phelan Hallinan & Schmieg, LLP

Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

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Joshua I. Goldman, Esq., Id. No. 205047

Courtenay R. Dunn, Esq., Id. No. 206779

Attorneys for Plaintiff

ANDREW C. BRAMBLETT, Esq. Id. No. 208375

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

June 23, 2009

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005AHL1 v.
PATRICK SILVETTI and TARA L. SILVETTI
1732 SPRING GARDEN AVENUE BERWICK, PA 18603-2529
Court No. 1872-CV-2008

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for June 24, 2009 due to the following: Loss Mitigation.

The Property is to be relisted for the August 19, 2009 Sheriff Sale.

Thank you for your correspondence in this matter.

Very Truly Yours,
TOBY BJORKMAN for
Phelan Hallinan & Schmieg, LLP

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice 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.

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

.....
My commission expires
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

And now....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-8656

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

April 15, 2009

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005AHL1 v.
PATRICK SILVETTI and TARA L. SILVETTI
1732 SPRING GARDEN AVENUE BERWICK, PA 18603-2529
Court No. 1872-CV-2008

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for April 29, 2009 due to the following: Moratorium.

Please list property for 60 days out and provide new sale date.
Please fax new sale date to 215-563-8656.

Thank you for your correspondence in this matters.

Very Truly Yours,
LYNNETTE BRITTON for
Phelan Hallinan & Schmieg, LLP

*Sale June 24
9:30 AM*

37

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Nicole.Kramer@fedphe.com

March 26, 2009

Office of the Prothonotary
COLUMBIA County Courthouse

RE: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 A111.1
v. PATRICK SILVETTI and TARA L. SILVETTI
COLUMBIA COUNTY, NO. 1872-CV-2008

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Thank you for your cooperation.

Yours truly,



Nicole Kramer

For PHELAN HALLINAN & SCHMIEG, LLP

CC: Sheriff's Office of COLUMBIA County

**U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR 2005 AHL 1**

vs.

**PATRICK SILVETTI
TARA L. SILVETTI**

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 1872-CV-2008
:**


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: March 26, 2009

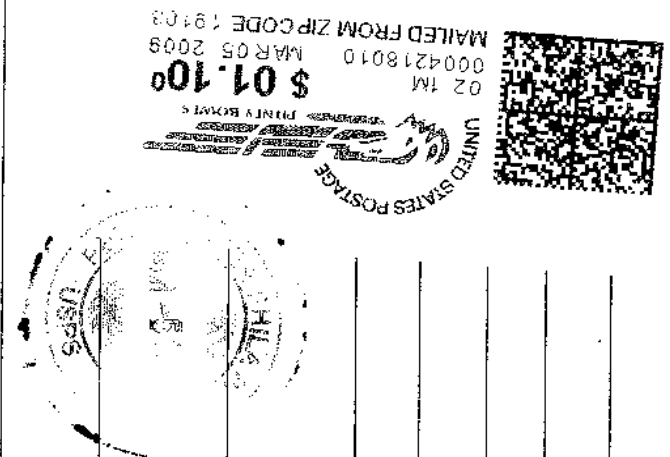


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender
PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fcc
1	*****	TENANT/OCCUPANT 1732 SPRING GARDEN AVENUE BERWICK, PA 18603-2529		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: PATRICK SILVETTI PHS #189477. TEAM 3/JVS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1365
Operated Assisted # 215-563-7000 ext 1365
Fax # 215-563-7009
Nicole.Kramer@fedphc.com

March 26, 2009

Office of the Sheriff
COLUMBIA County Courthouse

RE: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1
V. PATRICK SILVETTI and TARA L. SILVETTI
COLUMBIA COUNTY, NO. 1872-CV-2008

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

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

Yours truly,



Nicole Kramer
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 04/29/2009 SHERIFF'S SALE.*****

U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR 2005 AHL 1

vs.

PATRICK SILVETTI
TARA L. SILVETTI

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 1872-CV-2008
:


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: March 26, 2009



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and
Address
of Sender

PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 1732 SPRING GARDEN AVENUE BERWICK, PA 18603-2529		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
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12				
13				
14				
15		RE: PATRICK SILVETTI PHS #189477. TEAM 3/JVS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

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.

US BANK NA

VS.

PATRICK & TARA SILVETTI


WRIT OF EXECUTION #37 OF 2009 ED

POSTING OF PROPERTY

MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PATRICK & TARA SILVETTI AT 1732 SPRING GARDEN AVE. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF LARRY SURKIN.

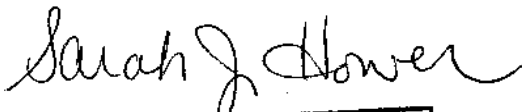
SO ANSWERS:

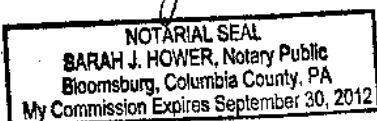

DEPUTY SHERIFF


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) 389-5612

24 HOUR PHONE
(570) 784-6300

U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR 2005 AHL 1

VS

Docket # 37ED2009

MORTGAGE FORECLOSURE

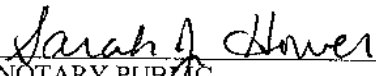
PATRICK SILVETTI
TARA L. SILVETTI

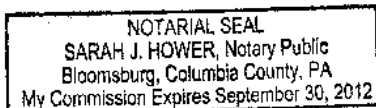
AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, FEBRUARY 23, 2009, AT 7:15 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TARA SILVETTI AT 620 BRIAR MANOR, BERWICK BY HANDING TO TARA SILVETTI, 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 TUESDAY, FEBRUARY 24, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR 2005 AHL 1

VS

Docket # 37ED2009

MORTGAGE FORECLOSURE

PATRICK SILVETTI
TARA L. SILVETTI

AFFIDAVIT OF SERVICE

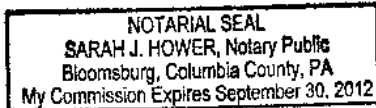
NOW, THIS MONDAY, FEBRUARY 23, 2009, AT 7:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PATRICK SILVETTI AT 1732 SPRING GARDEN AVENUE, BERWICK BY HANDING TO BELINDA KARNS, GIRLFRIEND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

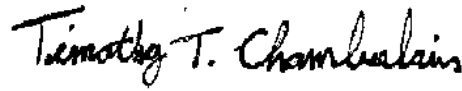
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 24, 2009



NOTARY PUBLIC




X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

P. D'ANGELO
DEPUTY SHERIFF

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



February 25, 2009

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

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1

VS.

**PATRICK SILVETTI
TARA L. SILVETTI**

DOCKET # 37ED2009

JD # 1872JD2008

Dear Timothy:

The amount due on the sewer account #115043 for the property located at 1732 Spring Garden Avenue Berwick, Pa through June 30, 2009 is \$291.89.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/12/2009

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 37ED2009

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
2005 AHL 1

DEFENDANT PATRICK SILVETTI
TARA L. SILVETTI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
PATRICK SILVETTI
1732 SPRING GARDEN AVENUE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

941-63410

SERVED UPON BELINDA KARNI

RELATIONSHIP GIRLFRIEND IDENTIFICATION _____

DATE 02-23-09 TIME 1945 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

02-19-09

1035

D'ANGELO

L/C

02-23-09

1115

D'ANGELO

L/C

DEPUTY

For D'Angelo

DATE

02-23-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/12/2009

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 37ED2009

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
2005 AHL 1

DEFENDANT PATRICK SILVETTI
TARA L. SILVETTI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TARA SILVETTI

620 BRIAR MANOR

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON TARA SILVETTI

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02 23 09 TIME 915 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

02.19.09

0955

DANGELO

u/c

02.20.09

1015

DANGELO

u/c

02.23.09

1030

DANGELO

u/c

DEPUTY

DATE

0223-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/12/2009

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 37ED2009

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
2005 AHL 1

DEFENDANT PATRICK SILVETTI
TARA L. SILVETTI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 02-19-09 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) _____

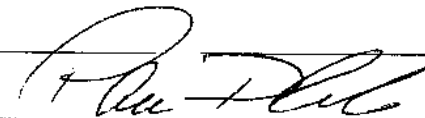
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

02-19-09

BERWICK AREA SCHOOL DISTRICT

2008 . 00L REAL ESTATE DATE 07/01/2008 BILL 103655

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER

1615 LINCOLN AVENUE

BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	24244	48.1000	961.80	981.43	1079.57
ASSESSED VALUE	24244	1166.14	961.80	981.43	1079.57
HOMESTEAD REDUCTION					
GAMING REVENUE	-3840	-184.70			
TAXABLE ASSESSMENT	20404	981.43			
			IF PAID ON OR BEFORE Aug 31	IF PAID ON OR BEFORE Oct 31	IF PAID AFTER Nov 1

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

NO REFUNDS UNDER \$5.00

M
A SILVETTI PARTRICK & TARA L
I 1732 SPRING GARDEN AVENUE
L BERWICK PA 18603

PROPERTY DESCRIPTION	ACCT.
PARCEL 04D02 03900000	7066
1732 SPRING GARDEN AVE	3060.00
20020-9516	21184.00
0.18 ACRES	

SCHOOL PENALTY 10%
DELINQUENT TAX TO
COURTHOUSE 8-31-15
WRE 209

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2008 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE
03/01/2008BILL NO.
5934

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,244	6.146	146.02	149.00	163.90
SINKING		1.345	31.96	32.61	35.87
FIRE		1.25	29.70	30.31	31.83
LIGHT		1.75	41.58	42.43	44.55
BORO RE		10.6	251.85	256.99	269.84
The discount & penalty have been calculated for your convenience			501.11 April 30 If paid on or before	511.34 June 30 If paid on or before	545.99 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SILVETTI PARTRICK & TARA L
1732 SPRING GARDEN AVENUE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-02 -039-00,000
1732 SPRING GARDEN AVE
.1756 Acres Land 3,060
Buildings 21,184
Total Assessment 24,244

This tax returned to
courthouse on:
January 1, 2009

FILE COPY

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

Tax Notice 2009 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2009BILL NO.
5945

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,244	6.146	146.02	149.00	163.90
SINKING		1.345	31.96	32.61	35.87
FIRE		1.25	29.70	30.31	31.83
LIGHT		1.75	41.58	42.43	44.55
BORO RE		10.6	251.85	256.99	269.84
The discount & penalty have been calculated for your convenience			501.11 April 30 If paid on or before	511.34 June 30 If paid on or before	545.99 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SILVETTI PARTRICK & TARA L
1732 SPRING GARDEN AVENUE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-02 -039-00,000
1732 SPRING GARDEN AVE
.1756 Acres Land 3,060
Buildings 21,184
Total Assessment 24,244

This tax returned to
courthouse on:
January 1, 2010

FILE COPY

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Friday, February 13, 2009

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

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1
VS
PATRICK SILVETTI
TARA L. SILVETTI**

DOCKET # 37ED2009

JD # 1872JD2008

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

Peelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS	:	COLUMBIA COUNTY
TRUSTEE FOR 2005 AHL 1	:	
1100 VIRGINIA DRIVE P.O. BOX 8300	:	COURT OF COMMON PLEAS
FORT WASHINGTON, PA 19034	:	
Plaintiff,	:	CIVIL DIVISION
v.	:	
PATRICK SILVETTI	:	NO. 1872-CV-2008
1732 SPRING GARDEN AVENUE	:	<i>2009-ED-37</i>
BERWICK, PA 18603-2529	:	
	:	
TARA L. SILVETTI	:	
620 BRIAR MANOR	:	
BERWICK, PA 18603	:	

Defendant(s).
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: PATRICK SILVETTI	TARA L. SILVETTI
1732 SPRING GARDEN AVENUE	620 BRIAR MANOR
BERWICK, PA 18603-2529	BERWICK, PA 18603

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529** is scheduled to be sold at Sheriff's Sale on April 29, 2009, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$88,958.74** obtained by U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005-AHL 1, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE
To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1 , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will

have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/12/2009

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 37ED2009

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
2005 AHL 1

DEFENDANT PATRICK SILVETTI

TARA L. SILVETTI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON KELLI GREEK

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 02-19-09 TIME 0915 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

Flora J. Col

DATE 02-19-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/12/2009

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 37ED2009

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
2005 AHL 1

DEFENDANT PATRICK SILVETTI
TARA L. SILVETTI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-19-09 TIME 0922 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 2-19-09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/19/2009

Fee: \$5.00

Cert. NO: 5783

SILVETTI PARTRICK & TARA L
1732 SPRING GARDEN AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20020 -9516
Location: 1732 SPR GDN AVE LOT
Parcel Id:04D-02 -039-00,000

Assessment: 24,244
Balances as of 02/19/2009

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/12/2009

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 37ED2009

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
2005 AHL 1

DEFENDANT PATRICK SILVETTI
TARA L. SILVETTI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Benae Newhart

RELATIONSHIP Office Manager IDENTIFICATION _____

DATE 2-19-09 TIME 0813 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 2-19-09

REAL ESTATE OUTLINE

ED # 37-09

DATE RECEIVED 2-12-09
DOCKET AND INDEX 2-13-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 775203

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

SALE DATE Apr 28, 09 TIME 0930
POSTING DATE Mar 24, 09
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 5
2ND WEEK 5
3RD WEEK 22, 29

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 37 OF 2009 ED AND CIVIL WRIT NO. 1872 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 picce or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Spring Garden Avenue, said point being on line between lots #9 and #10 of M.F.D. Scanlan & Company's Plot or Plan; THENCE ALONG Spring Garden Avenue South 87 degrees 30 minutes West along the northerly line of lot #10 a distance of Forty-five (45) feet to line of Lot #11; THENCE South 2 degrees 30 minutes East along line of Lot #11 a distance of One Hundred and Seventy (170) feet, more or less, to an alley; THENCE along said alley North 87 degrees 30 minutes East along the southerly end of Lot #10 a distance of Forty-five (45) Feet in the line of Lot #9; THENCE north 2 degrees 30 minutes West along line of Lot #9 a distance of One Hundred and Seventy (170) feet, more or less, to Spring Garden Avenue, the place of beginning. BEING Lot #10 as marked and numbered on M.F.D. Scanlan & Company's Plot or Plan and BEING the same premises conveyed to W.S. Fedder and Theresa Fedder, his wife, by deed of William S. Shortess and Verda Shortess, his wife, dated March 9, 1946 and recorded in Columbia County April 29, 1946 in Deed Book 126 Page 380.

TITLE TO SAID PREMISES IS VESTED IN Patrick Silveti and Tara L. Silveti, his wife, by Deed from Fayette L. Lowery and Wava M. Wynings, individually and as Executrices of the Estate of Theresa M. Fedder, deceased, dated 07/24/2002, recorded 08/12/2002 in Instrument Number 200209516.

Premises being: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529

Tax Parcel #04D-02-039-00.000

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale 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 Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

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Tax Parcel #04D-02-039-00.000

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Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

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Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

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

U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR
2005 AHL I

vs.

PATRICK SILVETTI

TARA L. SILVETTI

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 1872-CV-2008 Term 200

2009-ED-37
WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529
(See Legal Description attached)

Amount Due	<u>\$88,958.74</u>
Additional Fees and Costs	<u>\$2,166.00</u>
Interest from 12/6/08 to Sale	\$_____ and costs.
at \$14.62per diem	

Tami B Kline *[KPB]*
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 2-12-09
(SEAL)

PHS#189477

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS

TRUSTEE FOR 2005 AHL 1

1100 VIRGINIA DRIVE P.O. BOX 8300

FORT WASHINGTON, PA 19034

Plaintiff,

v.

PATRICK SILVETTI

1732 SPRING GARDEN AVENUE

BERWICK, PA 18603-2529

TARA L. SILVETTI

620 BRIAR MANOR

BERWICK, PA 18603

Defendant(s).

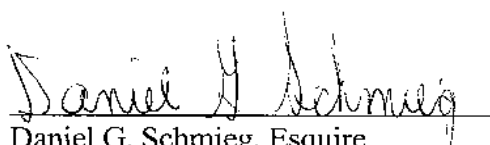
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 1872-CV-2008
:
: 2009-ED 37
:
:
:

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR 2005 AHL 1
1100 VIRGINIA DRIVE P.O. BOX 8300
FORT WASHINGTON, PA 19034**

Plaintiff,

v.

**PATRICK SILVETTI
1732 SPRING GARDEN AVENUE
BERWICK, PA 18603-2529**

**TARA L. SILVETTI
620 BRIAR MANOR
BERWICK, PA 18603**

Defendant(s).

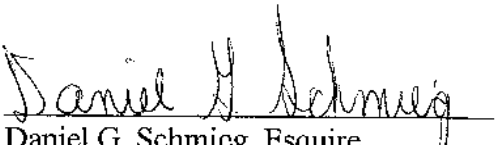
**: COLUMBIA COUNTY
:
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: COURT OF COMMON PLEAS
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: CIVIL DIVISION
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: NO. 1872-CV-2008
: *2009-ED-37*
:
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:
:**

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

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- ☐ non-owner occupied
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Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR 2005 AHL 1

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 1872-CV-2008**
: *2009-ED-37*
:

vs.

PATRICK
SILVETTI
TARA L. SILVETTI

VERIFICATION OF NON-MILITARY SERVICE

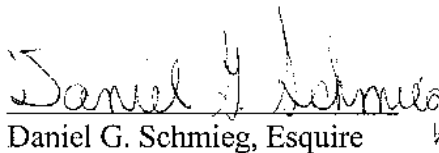
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant PATRICK SILVETTI is over 18 years of age and resides at **1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529.**

(c) that defendant TARA L. SILVETTI is over 18 years of age, and resides at **620 BRIAR MANOR, BERWICK, PA 18603.**

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


Daniel G. Schmieg, Esquire

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR 2005 AHL 1

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**

vs.

: **CIVIL DIVISION**

PATRICK
SILVETTI
TARA L. SILVETTI

: **NO. 1872-CV-2008**

: *2009-ED-37*

VERIFICATION OF NON-MILITARY SERVICE

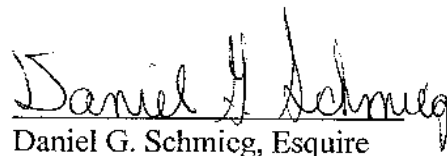
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Daniel G. Schmieg, Esquire

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR 2005 AHL 1
1100 VIRGINIA DRIVE P.O. BOX 8300
FORT WASHINGTON, PA 19034**

Plaintiff,

v.

**PATRICK SILVETTI
1732 SPRING GARDEN AVENUE
BERWICK, PA 18603-2529**

**TARA L. SILVETTI
620 BRIAR MANOR
BERWICK, PA 18603**

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 1872-CV-2008**
: *2019-ED-37*
:
:
:
:
:

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

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, 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 **1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529**.

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

NAME

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

PATRICK SILVETTI

**1732 SPRING GARDEN AVENUE
BERWICK, PA 18603-2529**

TARA L. SILVETTI

**620 BRIAR MANOR
BERWICK, PA 18603**

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

NAME

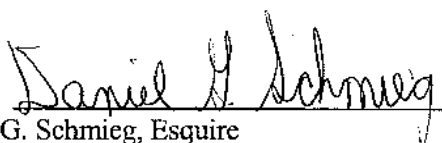
LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 1732 SPRING GARDEN AVENUE
BERWICK, PA 18603-2529 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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.

February 10, 2009
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS	:	COLUMBIA COUNTY
TRUSTEE FOR 2005 AHL 1	:	
1100 VIRGINIA DRIVE P.O. BOX 8300	:	COURT OF COMMON PLEAS
FORT WASHINGTON, PA 19034	:	
Plaintiff,	:	CIVIL DIVISION
v.	:	
PATRICK SILVETTI	:	NO. 1872-CV-2008
1732 SPRING GARDEN AVENUE	:	<i>2009-ED-37</i>
BERWICK, PA 18603-2529	:	
	:	
TARA L. SILVETTI	:	
620 BRIAR MANOR	:	
BERWICK, PA 18603	:	

Defendant(s).
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: PATRICK SILVETTI	TARA L. SILVETTI
1732 SPRING GARDEN AVENUE	620 BRIAR MANOR
BERWICK, PA 18603-2529	BERWICK, PA 18603

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$88,958.74** obtained by U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE
To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1 , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will

have of stopping the Sale. (See the Notice be' on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR 2005 AHL 1
1100 VIRGINIA DRIVE P.O. BOX 8300
FORT WASHINGTON, PA 19034**

Plaintiff,

v.

**PATRICK SILVETTI
1732 SPRING GARDEN AVENUE
BERWICK, PA 18603-2529**

**TARA L. SILVETTI
620 BRIAR MANOR
BERWICK, PA 18603**

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 1872-CV-2008**
: *2009-ED-37*
:
:
:
:

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

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529**.

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

NAME

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

PATRICK SILVETTI

**1732 SPRING GARDEN AVENUE
BERWICK, PA 18603-2529**

TARA L. SILVETTI

**620 BRIAR MANOR
BERWICK, PA 18603**

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

NAME

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

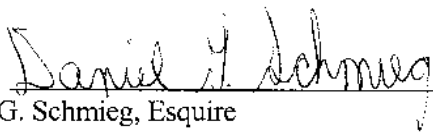
SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 1732 SPRING GARDEN AVENUE
BERWICK, PA 18603-2529 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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.

February 10, 2009

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
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**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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

BEGINNING at a point on the southerly side of Spring Garden Avenue, said point being on line between lots #9 and #10 of M.F.D. Scanlan & Company's Plot or Plan; THENCE ALONG Spring Garden Avenue South 87 degrees 30 minutes West along the northerly line of lot #10 a distance of Forty-five (45) feet to line of Lot #11; THENCE South 2 degrees 30 minutes East along line of Lot #11 a distance of One Hundred and Seventy (170) feet, more or less, to an alley; THENCE along said alley North 87 degrees 30 minutes East along the southerly end of Lot #10 a distance of Forty-five (45) Feet in the line of Lot #9; THENCE north 2 degrees 30 minutes West along line of Lot #9 a distance of One Hundred and Seventy (170) feet, more or less, to Spring Garden Avenue, the place of beginning. BEING Lot #10 as marked and numbered on M.F.D. Scanlan & Company's Plot or Plan and BEING the same premises conveyed to W.S. Fedder and Theresa Fedder, his wife, by deed of William S. Shortess and Verda Shortess, his wife, dated March 9, 1946 and recorded in Columbia County April 29, 1946 in Deed Book 126 Page 380.

TITLE TO SAID PREMISES IS VESTED IN Patrick Silvetti and Tara L. Silvetti, his wife, by Deed from Fayette L. Lowery and Wava M. Wynings, individually and as Executrices of the Estate of Theresa M. Fedder, deceased, dated 07/24/2002, recorded 08/12/2002 in Instrument Number 200209516.

Premises being: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529
Tax Parcel #04D-02-039-00.000

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Premises being: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529
Tax Parcel #04D-02-039-00.000

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Daniel H. Schmeig (Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

Daniel H. Schmeig (Attorney for Plaintiff(s)) (SEAL)

_____, 20____
HARRY A. ROADARMEL
Columbia County, Pa. Sheriff

Sir: — There will be placed in your hands
for service a Writ of EXECUTION (REAL ESTATE), styled as
follows: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1 v.
PATRICK SILVETTI and TARA L. SILVETTI

The defendant(s) will be found at 1732 SPRING GARDEN AVENUE, BERWICK, PA
18603-2529
620 BRIAR MANOR, BERWICK, PA 18603

_____, Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

SHERIFF'S RETURN

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
2005 AHL 1

Plaintiff

vs.

PATRICK SILVETTI
TARA L. SILVETTI

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 1872-CV-2008 CD Term, 200__

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

_____ upon _____
_____ at _____

_____ by handing to _____
_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1		Expiration date Court Number 1872-CV-2008
Defendant PATRICK SILVETTI & TARA L. SILVETTI		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. PATRICK SILVETTI ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 620 BRIAR MANOR, BERWICK, PA 18603	

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	--	------

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

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 NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	-----------------------------------	------

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

PLAINTIFF	Court Number
-----------	--------------

RETURNED:		
AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date _____

Plaintiff

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005 AHL 1

Court Number

1872-CV-2008

Defendant

PATRICK SILVETTI & TARA L. SILVETTI

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

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

1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
775203

DATE	AMOUNT
02/10/2009	*****1,350.00

Ex 02/10/2009

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Travis S. Hallinan

Void after 180 days

Security Features Included:

SECURE 1802-11
SECURE 1802-11

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