

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

HSBC Mortgage Corp. VS Frances Schobor

NO. 112-10 ED NO. 642-10 JD

DATE/TIME OF SALE: Dec 8 0700

BID PRICE (INCLUDES COST) \$ 1966.46

POUNDAGE - 2% OF BID \$ 39.39

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2008.85

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 2008.85

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 8.85

# SHERIFF'S SALE COST SHEET

H5BC Mortgage Corp. VS. Fremont Schobor  
 NO. 112-10 ED NO. 6-12-10 JD DATE/TIME OF SALE Dec 8 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>68.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>8.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>509.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>995.46</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1220.46</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	<u>12</u>
SCHOOL DIST. 20	\$	<u>12</u>
DELINQUENT 20	\$	<u>5.00</u>
TOTAL *****	\$	<u>3.00</u>

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

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1769.46

LAW OFFICES

**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

TERRENCE J. McCABE ~  
MARC S. WEISBERG ~  
EDWARD D. CONWAY ~  
MARGARET GAIRO ~  
LISA L. WALLACE ~  
DEBORAH K. CURRAN ~  
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CHRISTINE GRAHAM ~

See www.mwc-law.com for licensing key.

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SUITE 201  
4021 UNIVERSITY DRIVE  
FAIRFAX, VA 22030  
(866) 656-0379

December 8, 2010

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815  
ATTN: Sheriff of Columbia County

Re: HSBC Mortgage Corporation  
vs.  
Frances R Schober a/k/a Frances R Schroeber  
Columbia County, Court of Common Pleas, No. 2010-CV-642  
Premises: 484 Katys Church Road, Muncy, Pennsylvania 17756  
**Date of Sheriff's Sale: December 8, 2010**

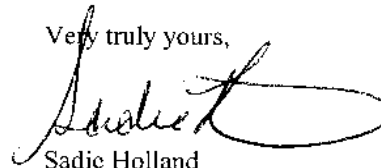
Dear Sheriff,

Enclosed please find check in the amount of \$8.85 which represents the amount necessary to complete settlement, an Assignment of Bid, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Federal National Mortgage Association, 1900 Market Street, Philadelphia, Pennsylvania 19103** in the deed poll.

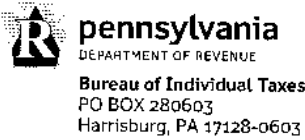
If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,



Sadie Holland

TJM/sh  
Enclosures



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name Edward D. Conway		Telephone Number: (215) 790-1010	
Mailing Address 123 South Broad Street, Suite 2080		City Philadelphia	State ZIP Code PA 19109

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)  
Sheriff of Columbia County

Mailing Address

35 West Main Street

City

Bloomsburg

State

PA

ZIP Code

17815

**C. Date of Acceptance of Document**

Grantee(s)/Lessee(s)

Federal National Mortgage Association

Mailing Address

1900 Market Street

City

Philadelphia

State

PA

ZIP Code

19103

**D. REAL ESTATE LOCATION**

Street Address

484 Katys Church Road

County

Columbia

School District

City, Township, Borough

Madison

Tax Parcel Number

21-06B-002

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N**

1. Actual Cash Consideration

2,008.85

2. Other Consideration

+0.00

3. Total Consideration

= 2,008.85

4. County Assessed Value

37,041.00

5. Common Level Ratio Factor

x 3.69

6. Fair Market Value

= 136,681.29

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed

100.00

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest Conveyed

100%

**Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) This property was sold at Sheriff's sale on December 8, 2010 to Federal National Mortgage Association, A Government Entity and Therefore is Tax Exempt.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

112

128843

McCABE, WEISBERG & CONWAY, P.C.  
ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109



NUMBER

PAY: Eight \*\*\*\*\* 85/100

DATE Dec 8/2010 AMOUNT \$8.85

ATTORNEY'S ACCOUNT  
VOID AFTER 90 DAYS

TO THE Sheriff of Columbia County

ORDER

OF

Balance Due Sheriff 325-0154 Schober

128843 0310005031 2000012430048

LAW OFFICES

**McCABE, WEISBERG & CONWAY, P.C.**

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY  
MARGARET GAIRO  
MONICA G. CHRISTIE †  
LISA L. WALLACE †  
ANDREW L. MARKOWITZ  
FRANK DUBIN  
BRENDA L. BROGDON\*  
BONNIE DAIL\*  
ROBERT W. CUSICK \*  
SCOTT TAGGART\*  
ANGELA M. MICHAEL‡  
MATTHEW DITRAPANI^  
WILLIAM FOLEY^

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SUITE 600  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 205  
53 WEST 36<sup>TH</sup> STREET  
NEW YORK, NY 10018  
(917) 351-1188  
FAX (917) 351-0363

October 26, 2010

Of Counsel  
JOSEPH F. RIGA\*

\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
† Licensed in PA & NJ  
‡ Licensed in PA & MA  
\*\*\* Licensed in PA, NJ & NY  
‡ Licensed in NY & CT  
^ Licensed in NY  
^ Managing Attorney for NJ  
^ Managing Attorney for NY

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

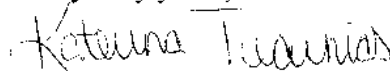
Re: HSBC Mortgage Corporation  
vs.  
Frances R Schober a/k/a Frances R Schroeber  
Columbia County, No. 2010-CV-642  
Premises: 484 Katys Church Road, Muncy, Pennsylvania 17756

Dear Sir or Madam:

Enclosed please find one copy of Affidavit of Service relative to the above-captioned matter.

Thank you for your cooperation in this matter.

Very truly yours,



Katerina Tsounias, Legal Assistant  
**McCABE, WEISBERG & CONWAY, P.C.**

TJM/kt  
Enclosures

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
FRANK DUBIN, ESQUIRE - ID # 19280  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770

Attorneys for Plaintiff

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2010-CV-642

### AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:

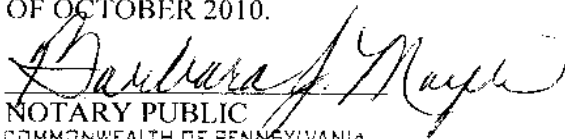
SS.

COUNTY OF PHILADELPHIA:

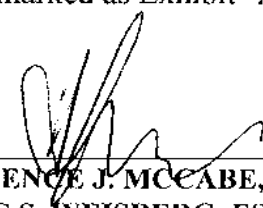
The undersigned attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his/her knowledge and belief:

1. That he/she is counsel for the above-named Plaintiff;
2. That on October 14, 2010, Plaintiff served a true and correct copy of the Notice of Sale through the B&R Services, upon the Defendant, Frances R Schober a/k/a Frances R Schroeber, by handing the same to the Defendants daughter, Charlotte Baker, at the Defendants last-known address of 148 New Haven Street, Mount Joy, PA 17552. A true and correct copy of the Return of Service is attached hereto, made a part hereof, and marked as Exhibit "A."

SWORN AND SUBSCRIBED  
BEFORE ME THIS 26<sup>TH</sup> DAY  
OF OCTOBER 2010.

  
NOTARY PUBLIC  
COMMONWEALTH OF PENNSYLVANIA

**NOTARIAL SEAL**  
Barbara J. Moyer - Notary Public  
City of Philadelphia, Philadelphia County  
MY COMMISSION EXPIRES JAN. 12, 2014

  
TERRENCE J. MCCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
FRANK DUBIN, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
Attorneys for Plaintiff

# EXHIBIT A



OCT/13/2010/WED 03:09 PM

FAX No.

P. 002



235 SOUTH 13TH STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 548-7400  
FAX: (215) 985-0169



HSBC Mortgage Corporation

COURT

Court of Common Pleas of Pennsylvania

-vs-

COUNTY

Columbia County

Frances R. Schober a/k/a Frances R. Schroeber

CASE NUMBER 2010-CV-642

## AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF PHILADELPHIA:

B&R Control # CS079068 - 1  
Reference Number 325-0164

## SERVICE INFORMATION

On 12 day of October, 2010 we received the  
Notice of Sheriff Sale  
for service upon Frances R. Schober a/k/a Frances R. Schroeber  
at 148 New Haven Street Mount Joy, PA 17952

\*\*\* Special Instructions \*\*\*

☒ Served Date 10/14/2010 Time 7:01 PM Accepted By: Charlotte Baker

In the manner described below.

- ☐ Personally served.  
☒ Adult family member. Relationship is Daughter  
☐ Adult in charge of residence who refused to give name and/or relationship.  
☐ Manager/Clerk of place of residence lodging  
☐ Agent or person in charge of office or usual place of business  
☐ Other

Description of Person Age 44 Height 5'07" Weight 180 Race white Sex Female  
Other

☐ Not Served Date Time

Not Served Information

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other

The Process Server, being duly sworn,  
deposes and says that the facts set forth  
herein are true and correct to the best of their  
knowledge, information and belief.

Process Server/Sheriff

Sworn to and subscribed before me this

15<sup>th</sup> day of October 2010

Notary Public

Law Firm Phone (215) 780-5964

Katerina Tsounias  
Attorney Outsourcing Support Services, Inc.  
123 S. Broad Street  
Suite 2040  
Philadelphia, PA 19109

ServeBy Date 10/27/2010

Filed Date

Sale Date 10/27/2010

ORIGINAL

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Chad Spotts, Notary Public  
Lower Paxton Township, Dauphin County  
My commission expires April 16, 2013

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

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FAIRFAX, VA 22030  
(888) 656-0379

October 25, 2010

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY --  
MARQARET GAIRD --  
LISA L. WALLACE++  
DEBORAH K. CURRAN++  
LAURA H.G. O'SULLIVAN++  
GAYL C. SPIVAK\*--  
FRANK DUBIN --  
ANDREW L. MARKOWITZ --  
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JASON BROOKS†  
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ERIN BRADY++  
KEVIN T. MCQUAIL --  
RABIAH SCOTT --  
ALEXANDRA T. GARCIA\*  
CORRIN DEMENT\*  
ABBY K. MOYNIHAN --  
CATHLEEN WELKER --

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Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: HSBC Mortgage Corporation  
vs.  
Frances R Schober a/k/a Frances R Schroeber  
Columbia County, Court of Common Pleas, No. 2010-CV-542  
Premises: 484 Katys Church Road, Muncy, Pennsylvania 17756

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **October 27, 2010** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **December 8, 2010** Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

**Sadie Holland**  
Legal Assistant

/sh

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

*This is a communication from a debt collector.  
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

**facsimile**  
**TRANSMITTAL**

---

**to:** Sheriff of Columbia County  
**fax #:** 570-389-5625  
**re:** HSBC Mortgage Corporation  
vs.  
Frances R Schober a/k/a Frances R Schroeber  
**date** October 25, 2010  
**pages:** 2

Please see the attached letter requesting that you postpone the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...

**SADIE HOLLAND**  
LEGAL ASSISTANT  
McCABE, WEISBERG & CONWAY, P.C.  
123 S. BROAD STREET, SUITE 2080  
PHILADELPHIA, PA 19109

215-790-1010  
Fax: 215-790-1274

TERRENCE J. McCABE\*\*\*  
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 JASON BROOKS†  
 STEPHANIE H. HURLEY\*\*  
 DIANN GREEN\*  
 MATTHEW CONNOR\*  
 FAITH MIROS \*  
 ERIN BRADY \*\*  
 AARON NEAL \*\*  
 KEVIN T MCQUAIL \*\*

\* Licensed in PA  
 \* Licensed in PA & NY  
 \* Licensed in PA & NY  
 \* Licensed in NY  
 \* Licensed in NY  
 \* Licensed in PA & WA  
 \* Licensed in PA, NY & NY  
 † Licensed in NY & CT  
 \* Licensed in MD & DC  
 \* Licensed in MD  
 \* Managing Attorney for NY  
 \* Managing Attorney for MD  
 \* Managing Attorney for NY  
 \* Licensed in VA  
 \* Licensed in CT & NJ

LAW OFFICES  
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 LAUREL, MD 20707  
 (301) 490-3361  
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 Also servicing the District of Columbia  
 and Virginia

**FACSIMILE COVER LETTER**

DATE: October 25, 2010

TO: Columbia County Sheriff's Office

RE: Frances P Schuber 2010-CV-642

FAX NO: 570 389 5625

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE: 2

ATTENTION: Sheriff Timothy Chamberlain

MESSAGE: Attached is the service return for Frances Schuber.

Defendant was served.

SENDER: Katerine Tsounis

FAX NO.: 215 790 1274

CONFIDENTIAL: YES ☒ NO

If you do not receive all the pages to this FAX, please call us at (215) 790-1010. Thank You!

OCT/13/2010/WED 03:09 PM

FAX No.

P. 002



235 SOUTH 13TH STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 548-7400  
FAX: (215) 985-0169



HSBC Mortgage Corporation

:

COURT

Court of Common Pleas of Pennsylvania

vs.

:

COUNTY

Columbia County

Frances R. Schober a/k/a Frances R. Schroeber

:

CASE NUMBER 2010-CV-642

## AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF PHILADELPHIA:

B&R Control # CS079068 - 1  
Reference Number 325-0154

## SERVICE INFORMATION

On 12 day of October, 2010 we received the  
Notice of Sheriff Sale  
for service upon Frances R. Schober a/k/a Frances R. Schroeber  
at 148 New Haven Street Mount Joy, PA 17552

\*\*\* Special Instructions \*\*\*

☒ Served Date 10/14/2010 Time 7:01 PM Accepted By: Charlotte Baker

In the manner described below.

- ☐ Personally served.  
☒ Adult family member. Relationship is Daughter  
☐ Adult in charge of residence who refused to give name and/or relationship.  
☐ Manager/Clerk of place of residence lodging  
☐ Agent or person in charge of office or usual place of business  
☐ Other

Description of Person Age 44 Height 5'07" Weight 180 Race white Sex Female  
Other

☐ Not Served Date Time

Not Served Information

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other

The Process Server, being duly sworn,  
deposes and says that the facts set forth  
herein are true and correct to the best of their  
knowledge, information and belief.

Process Server/Sheriff

Sworn to and subscribed before me this

15<sup>th</sup> day of October 2010

Notary Public

Law Firm Phone (215) 780-5854  
Katerina Tsountas  
Attorney Outsourcing Support Services, Inc.  
123 S. Broad Street  
Suite 2040  
Philadelphia, PA 19109

Serve By Date 10/27/2010

Filed Date

Said Date 10/27/2010

ORIGINAL

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Chad Spotts, Notary Public  
Lower Merion Township, Dauphin County  
My commission expires April 16, 2013

## CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	112ED2010%	To	
		To	
		To	
		To	

## RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
<u>30562</u>	<u>30562</u>	<u>COMMONWEALTH OF PA</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30563</u>	<u>30563</u>	<u>COMMONWEALTH OF PA</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30564</u>	<u>30564</u>	<u>COMMONWEALTH OF PA</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30565</u>	<u>30565</u>	<u>DEPT OF PUBLIC WELFARE</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30566</u>	<u>30566</u>	<u>USA ATTY FOR MIDDLE DISTRICT</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30567</u>	<u>30567</u>	<u>UNITED STATES OF AMERICA</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30568</u>	<u>30568</u>	<u>USA C/O ATTY GENERAL</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30569</u>	<u>COP</u>	<u>COMMONWEALTH OF PENNSYLVANIA</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30570</u>	<u>FAIR</u>	<u>OFFICE OF E.A.T.R.</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30571</u>	<u>SBA</u>	<u>U.S. Small Business Administration</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30572</u>	<u>IRS</u>	<u>INTERNAL REVENUE SERVICE</u>	<u>Sheriff</u>	<u>112ED2010</u>	<u>7/26/2010</u>	<u>POST</u>	<u>91719;</u>

Records: 1 - 11 of 11



Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 3373. Our records indicate that this item was delivered on 07/29/2010 at 12:53 p.m. in PHILADELPHIA, PA, 19107. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section  
Signature of Recipient: *Patricia Walker*  
PATRICIA WALKER

Address of Recipient:

Address of Recipient: 110 N. 8<sup>TH</sup> ST

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3380. Our records indicate that this item was delivered on 07/28/2010 at 09:44 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink that reads "John C. Coley". The signature is written in a cursive style with a large, looped "C" at the end.

Address of Recipient:

A handwritten address in black ink that reads "400 S. 1st St." on the first line and "1000 Harrisburg, PA" on the second line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



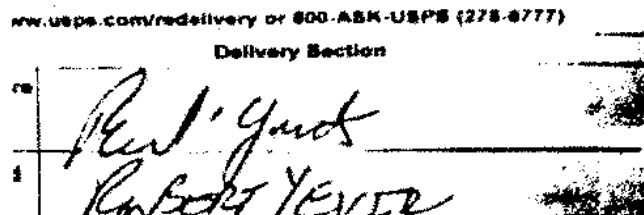


Date Produced: 08/02/2010

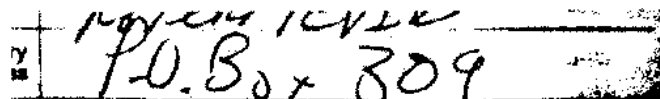
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3403. Our records indicate that this item was delivered on 07/29/2010 at 07:34 a.m. in SCRANTON, PA, 18501. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3410. Our records indicate that this item was delivered on 07/29/2010 at 09:13 a.m. in BLOOMSBURG, PA, 17815. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in cursive script that reads "Chris McCarthy".

A second handwritten signature in cursive script, identical to the one above, reading "Chris McCarthy".

Address of Recipient:

A handwritten address in cursive script that reads "Po Box 380".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.




Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3427. Our records indicate that this item was delivered on 07/30/2010 at 12:33 p.m. in WASHINGTON, DC, 20530. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
Signature	
Printed Name	Marcus Power

Address of Recipient:

Address	Washington 20530
---------	------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3434. Our records indicate that this item was delivered on 07/28/2010 at 09:44 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in dark ink that reads "John C. Kelly". The signature is written in a cursive style with a horizontal line above the name.

Address of Recipient:

A handwritten address in dark ink that reads "100 Dept of Pa" on the first line and "1322 N. 1st St" on the second line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 3441. Our records indicate that this item was delivered on 07/28/2010 at 09:17 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

*22 AA SALTAR*

Address of Recipient:

*PO Box 8016*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 3458. Our records indicate that this item was delivered on 07/29/2010 at 11:15 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a signature, appearing to read "Paul G. Smith", written in dark ink on a light background. The signature is somewhat stylized and cursive.

Address of Recipient:

A scanned image of a handwritten address label. The text reads "SBA" on the first line and "1150 1st Ave #1001" on the second line. The handwriting is in dark ink on a light background.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service



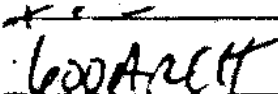
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3465. Our records indicate that this item was delivered on 07/29/2010 at 09:06 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

	<b>Delivery Section</b>
Signature of Recipient:	
	
Address of Recipient:	

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

**SHERIFF'S SALE**

**WEDNESDAY OCTOBER 27, 2010 AT 9:00 AM**

BY VIRTUE OF A WRIT OF EXECUTION NO. 112 OF 2010 ED AND CIVIL WRIT NO. 642 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the eastern line of Township Route No. 400 at the southwest corner of Lot No. 6; thence by the latter, North 82 degrees 26 minutes 23 seconds East, 432.81 feet to an iron pin at the southeast corner of Lot No. 8, in the western line of a 50 foot right-of-way; thence by the same, South 7 degrees 33 minutes 37 seconds East, 207.01 feet to an iron pin at the northeast corner of Lot No. 4; thence by the same, South 82 degrees 26 minutes 23 seconds West, 408.41 feet to an iron pin at the northwest corner of Lot No. 4 in the eastern line of Township Route No. 400; thence by a curve to the right, having a long chord of North 15 degrees 08 minutes 35 seconds West, 35.22 feet, a delta angle of 2 degrees 04 minutes 12 seconds, a radius of 975 feet, an arc of 35.22 feet and a tangent of 17.67 feet to a point in the eastern line of said Route No. 400; thence continuing by same, north 14 degrees 06 minutes 26 seconds West, 173.23 feet to the iron pin at the southwest corner of Lot No. 6, the place of BEGINNING.

BEING Lot No. 6 in plan of Muncy Hills Estates, Phase No. 1, as surveyed by Orangeville Surveying Consultants, on June 12, 1974.

BEING KNOWN AS: 484 KATYS CHURCH ROAD, MUNCY, PENNSYLVANIA 17756

TAX I.D. #: 21-068-002

THE IMPROVEMENTS THEREON ARE RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LESLIE B. BURDGE AND KATHY D. BURDGE, HIS WIFE by deed dated March 8, 1991 and recorded March 19, 1991 in the office of the Recorder in and for Columbia County in Deed Book 469, Page 1020, granted and conveyed to Frances R Schober a/k/a Frances R Schroeber.

REAL DEBT: \$60,755.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANCES R SCHOBER A/K/A FRANCES R SCHROEBER

**TERMS OF SALE**

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

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied to 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.

Proceeds of sale are payable to the Plaintiff, the proceeds shall be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice, signed by an authorized representative of the Plaintiff.

Columbia County  
Sheriff's Office  
www.sheriff.columbia.pa.gov

Sheriff of Columbia County  
Timothy T. Chamberlain

SS

According to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 County of Columbia and State of Pennsylvania, and was published daily, continuously in said county and on the attached notice October 6, 13, 20, 2010 as is one of the officers or publisher or designated agent of the paper in which legal advertisement was published; that he is interested in the subject matter of said notice and statements in the foregoing statement as to time, place, and

me this 20th day of October 2010

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and  
.....for publishing the foregoing notice, and the  
in full.





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.

HSBC MORTGAGE CORPORATION

VS.

FRANCES R. SCHOVER

WRIT OF EXECUTION #112 OF 2010 ED

POSTING OF PROPERTY

SEPTEMBER 15, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF FRANCES SCHOVER AT 484 KATYS CHURCH ROAD MUNCY  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15<sup>th</sup> DAY OF SEPTEMBER 2010

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public

Town of 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

SHERIFF'S RETURN OF NO SERVICE  
-----

HSBC MORTGAGE CORPORATION

112ED2010

VS.

FRANCES R. SCHOBBER A/K/A FRANCES R.  
SCHROEBER

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 8/13/2010 FOR THE FOLLOWING REASONS:  
UNABLE TO SERVE

SWORN AND SUBSCRIBED BEFORE ME  
THIS Friday, August 13, 2010

*Sarah Jane Klingaman*  
-----  
NOTARY PUBLIC

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

SO ANSWERS :

*Timothy T. Chamberlain*  
-----

TIMOTHY T. CHAMBERLAIN  
SHERIFF

BY:

*J. Arter*  
-----  
J. ARTER  
DEPUTY SHERIFF

McCabe, Weisberg and Conway, PC  
123 South Broad Street  
Suite 2080  
Philadelphia, PA 19109

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**  
SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY --  
MARGARET GAIRO --  
LISA L. WALLACE+†  
DEBORAH K. CURRAN±  
LAURA H.G. O'SULLIVAN±  
GAYL C. SPIVAK\*=  
FRANK DUBIN --  
ANDREW L. MARKOWITZ --  
HEIDI R. SPIVAK\*  
SCOTT TAGGART\*  
MARISA COHEN\*  
KATHERINE SANTANGINI^^  
JASON BROOKS †  
FAITH MIROS '<'  
ERIN BRADY ±  
KEVIN T. MCQUAIL '\*'  
RUHI MIRZA '>'  
ALEXANDRA T. GARCIA\*  
CORRIN DEMENT\*  
RABIIAH SCOTT --

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 499  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914)-636-8901  
Also servicing Connecticut

SUITE 100  
8101 SANDY SPRING ROAD  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia  
and Virginia

\*' Licensed in PA  
\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
^ Licensed in NY  
^^ Licensed in NJ  
± Licensed in PA & VA  
\*\*\* Licensed in PA, NJ & NY  
† Licensed in NY & CT  
+ Licensed in MD & DC  
±± Licensed in MD  
-- Managing Attorney for NY  
± Managing Attorney for MD  
= Managing Attorney for NJ  
< Licensed in VA  
'<' Licensed in CT & NJ  
'>' Licensed in MD & VA

August 31, 2010

Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: HSBC Mortgage Corporation vs. Frances R Schober a/k/a Frances R Schroeber  
Columbia County, No. 2010-CV-642  
Premises: 484 Katys Church Road, Muncy, Pennsylvania 17756

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service regarding the above matter. The Sheriff Sale is scheduled for  
**October 27, 2010 at 9:00 a.m.** Please return the copies to me in the stamped self-addressed envelope provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,

Daniel DellaPenna, paralegal for  
McCabe, Weisberg and Conway, P.C.

TJM/ddp  
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**

Attorneys for Plaintiff

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2010-CV-642

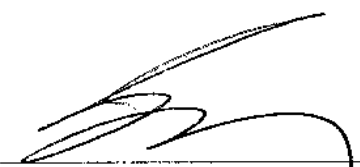
**AFFIDAVIT OF SERVICE**

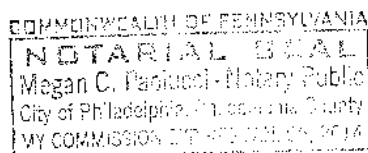
I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 31<sup>st</sup> day of August, 2010, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN AND SUBSCRIBED  
BEFORE ME THIS 31<sup>st</sup> DAY  
OF August, 2010

Megan C. Pasquucci  
NOTARY PUBLIC

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

COLUMBIA COUNTY COURT OF COMMON  
PLEAS

NO: 2010-CV-642

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 484 Katys Church Road, Muncy, Pennsylvania 17756, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner:

Name

Address

Frances R Schober a/k/a Frances R  
Schroeber

484 Katys Church Road  
Muncy, Pennsylvania 17756

2. Name and address of Defendant in the judgment:

Name

Address

Frances R Schober a/k/a Frances R  
Schroeber

484 Katys Church Road  
Muncy, Pennsylvania 17756

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

Name

Address

Plaintiff herein

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

Name

Address

Plaintiff herein

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 which may be affected by the sale:

Name	Address
Madison Township	P.O. Box 620 136 Morehead Avenue Millville, Pennsylvania 17846

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	484 Katys Church Road Muncy, Pennsylvania 17756
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18501-0309  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept. of Justice, Rm. 5111  
Main Justice Bldg., 10th & Constitution Ave. N.W.  
Washington, DC 20530

United States of America c/o  
Atty General of the United States  
U.S. Dept. of Justice

10th & Constitution Ave. N.W., Rm. 4400  
Washington, DC 20530

8. Name and address of Attorney of record:

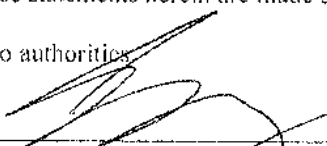
Name

Address

None

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.  
Section 4904 relating to unsworn falsification to authorities.

July 21, 2010  
DATE

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-642

DATE: August 31, 2010

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNERS: Frances R Schober a/k/a Frances R Schroeber

PROPERTY: 484 Katys Church Road, Muncy, Pennsylvania 17756

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **October 27, 2010 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in 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 thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.



Name and Address of Sender  
McCabe, Weisberg and Conway, P.C.  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109  
ATTN: D. DellaPenna- 47941

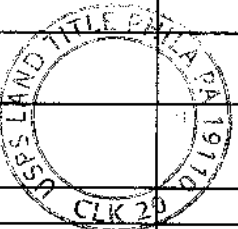
Check type of mail or service:  
☐ Certified ☐ Registered Delivery (International)  
☐ COD ☐ Registered  
☐ Delivery Confirmation ☐ Return Receipt for Merchandise  
☐ Express Mail ☐ Signature Confirmation  
☐ Insured

Affix Stamp Here  
(if issued as a  
certificate of mailing)



UNITED STATES POSTAGE  
FIRST CLASS  
\$ 05.00  
02 1R  
0002095409 AUG 31 2010  
MAILED FROM ZIP CODE 19109

Line	Article Number	Postage
1	HSBC Mortgage Corporation Plaintiff v. Frances R Schober a/k/a Frances R Schreiber Defendant	Madison Township P.O. Box 620 136 Morehead Avenue Millville, Pennsylvania 17846
2		Tenants/Occupants 484 Katys Church Road Muncy, Pennsylvania 17756
3		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
4		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
5		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
6		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
7		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
8		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales



[illegible]

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 7/26/2010

SERVICE# 1 - OF - 17 SERVICES  
DOCKET # 112ED2010

PLAINTIFF HSBC MORTGAGE CORPORATION

DEFENDANT FRANCES R. SCHOBBER A/K/A FRANCES R. SCHROEBER  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
FRANCES SCHOBBER AKA FRANCES R SCHROEBER
484 KATYS CHURCH ROAD
MUNCY

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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
7-26-10	1520	Z	L.C.
8-9-10	1400	Z	CARD STILL ON DECK
8-12-10	1715	Z	MAIL BOX FULL OF MAIL LOOKS LIKE NO ONE IS LIVING THERE
DEPUTY <i>J. Arter</i>			DATE 8-12-10

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

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

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

No. 112 Term 2010 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2010-CV-642 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Being Known As: 484 Katys Church Road, Muncy, Pennsylvania 17756

Amount Due \$60,755.82

Interest from 06/23/10 to DATE OF SALE  
plus \$9.99 per diem thereafter \$ \_\_\_\_\_

(Costs to be added)

Total \$

Dated: 7-26-10  
(SEAL)

Tami B Kline  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: Kelly P Brewer Deputy

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the eastern line of Township Route No. 400 at the southwest corner of Lot No. 6; thence by the latter, North 82 degrees 26 minutes 23 seconds East, 432.81 feet to an iron pin at the southeast corner of Lot No. 8, in the western line of a 50 foot right-of-way; thence by the same, South 7 degrees 33 minutes 37 seconds East, 207.01 feet to an iron pin at the northeast corner of Lot No. 4; thence by the same, South 82 degrees 26 minutes 23 seconds West, 408.41 feet to an iron pin at the northwest corner of Lot No. 4 in the eastern line of Township Route No. 400; thence by a curve to the right, having a long chord of North 15 degrees 08 minutes 35 seconds West, 35.22 feet, a delta angle of 2 degrees 04 minutes 12 seconds, a radius of 975 feet, an arc of 35.22 feet and a tangent of 17.61 feet to a point in the eastern line of said Route No. 400; thence continuing by same, north 14 degrees 06 minutes 26 seconds West, 173.23 feet to the iron pin at the southwest corner of Lot No. 6, the place of BEGINNING.

BEING Lot No. 6 in plan of Muncy Hills Estates, Phase No. 1, as surveyed by Orangeville Surveying Consultants, on June 12, 1974.

BEING KNOWN AS: 484 KATYS CHURCH ROAD, MUNCY, PENNSYLVANIA 17756

TAX I.D. #: 21-06B-002

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LESLIE B. BURDGE AND KATHY D. BURDGE, HIS WIFE by deed dated March 8, 1991 and recorded March 19, 1991 in the office of the Recorder in and for Columbia County in Deed Book 469, Page 1020, granted and conveyed to Frances R Schober a/k/a Frances R Schroeber.

REAL DEBT: \$60,755.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
FRANCES R SCHOBBER A/K/A FRANCES R SCHROEBER

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

**CIVIL ACTION LAW**

HSBC Mortgage Corporation

v.

Frances R Schober a/k/a Frances R Schroeber

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-642

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

To: Frances R Schober a/k/a Frances R Schroeber  
484 Katys Church Road  
Muncy, Pennsylvania 17756

Your house (real estate) at **484 Katys Church Road, Muncy, Pennsylvania 17756** is scheduled to be sold at Sheriff's Sale on **Oct. 27, 2010** at **9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$60,755.82 obtained by HSBC Mortgage Corporation against you.

**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 canceled if you pay to HSBC Mortgage Corporation the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

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 your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE**

North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

**ASSOCIATION DE LICENCIADOS**

North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

## LEGAL DESCRIPTION

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BEING KNOWN AS: 484 KATYS CHURCH ROAD, MUNCY, PENNSYLVANIA 17756

TAX I.D. #: 21-06B-002

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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REAL DEBT: \$60,755.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
FRANCES R SCHOBER A/K/A FRANCES R SCHROEBER

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109



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

 Postmaster  
MUNCY, PA  
 City, State, ZIP Code
Date 8-4-10
 Request for Change of Address or Boxholder  
 Information Needed for Service of Legal Process

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: FRANCES SCHOBER AKA FRANCES R. SCHROEDERAddress: 484 KATYS Church Rd. MUNCY

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself): \_\_\_\_\_
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting pro se - except a corporation acting pro se must cite statute): \_\_\_\_\_
3. The names of all known parties to the litigation: \_\_\_\_\_
4. The court in which the case has been or will be heard: \_\_\_\_\_
5. The docket or other identifying number if one has been issued: \_\_\_\_\_
6. The capacity in which this individual is to be served (e.g. defendant or witness): \_\_\_\_\_

## WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

 Signature  
J. ARTER  
 Printed Name

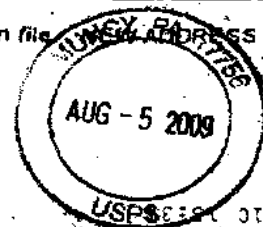
 Address P.O. Box 380  
Bloomsburg 17815  
 City, State, ZIP Code

## FOR POST OFFICE USE ONLY

- BOXHOLDER'S POSTMARK
- 
- ☐
- Not known at address given.
- 
- ☐
- Moved, left no forwarding address.
- 
- ☐
- No such address.

NAME and STREET ADDRESS

Good as addressed





## SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE  
(570) 389-562224 HOUR PHONE  
(570) 784-6300

Postmaster

MUNCY, Pa

City, State, ZIP Code

Date 8-4-10

Request for Change of Address or Boxholder  
Information Needed for Service of Legal Process

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: FRANCES SCHOBER AKA FRANCES R. SCHROEBER

Address: 484 KATYS Church Rd. MUNCY

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself):
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting pro se - except a corporation acting pro se must cite statute):
3. The names of all known parties to the litigation:
4. The court in which the case has been or will be heard:
5. The docket or other identifying number if one has been issued:
6. The capacity in which this individual is to be served (e.g., defendant or witness):

## WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

Signature

Printed Name

Address

City, State, ZIP Code

## FOR POST OFFICE USE ONLY

No change of address order on file. NEW ADDRESS or

BOXHOLDER'S POSTMARK

Not known at address given

Moved, left no forwarding address.

No such address.

NAME and STREET ADDRESS

**Tax Notice** 2010 County & Municipality

MADISON TWP

**MAKE CHECKS PAYABLE TO:**

CONNIE CRAWFORD  
2227 VALLEY RD  
BLOOMSBURG, PA 17815

**HOURS:** TUES & THURS : 5 PM TO 8 PM  
DURING DISCOUNT PERIOD  
NO SATURDAY HOURS

**PHONE:** 570-437-2153

**FOR: COLUMBIA County**

**DATE**  
03/01/2010

**BILL NO**  
22371

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	37,041	6.146	223.10	227.65	250.42
SINKING		1.345	48.82	49.82	54.80
TWP RE		.5	18.15	18.52	19.45
The discount & penalty have been calculated for your convenience			290.07	295.99	324.67
<b>PAY THIS AMOUNT</b>			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SCHOBER FRANCES R  
484 KATY'S CHURCH ROAD  
MUNCY PA 17756

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 21 -06B-002-00,000  
484 KATYS CHURCH RD  
2 Acres Land 6,445  
Buildings 30,596  
Total Assessment 37,041

This tax returned to  
courthouse on:  
January 1, 2011

**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**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 7/26/2010

SERVICE# 2 - OF - 17 SERVICES  
DOCKET # 112ED2010

PLAINTIFF HSBC MORTGAGE CORPORATION

DEFENDANT FRANCES R. SCHOBER A/K/A FRANCES R. SCHROEBER  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
MADISON TOWNSHIP
135 MOOREHEAD AVE
MILLVILLE

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Peggy Long

RELATIONSHIP Secretary/Treasurer IDENTIFICATION \_\_\_\_\_

DATE 7-28-10 TIME 1010 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB X 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. Arter DATE 7-28-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/26/2010

SERVICE# 11 - OF - 17 SERVICES  
DOCKET # 112ED2010

PLAINTIFF HISBC MORTGAGE CORPORATION

DEFENDANT FRANCES R. SCHOBBER A/K/A FRANCES R. SCHROEBER  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 7/28/10 TIME 0912 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 7/28/10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/26/2010

SERVICE# 14 - OF - 17 SERVICES  
DOCKET # 112ED2010

PLAINTIFF HSBC MORTGAGE CORPORATION

DEFENDANT FRANCES R. SCHOBBER A/K/A FRANCES R. SCHROEBER  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Kenae Newhart

RELATIONSHIP Office manager IDENTIFICATION \_\_\_\_\_

DATE 7/28/10 TIME 0827 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 7/28/10

*Connie Crawford*

Madison Twp/Millville Boro – Tax Collector

2227 Valley Road

Bloomsburg, PA 17815-6551

570-437-2153

ccrawford2227@hotmail.com

26-July-2010

Sheriff of Columbia County

Court House

Post Office Box 380

Bloomsburg PA 17815

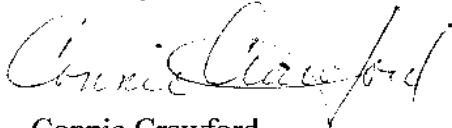
Sheriff Chamberlain,

Enclosed please find tax bills for the Sheriff's Sale you requested.

County/Twp Taxes are paid for 2010. School Tax is still open.

If you have any questions or concerns, please do not hesitate to give me a call.

Sincerely,

A handwritten signature in cursive script that reads "Connie Crawford". The signature is written in dark ink and is positioned above the printed name and title.

Connie Crawford

Tax Collector

Madison Twp/Millville Boro

Enclosures

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

Monday, July 26, 2010

**CONNIE CRAWFORD-TAX COLLECTOR  
2227 VALLEY ROAD  
BLOOMSBURG, PA 17815-**

**HSBC MORTGAGE CORPORATION  
VS  
FRANCES R. SCHOBBER A/K/A FRANCES R. SCHROEBER**

**DOCKET # 112ED2010**

**JD # 642JD2010**

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*

Timothy T. Chamberlain  
Sheriff of Columbia County



COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:28-JUL-10

FEE:\$5.00

CERT. NO8386

SCHOBER FRANCES R  
484 KATY'S CHURCH ROAD  
MUNCY PA 17756

DISTRICT: MADISON TWP  
DEED  
LOCATION: 484 KATYS CHURCH RD  
PARCEL: 21 -06B-002-00,000

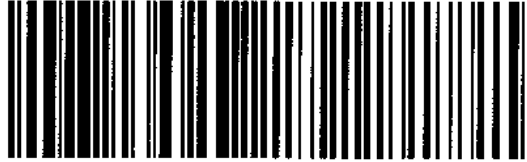
YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2009	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff  
dm.

Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 3410

UNITED STATES OF AMERICA  
228 WALNUT STREET  
HARRISBURG PA 17108

---

112ED2010

---

TIMOTHY T. CHAMBERLAIN



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

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Monday, July 26, 2010

**UNITED STATES OF AMERICA  
228 WALNUT STREET  
HARRISBURG, PA 17108-**

**HSBC MORTGAGE CORPORATION  
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FRANCES R. SCHOBBER A/K/A FRANCES R. SCHROEBER**

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Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

McCABE, WEISBERG AND CONWAY, P.C.  
BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Attorneys for Plaintiff

**CIVIL ACTION LAW**

HSBC Mortgage Corporation

v.

Frances R Schober a/k/a Frances R Schroeber

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-642

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

To: Frances R Schober a/k/a Frances R Schroeber  
484 Katys Church Road  
Muncy, Pennsylvania 17756

Your house (real estate) at **484 Katys Church Road, Muncy, Pennsylvania 17756** is scheduled to be sold at Sheriff's Sale on **Oct. 27, 2010** at **9:00** a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$60,755.82 obtained by HSBC Mortgage Corporation against you.

**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 canceled if you pay to HSBC Mortgage Corporation the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

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 your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE**  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

**ASSOCIATION DE LICENCIADOS**  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the eastern line of Township Route No. 400 at the southwest corner of Lot No. 6; thence by the latter, North 82 degrees 26 minutes 23 seconds East, 432.81 feet to an iron pin at the southeast corner of Lot No. 8, in the western line of a 50 foot right-of-way; thence by the same, South 7 degrees 33 minutes 37 seconds East, 207.01 feet to an iron pin at the northeast corner of Lot No. 4; thence by the same, South 82 degrees 26 minutes 23 seconds West, 408.41 feet to an iron pin at the northwest corner of Lot No. 4 in the eastern line of Township Route No. 400; thence by a curve to the right, having a long chord of North 15 degrees 08 minutes 35 seconds West, 35.22 feet, a delta angle of 2 degrees 04 minutes 12 seconds, a radius of 975 feet, an arc of 35.22 feet and a tangent of 17.61 feet to a point in the eastern line of said Route No. 400; thence continuing by same, north 14 degrees 06 minutes 26 seconds West, 173.23 feet to the iron pin at the southwest corner of Lot No. 6, the place of BEGINNING.

BEING Lot No. 6 in plan of Muncy Hills Estates, Phase No. 1, as surveyed by Orangeville Surveying Consultants, on June 12, 1974.

BEING KNOWN AS: 484 KATYS CHURCH ROAD, MUNCY, PENNSYLVANIA 17756

TAX I.D. #: 21-06B-002

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LESLIE B. BURDGE AND KATHY D. BURDGE, HIS WIFE by deed dated March 8, 1991 and recorded March 19, 1991 in the office of the Recorder in and for Columbia County in Deed Book 469, Page 1020, granted and conveyed to Frances R Schober a/k/a Frances R Schroeber.

REAL DEBT: \$60,755.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
FRANCES R SCHOBBER A/K/A FRANCES R SCHROEBER

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 7/26/2010

SERVICE# 10 - OF - 17 SERVICES  
DOCKET # 112ED2010

PLAINTIFF HSBC MORTGAGE CORPORATION

DEFENDANT FRANCES R. SCHOBBER A/K/A FRANCES R. SCHROEBER  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
CONNIE CRAWFORD-TAX COLLECTOR
2227 VALLEY ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Connie Crawford

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 7-26-10 TIME 1500 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. Arter

DATE 7-26-10

Document Receipt

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Trans # 30562 Carrier / service: POST 2PM 7/26/2010

Ship to: 30562

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000003366

Doc Ref #: 112ED2010

HARRISBURG PA 17105



Document Receipt

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Trans # 30563 Carrier / service: POST 2PM 7/26/2010

Ship to: 30563

COMMONWEALTH OF PA

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET

PHILADELPHIA PA 19107

Tracking #: 9171924291001000003373

Doc Ref #: 112ED2010

Document Receipt

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Trans # 30564 Carrier / service: POST 2PM 7/26/2010

Ship to: 30564

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000003380

Doc Ref #: 112ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 30565 Carrier / service: POST 2PM 7/26/2010

Ship to: 30565

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000003397

Doc Ref #: 112ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 30566 Carrier / service: POST 2PM 7/26/2010

Ship to: 30566

USA ATTY FOR MIDDLE DISTRICT

235 N WASHINGTON AVE

Tracking #: 9171924291001000003403

Doc Ref #: 112ED2010

SCRANTON PA 18503

Document Receipt

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Trans # 30567 Carrier / service: POST 2PM 7/26/2010

Ship to: 30567

UNITED STATES OF AMERICA

228 WALNUT STREET

Tracking #: 9171924291001000003410

Doc Ref #: 112ED2010

HARRISBURG PA 17108

Document Receipt

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Trans # 30568 Carrier / service: POST 2PM 7/26/2010

Ship to: 30568

USA C/O ATTY GENERAL

10TH & CONSTITUTION AVE

Tracking #: 9171924291001000003427

Doc Ref #: 112ED2010

WASHINGTON DC 20530

Document Receipt

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Trans # 30569 Carrier / service: POST 2PM 7/26/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000003434

Doc Ref #: 112ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 30570 Carrier / service: POST 2PM 7/26/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000003441

Doc Ref #: 112ED2010

HARRISBURG PA 17105



Document Receipt

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Trans # 30571 Carrier / service: POST 2PM 7/26/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000003458

Doc Ref #: 112ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 30572 Carrier / service: POST 2PM 7/26/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000003465

Doc Ref #: 112ED2010

PHILADELPHIA PA 19106

# REAL ESTATE OUTLINE

ED # 112-10

DATE RECEIVED 7-23-10  
DOCKET AND INDEX 7-23-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$ <del>1,350.00</del> OR <u>2000</u>	<u>✓</u>	CK# <u>48421</u>

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

SALE DATE	<u>21. 2-10</u>	TIME <u>5:00</u>
POSTING DATE	<u>Sept. 16, 2010</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>Oct. 6</u>
	2 <sup>ND</sup> WEEK	<u>13</u>
	3 <sup>RD</sup> WEEK	<u>20, 27</u>

# SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 112 OF 2010 ED AND CIVIL WRIT NO. 642 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the eastern line of Township Route No. 400 at the southwest corner of Lot No. 6; thence by the latter, North 82 degrees 26 minutes 23 seconds East, 432.81 feet to an iron pin at the southeast corner of Lot No. 8, in the western line of a 50 foot right-of-way; thence by the same, South 7 degrees 33 minutes 37 seconds East, 207.01 feet to an iron pin at the northeast corner of Lot No. 4; thence by the same, South 82 degrees 26 minutes 23 seconds West, 408.41 feet to an iron pin at the northwest corner of Lot No. 4 in the eastern line of Township Route No. 400; thence by a curve to the right, having a long chord of North 15 degrees 08 minutes 35 seconds West, 35.22 feet, a delta angle of 2 degrees 04 minutes 12 seconds, a radius of 975 feet, an arc of 35.22 feet and a tangent of 17.61 feet to a point in the eastern line of said Route No. 400; thence continuing by same, north 14 degrees 06 minutes 26 seconds West, 173.23 feet to the iron pin at the southwest corner of Lot No. 6, the place of BEGINNING.

BEING Lot No. 6 in plan of Muncy Hills Estates, Phase No. 1, as surveyed by Orangeville Surveying Consultants, on June 12, 1974.

BEING KNOWN AS: 484 KATYS CHURCH ROAD, MUNCY, PENNSYLVANIA 17756

TAX I.D. #: 21-06B-002

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LESLIE B. BURDGE AND KATHY D. BURDGE, HIS WIFE by deed dated March 8, 1991 and recorded March 19, 1991 in the office of the Recorder in and for Columbia County in Deed Book 469, Page 1020, granted and conveyed to Frances R Schober a/k/a Frances R Schroeber.

REAL DEBT: \$60,755.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANCES R SCHOBBER A/K/A FRANCES R SCHROEBER

## TERMS OF SALE

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

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

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

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

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
Terrence McCabe  
123 South Broad Street  
Philadelphia, PA 19109

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

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

No. 112 Term 2010 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2010-CV-642 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Being Known As: 484 Katys Church Road, Muncy, Pennsylvania 17756

Amount Due \$60,755.82

Interest from 06/23/10 to DATE OF SALE  
plus \$9.99 per diem thereafter \$ \_\_\_\_\_

(Costs to be added)

Total \$ \_\_\_\_\_

Dated: 7-26-10  
(SEAL)

Tami B Kline  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: Kelly P Brewer Deputy

## LEGAL DESCRIPTION

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TAX I.D. #: 21-06B-002

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REAL DEBT: \$60,755.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
FRANCES R SCHOBBER A/K/A FRANCES R SCHROEBER

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

COLUMBIA COUNTY COURT OF COMMON  
PLEAS

NO: 2010-CV-642

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 484 Katys Church Road, Muncy, Pennsylvania 17756, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owner or Reputed Owner:

Name

Address

Frances R Schober a/k/a Frances R  
Schroeber

484 Katys Church Road  
Muncy, Pennsylvania 17756

2. Name and address of Defendant in the judgment:

Name

Address

Frances R Schober a/k/a Frances R  
Schroeber

484 Katys Church Road  
Muncy, Pennsylvania 17756

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

Name

Address

Plaintiff herein

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

Name

Address

Plaintiff herein

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 which may be affected by the sale:

Name	Address
Madison Township	P.O. Box 620 136 Morehead Avenue Millville, Pennsylvania 17846

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	484 Katys Church Road Muncy, Pennsylvania 17756
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	700 Sawmill Road Bloomsburg, PA 17815



United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18501-0309  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept. of Justice, Rm. 5111  
Main Justice Bldg., 10th & Constitution Ave. N.W.  
Washington, DC 20530

United States of America c/o  
Atty General of the United States  
U.S. Dept. of Justice

10th & Constitution Ave. N.W., Rm. 4400  
Washington, DC 20530

8. Name and address of Attorney of record:


Name

Address

None

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. Section 4904 relating to unsworn falsification to authorities.

July 21, 2010  
DATE

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the eastern line of Township Route No. 400 at the southwest corner of Lot No. 6; thence by the latter, North 82 degrees 26 minutes 23 seconds East, 432.81 feet to an iron pin at the southeast corner of Lot No. 8, in the western line of a 50 foot right-of-way; thence by the same, South 7 degrees 33 minutes 37 seconds East, 207.01 feet to an iron pin at the northeast corner of Lot No. 4; thence by the same, South 82 degrees 26 minutes 23 seconds West, 408.41 feet to an iron pin at the northwest corner of Lot No. 4 in the eastern line of Township Route No. 400; thence by a curve to the right, having a long chord of North 15 degrees 08 minutes 35 seconds West, 35.22 feet, a delta angle of 2 degrees 04 minutes 12 seconds, a radius of 975 feet, an arc of 35.22 feet and a tangent of 17.61 feet to a point in the eastern line of said Route No. 400; thence continuing by same, north 14 degrees 06 minutes 26 seconds West, 173.23 feet to the iron pin at the southwest corner of Lot No. 6, the place of BEGINNING.

BEING Lot No. 6 in plan of Muncy Hills Estates, Phase No. 1, as surveyed by Orangeville Surveying Consultants, on June 12, 1974.

BEING KNOWN AS: 484 KATYS CHURCH ROAD, MUNCY, PENNSYLVANIA 17756

TAX I.D. #: 21-06B-002

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LESLIE B. BURDGE AND KATHY D. BURDGE, HIS WIFE by deed dated March 8, 1991 and recorded March 19, 1991 in the office of the Recorder in and for Columbia County in Deed Book 469, Page 1020, granted and conveyed to Frances R Schober a/k/a Frances R Schroeber.

REAL DEBT: \$60,755.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
FRANCES R SCHOBER A/K/A FRANCES R SCHROEBER

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

**Exhibit A**

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

**CIVIL ACTION LAW**

HSBC Mortgage Corporation

v.

Frances R Schober a/k/a Frances R Schroeber

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-642

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

To: Frances R Schober a/k/a Frances R Schroeber  
484 Katys Church Road  
Muncy, Pennsylvania 17756

Your house (real estate) at **484 Katys Church Road, Muncy, Pennsylvania 17756** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$60,755.82 obtained by HSBC Mortgage Corporation against you.

**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 canceled if you pay to HSBC Mortgage Corporation the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

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 your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE**

North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

**ASSOCIATION DE LICENCIADOS**

North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

## LEGAL DESCRIPTION

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FRANCES R SCHOBBER A/K/A FRANCES R SCHROEBER

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-642

TO:   Sheriff of Columbia County  
      Columbia County Courthouse  
      35 West Main Street  
      Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

**484 Katys Church Road, Muncy, Pennsylvania 17756**  
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

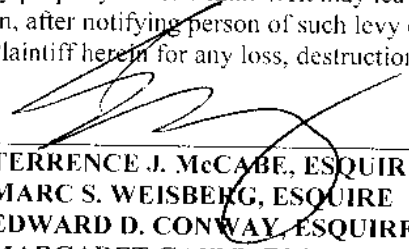
Frances R Schober a/k/a Frances R Schroeber  
484 Katys Church Road  
Muncy, Pennsylvania 17756

**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 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.

July 21, 2010

DATE

  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
**Attorneys for Plaintiff**

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FRANCES R SCHIOBER A/K/A FRANCES R SCHROEBER

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**  
SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY\*\*  
MARGARET GAIRO\*\*  
LISA T. WALLACE\*\*  
DEBORAH K. CLARRAN\*\*  
LAURA H.G. O'SULLIVAN\*\*  
GAYL C. SPIVAK\*\*  
FRANK DUBIN\*\*  
ANDREW L. MARKOWITZ\*\*  
HEIDI R. SPIVAK\*  
SCOTT TAGGART\*  
MARISA COHEN\*  
KATHERINE SANTANGINI\*\*  
JASON BROOKS†  
FAITH MIROS\*\*  
FRIN BRADY\*\*  
KEVIN T. MCQUAIL\*\*  
RUJJI MIRZA\*\*  
ALEXANDRA T. GARCIA\*  
CORIN DEMENT\*  
RABIIAH SCOTT\*\*

\*\* Licensed in PA  
\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
\* Licensed in NY  
\*\* Licensed in NJ  
\* Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
† Licensed in NY & CT  
\* Licensed in MD & DC  
\*\* Licensed in MD  
- Managing Attorney for NY  
- Managing Attorney for MD  
- Managing Attorney for NJ  
- Licensed in VA  
\* Licensed in CT & NJ  
- Licensed in MD & VA

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 499  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914)-636-8901  
Also servicing Connecticut

SUITE 100  
8101 SANDY SPRING ROAD  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia  
and Virginia

July 21, 2010

Sheriff's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815


Re: HSBC Mortgage Corporation  
vs.  
Frances R Schober a/k/a Frances R Schroeber  
Columbia County, Number 2010-CV-642  
Premises: 484 Katys Church Road, Muncy, Pennsylvania 17756

Dear Sir or Madam:

Enclosed please find three copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendant as follows:

Frances R Schober a/k/a Frances R Schroeber  
484 Katys Church Road  
Muncy, Pennsylvania 17756

Very truly yours,

  
Michael Augello  
McCabe, Weisberg and Conway, P.C.

Enclosures

*This is a communication from a debt collector.  
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2010-CV-642

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.


COUNTY OF COLUMBIA

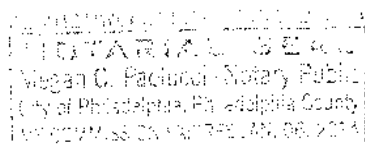
The undersigned, being duly sworn according to law, deposes and says that the Defendant, Frances R Schober a/k/a Frances R Schroeber, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendant, Frances R Schober a/k/a Frances R Schroeber, is over eighteen (18) years of age, and reside as follows:

Frances R Schober a/k/a Frances R Schroeber  
484 Katys Church Road  
Muncy, Pennsylvania 17756

SWORN AND SUBSCRIBED  
BEFORE ME THIS 21<sup>st</sup> DAY  
OF JULY, 2010

Megan C. Pacinucci  
NOTARY PUBLIC

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
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Attorneys for Plaintiff

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

HSBC Mortgage Corporation

Plaintiff

v.

Frances R Schober a/k/a Frances R Schroeber

Defendant

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-642

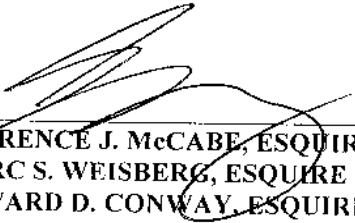
**AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANT**

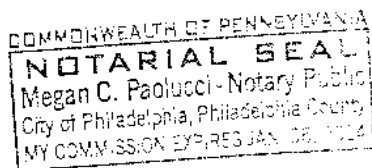
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known mailing address of the Defendant is:

Frances R Schober a/k/a Frances R Schroeber  
484 Katys Church Road  
Muncy, Pennsylvania 17756

SWORN AND SUBSCRIBED  
BEFORE ME THIS 21st DAY  
OF JULY, 2010

Megan C. Paolucci  
NOTARY PUBLIC

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff



ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

48421

**McCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

NUMBER

PAY: Two Thousand \*\*\*\*\*

\*\*\*\*\*

DATE

Jul 21/2010

AMOUNT

\$2,000.00

00/100

TO THE Sheriff of Columbia County

ORDER

OF

Listing Property for Sheriff Sale - 325-0154 Schober

ESCROW TRUST  
VOID AFTER 90 DAYS

*Marie J. Winkler*

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

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