

SHERIFF'S SALE COST SHEET

Saxon, Mo H. Sue vs. Roger Fessaguie
 NO. 59-09 ED NO. 59-08 JD DATE/TIME OF SALE 5/14/08

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>4.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>254.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>915.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1065.36</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.-</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>90.00</u>
MISC. <u>Ref.</u>	\$ <u>9.85</u>
TOTAL ***** \$ <u>9.85</u>	

TOTAL COSTS (OPENING BID) \$ 1424.21

12 refund 1560 Dep. 75.79

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**

**PENNSYLVANIA OFFICE
215-568-9310**

**FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

March 19, 2010

Sent via telefax #570-389-5625

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

Re: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59
Premises: 256 Thomas Road
(Mount Pleasant Township)
Bloomsburg, PA 17815
SS Date: March 24, 2010

Dear Sarah:

Please stay the Sheriff's Sale scheduled for March 24, 2010.

Sale is stayed for the following reason:

Loan modification. Amount collected to follow.

Thank you for your attention to this matter.

Sincerely yours,



Chris Stears
Foreclosure Manager

/rk

*Amount collected:
\$492.55*

SHERIFF'S SALE COST SHEET

Saxon North Services vs. James J. Jansky
 NO. 59-09 ED NO. 53-02 JD DATE/TIME OF SALE May 24 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>4.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>359.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>915.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1140.36</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>15.00</u>
TOTAL ***** \$ <u>25.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>209.80</u>
SCHOOL DIST. 20	\$ <u> </u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>214.80</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u> </u>
WATER 20	\$ <u> </u>
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>90.16</u>
MISC. <u> </u>	\$ <u> </u>
<u> </u>	\$ <u> </u>
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 1844.16

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

James Scott, LLC VS Harmon Kessing LLC

NO. 5909 ED NO. 5908 JD

DATE/TIME OF SALE: Mar 26 / 2009

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Tax Bill Master Transaction Detail

RESSEGUIE ROGER O --- 2010-26 -RE -026068

lctax]s

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category	Parcel
RESSEGUIE ROGER O	026068	02/11/2010	149.21	152.26	167.49	G	0	26 -04 -007-00,000
RESSEGUIE ROGER O	026068	02/11/2010	27.94	28.51	31.36	R	0	26 -04 -007-00,000
RESSEGUIE ROGER O	026068	02/11/2010	32.65	33.32	36.65	S	0	26 -04 -007-00,000
Sub-Total			209.80	214.09	235.50			

THIS IS ONLY
COUNTY & TWP. FOR 2010 TAXES
(SCHOOL TAXES ARE NOT INCLUDED)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

O R D E R

AND NOW, this 27 day of January, 2010, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 256 Thomas Road, (Mount Pleasant Township), Bloomsburg, PA 17815, it is hereby ORDERED that the said Sale currently scheduled for January 27, 2010, is extended two (2) months to the regularly scheduled Columbia County Sheriff's Sale scheduled for March 24, 2010. No further advertising or additional notice to lienholders or Defendant is required provided the postponement is announced at the January 27, 2010 Sheriff's Sale.

BY THE COURT:

Stephen A. James, Jr.
J.S.

TO: Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815

Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE GAZZARA 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

856-669-5400, pleadings@udren.com

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger C. Resseguie

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008CV59

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE


Plaintiff, by its counsel, petitions the Court for a two (2) month postponement of the Sheriff's sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's sale of the mortgaged property involved herein, located at 256 Thomas Road, (Mount Pleasant Township), Bloomsburg, PA 17815 was originally scheduled for June 24, 2009, then postponed to January 27, 2010 per the terms of an order of court obtained by Defendant.

2. The Plaintiff seeks the postponement of the Sheriff's sale inasmuch as Plaintiff awaits an assignment of mortgage to be executed and recorded.

3. A two (2) month postponement of the Sheriff's sale is necessary to allow Plaintiff time to obtain a recorded assignment of mortgage.

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's sale of the mortgaged property be postponed to the March 24, 2010 Sheriff's sale.


John Flick, Esquire
Local Counsel

8/25/12

Respectfully submitted,

UDREN LAW OFFICES, P.C.

BY: 

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE GAZZARA 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

856-669-5400, pleadings@udren.com

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger O. Resseguie

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

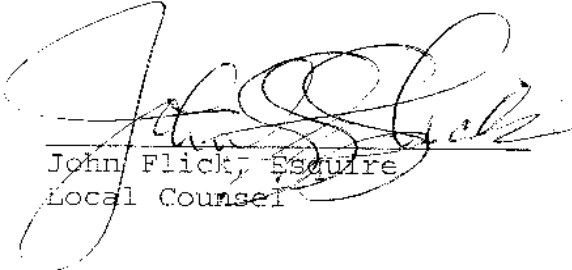
NO. 2008CV59

PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time to obtain a recorded assignment of mortgage.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 256 Thomas Road, (Mount Pleasant Township), Bloomsburg, PA 17815, to the March 24, 2010 Sheriff's sale as set forth in the Motion.



John Flick, Esquire
Local Counsel

Respectfully submitted,

UDREN LAW OFFICES, P.C.

BY:

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE GAZZARA DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE


LOUIS A. SIMONI, ESQUIRE

VERIFICATION

The undersigned, heroby states that he/she is the Attorney for the Plaintiff in this action, that he/she is authorized to take this Verification, and that the statements made in the foregoing Petition for Postponement of Sheriff's Sale are true and correct to the best of his/her knowledge, information and belief.

The undersigned understands that this statement herein is made subject to the penalties of 18 Pa.C.S. Sec 4904 relating to unsworn falsification to authorities.

Date: January 26, 2010


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE GAZZARA 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

856-669-5400, pleadings@udren.com

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger O. Resseguie

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008CV59

CERTIFICATE OF SERVICE

The undersigned, hereby certifies that they have served true and correct copies of the attached petition for postponement of Sheriff's sale upon the following person(s) named herein at their last known address or their attorney of record by:

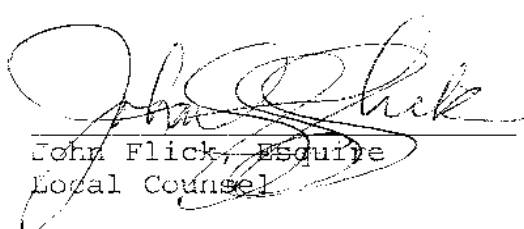
xxxxx Regular First Class Mail

Certified Mail

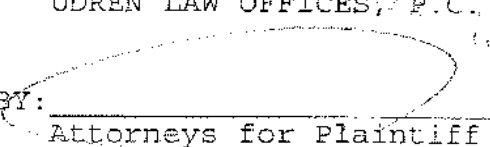
Other

Date Served: January 26, 2010

TO: Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE GAZZARA DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE
LOUIS A. SIMONI, ESQUIRE

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

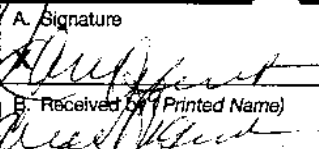
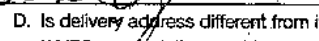

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0256

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

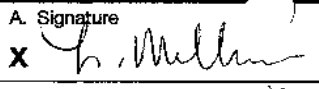
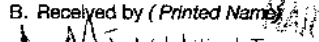
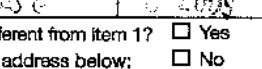
SENDER: COMPLETE THIS SECTION

- 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:

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  ☐ Agent ☒ Address
- B. Received by (Printed Name)  C. Date of Delivery 
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0263

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

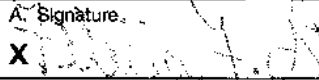
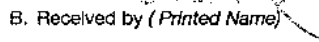
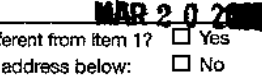
SENDER: COMPLETE THIS SECTION

- 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 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  ☐ Agent ☒ Address
- B. Received by (Printed Name)  C. Date of Delivery 
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0232

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

B. Received by (Printed Name)

MAR 20 2009

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

PENNSYLVANIA OFFICE
215-368-9310

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

January 25, 2010

Sent via telefax #570-389-5625

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

Re: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59
Premises: 256 Thomas Road
(Mount Pleasant Township)
Bloomsburg, PA 17815
SS Date: January 27, 2010

Dear Sarah:

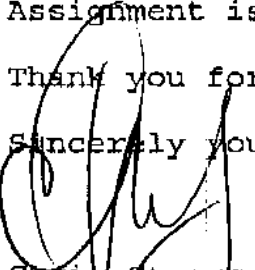
Please postpone the Sheriff's Sale scheduled for January 27, 2010
to March 24, 2010.

Sale is postponed for the following reason:

Assignment issue.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/rk

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

Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Ft. Worth, TX 76137
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815
Defendant(s)

NO. 2008CV59

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

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


1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

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

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

Dated: May 21, 2009

UDREN LAW OFFICES, P.C.

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

UDREN LAW OFFICES, P.C.
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

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.
Plaintiff

v.
Roger O. Resseguie
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008CV59

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Roger O. Resseguie

PROPERTY: 256 Thomas Road, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **June 24, 2009**, at **9:30am**, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

FILED
JUN 24 2009
CLERK OF COURT
COLUMBIA COUNTY

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		Article Number		Postage		Return Receipt for Merchandise		Check appropriate block for Registered Mail:		Postmark and Date of Receipt		Rst. Del. Fee					
Line	Article Number					Registered	Insured	COD	Certified	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Nicole Ratigan		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230															
2				TENANTS/OCCUPANTS 256 Thomas Road (Mount Pleasant Township) Bloomsburg, PA 17815															
3				SAXON MORTGAGE SERVICES, INC. 4708 Mercantile Drive Fort Worth, TX 76137															
4				COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloomsburg, PA 17815															
5				DOMESTIC RELATIONS SECTION P.O. Box 380 Bloomsburg, PA 17815															
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R600, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.													
5		5		JLR															

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Roger O. Resseguie; #07120454 (Columbia)

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) 709-6300

SAXON MORTGAGE SERVICES, INC.

Docket # 59ED2009

VS

MORTGAGE FORECLOSURE

ROGER O. RESSEGUIE

AFFIDAVIT OF SERVICE

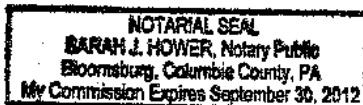
NOW, THIS MONDAY, MARCH 30, 2009, AT 3:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ROGER RESSEGUIE AT 256 THOMAS ROAD, BLOOMSBURG BY HANDING TO ROGER RESSEGUIE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

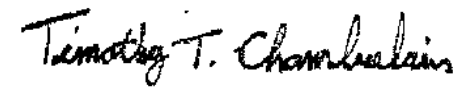
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MARCH 31, 2009

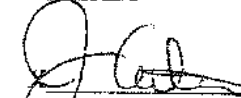


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF



J. ARTER
DEPUTY SHERIFF

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

ENCLOSURE

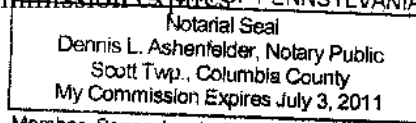
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 May 6, 13, 20, 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 20th day of May, 2009.

.....
(Notary Public)

My commission expires.....
COMMONWEALTH OF PENNSYLVANIA



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

.....

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.

SAXON MORTGAGE SERVICES INC

VS.

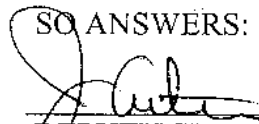
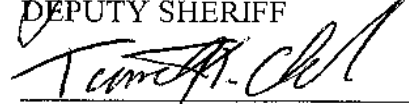
ROGER RESSEGUIE

WRIT OF EXECUTION #59 OF 2009 ED

POSTING OF PROPERTY

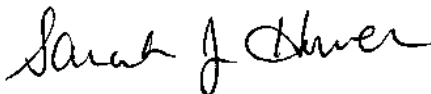
April 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROGER RESSEGUIE AT 256 THOMAS ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF APRIL 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

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

SAXON MORTGAGE SERVICES, INC.

Docket # 59ED2009

VS

MORTGAGE FORECLOSURE

ROGER O. RESSEGUIE

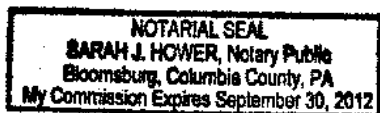
AFFIDAVIT OF SERVICE

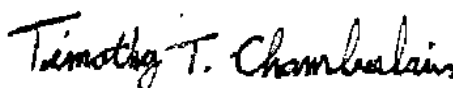
NOW, THIS MONDAY, MARCH 30, 2009, AT 3:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ROGER RESSEGUIE AT 256 THOMAS ROAD, BLOOMSBURG BY HANDING TO ROGER RESSEGUIE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

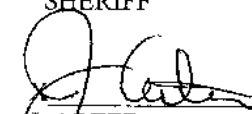
SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MARCH 31, 2009


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

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

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

PENNSYLVANIA OFFICE
215-568-9500

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

April 14, 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: Saxon Mortgage Services, Inc.
vs.

Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59
Premises: 256 Thomas Road, Bloomsburg, PA 17815
SS Date: May 27, 2009

Dear Sheriff Tim Chamberland/Wendy:

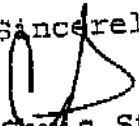
Please **POSTPONE** the Sheriff's Sale scheduled for May 27, 2009 to
June 24, 2009.

Sale is Postponed for the following reason:

Plaintiff moratorium.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

CAS
/nmr

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

387-1928

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/18/2009

SERVICE# 1 - OF - 9 SERVICES
DOCKET # 59ED2009

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
ROGER RESSEGUIE
256 THOMAS ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ROGER

RELATIONSHIP DEF IDENTIFICATION _____

DATE 3-30-9 TIME 1530 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

3-25-9 1500 2 L.C.

3-27-9 1340 2 L.C.

DEPUTY

J. Galt

DATE 3-30-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/18/2009

SERVICE# 2 - OF - 9 SERVICES
DOCKET # 59ED2009

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARJORIE CRAWFORD-TAX COLLECTOR	MORTGAGE FORECLOSURE
276 MELICK HOLLOW ROAD	
BLOOMSBURG	

SERVED UPON MARJORIE

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 3-25-9 TIME 1430 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. C. [Signature]

DATE 3-25-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/18/2009

SERVICE# 3 - OF - 9 SERVICES
DOCKET # 59ED2009

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON MAHAJEN Cole

RELATIONSHIP In Take Clerk IDENTIFICATION _____

DATE 3/24/09 TIME 13:30 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY [Signature] DATE 3/24/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/18/2009

SERVICE# 6 - OF - 9 SERVICES
DOCKET # 59ED2009

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 3/24/09 TIME 13:25 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature] DATE 3/24/09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/24/2009

Fee: \$5.00

Cert. NO: 5937

RESSEGUIE ROGER O
256 THOMAS ROAD
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20061 -2387
Location: 256 THOMAS RD
Parcel Id: 26 -04 -007-00,000

Assessment: 24,774
Balances as of 03/24/2009

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

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

REAL ESTATE OUTLINE

ED # 57-09

DATE RECEIVED 3-18-09
DOCKET AND INDEX 3-19-09

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 1500.00 ☒ CK# 109201
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE May 27, 09 TIME 0930
POSTING DATE Apr 23, 09
ADV. DATES FOR NEWSPAPER
1ST WEEK May 11
2ND WEEK May 18
3RD WEEK May 25, 21

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

Saxon Mortgage Services, Inc.
 4708 Mercantile Drive
 Ft. Worth, TX 76137
 Plaintiff

v.

Roger O. Resseguie
 256 Thomas Road
 Bloomsburg, PA 17815
 Defendant(s)

COURT OF COMMON PLEAS
 CIVIL DIVISION
 Columbia County

MORTGAGE FORECLOSURE

NO. 2008CV59

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF

:

COUNTY OF

:

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: Roger O. Resseguie
 Age: Over 18
 Residence: As captioned above
 Employment: Unknown

Lorraine Doyle
 Name: *LORRAINE DOYLE*
 Title: ATTORNEY FOR PLAINTIFF
 Company: UDREN LAW OFFICES, P.C.

Sworn to and subscribed
 before me this 19th day
 of March, 2009.

Cara Stears
 Notary Public

CARA STEARS
 NOTARY PUBLIC OF NEW JERSEY
 Commission Expires 10/15/2013

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: Sheriff Chamberlin

Fax # 570-389-5625

From: ALEX

Date: 3/19/09

Pages: 2 (including this cover sheet)

Re: AFFIDAVIT

SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 59 OF 2009 ED AND CIVIL WRIT NO. 59 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 PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD; THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES; THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER; THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN; THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 THOMAS ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/06 RECORDED 11/27/2006 INSTRUMENT NO. 200612387.

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

SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 59 OF 2009 ED AND CIVIL WRIT NO. 59 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 PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD; THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES; THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER; THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN; THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 THOMAS ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/06 RECORDED 11/27/2006 INSTRUMENT NO. 200612387.

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

SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 59 OF 2009 ED AND CIVIL WRIT NO. 59 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 PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD; THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES; THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER; THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN; THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 THOMAS ROAD, BLOOMSBURG, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/06 RECORDED 11/27/2006 INSTRUMENT NO. 200612387.

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

ATTC. DEY FOR PLAINTIFF

NO. 2008CV59

2009-ED-59

\$

By

Prothogatory

~~Clerk~~

Date _____

Date March 18, 2009

COURT OF COMMON PLEAS
NO. 2008CV59

Complaint \$90.50pd
Judgment \$14.00pd
Writ \$23.00pd
Satisfy \$7.00

Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie

WRIT OF EXECUTION

REAL DEBT \$ 88,482.18

INTEREST \$

from 8/31/08

to Date of Sale

Ongoing Per Diem of \$14.60

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

COSTS PAID:

PROTHY \$

SHERIFF \$

STATUTORY \$

COSTS DUE PROTHY. \$

PREMISES TO BE SOLD:

256 Thomas Road

(Mount Pleasant Township)

Bloomsburg, PA 17815

UDREN-LAW OFFICES, P.C.

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

(856) 669-5400

pleadings@udren.com

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

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2009-ED-59

PRAECIPE TO ISSUE WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount due \$88,482.18

Interest From 8/31/08

to Date of Sale _____

Ongoing Per Diem of \$14.60

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 .

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2009-ED-59
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 .

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

Roger O. Resseguie
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008CV59

2009-ED-59

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, . . .

ATTO. FY 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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2009-ED-59

C E R T I F I C A T E

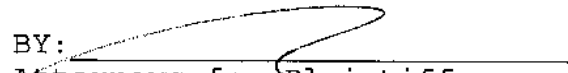
I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () 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 .

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2009-ED-59

AFFIDAVIT PURSUANT TO RULE 3129.1

Saxon Mortgage Services, Inc., 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: 256 Thomas Road, (Mount Pleasant Township) Bloomsburg, PA 17815

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

Roger O. Resseguie 256 Thomas Road
Bloomsburg, PA 17815

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

None

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

Saxon Mortgage Services, Inc. 4708 Mercantile Drive
Ft. Worth, TX 76137

5. Name and address 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

256 Thomas Road
(Mount Pleasant Township)
Bloomsburg, PA 17815

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: March 17, 2009

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

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

Saxon Mortgage Services, Inc.

Plaintiff

v.

Roger O. Resseguie

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2008CV59

2009-ED-59

AFFIDAVIT PURSUANT TO RULE 3129.1

Saxon Mortgage Services, Inc., 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: 256 Thomas Road, (Mount Pleasant Township) Bloomsburg, PA 17815

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

Name

Address

Roger O. Resseguie

256 Thomas Road

Bloomsburg, PA 17815

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

None

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

Name

Address

Saxon Mortgage Services, Inc. 4708 Mercantile Drive

Ft. Worth, TX 76137

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

256 Thomas Road
(Mount Pleasant Township)
Bloomsburg, PA 17815

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: March 17, 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.A.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2009-ED-59

AFFIDAVIT PURSUANT TO RULE 3129.1

Saxon Mortgage Services, Inc., 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: 256 Thomas Road, (Mount Pleasant Township) Bloomsburg, PA 17815

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

Name Address

Roger O. Resseguie 256 Thomas Road
Bloomsburg, PA 17815

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

None

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

Name Address

Saxon Mortgage Services, Inc. 4708 Mercantile Drive
Ft. Worth, TX 76137

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

256 Thomas Road
(Mount Pleasant Township)
Bloomsburg, PA 17815

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: March 17, 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 .

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2009-ED-59

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roger O. Resseguie
256 Thomas Road
Bloomsburg, PA 17815

Your house (real estate) at 256 Thomas Road, (Mount Pleasant Township), Bloomsburg, PA 17815 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 \$88,482.18, 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

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;
THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;

THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;

THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;
THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Road
 (Mount Pleasant Township)
 Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO.: 200612387.

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;

THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;

THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;

THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;

THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Road
 (Mount Pleasant Township)
 Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO.: 200612387.

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MOREFULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;

THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;

THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;

THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;

THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Road
 (Mount Pleasant Township)
 Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO.: 200612387.

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MOREFULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;

THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;

THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;

THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;

THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Road
 (Mount Pleasant Township)
 Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO.: 200612387.

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MOREFULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;

THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;

THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;

THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;

THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Road
 (Mount Pleasant Township)
 Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO.: 200612387.

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;
THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;

THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;

THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;
THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Road
 (Mount Pleasant Township)
 Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO.: 200612387.

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MOREFULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;

THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;

THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;

THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;

THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Road
 (Mount Pleasant Township)
 Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO.: 200612387.

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;
THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;

THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;

THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;
THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Road
 (Mount Pleasant Township)
 Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO.: 200612387.

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;

THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;

THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;

THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;

THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Road
 (Mount Pleasant Township)
 Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-007

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO.: 200612387.

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

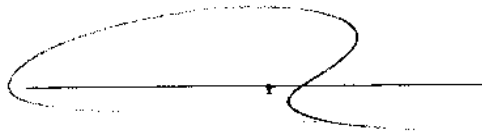
NO. 2008CV59

2009-ED-59

Waiver of Watchman

I, Attorney Alan Minato 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



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

CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

March 17, 2009

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

Re: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59

2009-ED-59

Dear Sir:

Please serve the Defendant(s), Roger O. Resseguie at 256 Thomas Road, Bloomsburg, PA 17815.

Please then, POST the property with the Handbill at 256 Thomas Road (Mount Pleasant Township), Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

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

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

CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

March 17, 2009

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


Re: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59

Dear Sir:

Please serve the Defendant(s), Roger O. Resseguie at 256 Thomas Road, Bloomsburg, PA 17815.

Please then, **POST** the property with the Handbill at 256 Thomas Road (Mount Pleasant Township), Bloomsburg, PA 17815.

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



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

129207

129207

NUMBER

DATE

AMOUNT

03/17/2009

\$1,500.00

VOID AFTER 90 DAYS

MP
SECURITY FEATURES INCLUDED
MICROPRINTED SECURITY

PAY
TO THE
ORDER
OF

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

Sheriff of Columbia County

For SHERIFF SALE DEPOSIT 07120454 Resseguie

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

⑈ 129207 ⑈ ⑆036001808⑆ 36 589745 3⑈