

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Sarah Anthony Jones VS Robert Anthony

NO. 155-10 ED NO. 57-08 JD

DATE/TIME OF SALE: Jan 1 2010

BID PRICE (INCLUDES COST) \$ 1975.22

POUNDAGE - 2% OF BID \$ 39.50

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2014.72

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Luck

TOTAL DUE: \$ 2014.72

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 514.72

SHERIFF'S SALE COST SHEET

Saxon Village Solicitors VS. Robert Rosemary
 NO. 155-10 ED NO. 57-08 JD DATE/TIME OF SALE Apr 18 2:00

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>155.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>3.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>4.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>362.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1005.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>2235.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>5.00</u>	
TOTAL *****		\$ <u>15.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>316.00</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>321.00</u>

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

SURCHARGE FEE (DSTE)	\$ <u>1000.00</u>	
MISC.	\$	
TOTAL *****		\$ <u>1000.00</u>

TOTAL COSTS (OPENING BID) \$ 1975.00

455

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

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

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

April 14, 2011

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

RE: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Property: 256 Thomas Road
(Mount Pleasant Township)
Bloomsburg, PA 17815
Columbia County C.C.P. No.: 2008CV59
Sheriff's Sale Date: 04/13/2011

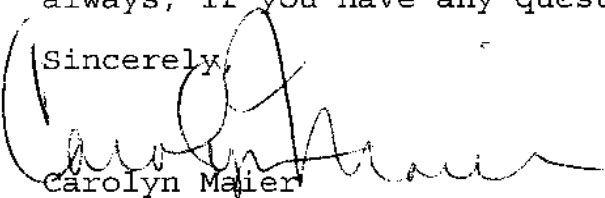
Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of FV-1 INC, 4708 Mercantile Drive, Forth Worth, TX 76137.

Enclosed please find our check in the amount of \$514.72 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,


Carolyn Maier
Legal Assistant

Enclosure



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

St: ax 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		Telephone Number:	
UDREN LAW OFFICES, PC		856-669-5700	
Street Address	City	State	ZIP Code
111 WOODCREST RD., STE 200	CHERRY HILL	NJ	08003

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s)		
Sheriff of Columbia County			FV-1 INC		
Street Address			Street Address		
P.O. Box 380			4708 Mercantile Drive		
City	State	ZIP Code	City	State	ZIP Code
Bloomsburg	PA	17815	Fort Worth	TX	76137

C. REAL ESTATE LOCATION

Street Address		City, Township, Borough	
256 Thomas Road		Mount Pleasant Township	
County	School District	Tax Parcel Number	
Columbia	Mount Pleasant Township	26-04-007	

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,975.22	+0	\$1,975.22
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$24,774	X 3.69	\$91,416.06

E. EXEMPTION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☒ Y ☐ N

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

- ☐ Transfer to Industrial Development Agency. (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 United States 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, if other than listed above.)
Transfer from the Sheriff the mortgagee as a result of an action in mortgage foreclosure.

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.

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

7441

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
7441

Five Hundred Fourteen and 72/100

DATE
April 14, 2011

AMOUNT
*****514.72

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomensburg, PA 17815

VOID AFTER 90 DAYS

Handwritten signature



THE DOCUMENT CONTAINS NEAR SENSITIVE INFORMATION OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

007441

00360756890

9500077186

Security Features Included

UDREN LAW OFFICES, P.C.**WOODCREST CORPORATE CENTER****111 WOODCREST ROAD****SUITE 200****CHERRY HILL, NEW JERSEY 08003-3620****856. 669. 5400****FAX: 856. 669. 5399****MARK J. UDREN, ESQUIRE**
NJ MANAGING ATTORNEY**TINA MARIE RICH**
OFFICE ADMINISTRATOR**FREDDIE MAC**
PENNSYLVANIA
DESIGNATED COUNSEL

February 15, 2011

Sent via telefax #570-389-5625

Columbia County Sheriff's Office

P.O. Box 380

Bloomsburg, PA 17815

ATTN: Tim Chamberland/Wendy

Re: Saxon Mortgage Services, Inc.

vs.

Roger O. Resseguie

Columbia County C.C.P. No. 2008CV59

Premises: 256 Thomas Road, Bloomsburg, PA 17815

SS Date: March 2, 2011

Dear Tim Chamberland/Wendy:

Please **POSTPONE** the Sheriff's Sale scheduled for **March 2, 2011 to April 13, 2011.**Sale is **POSTPONED** for the following reason:

Client request.

Thank you for your attention to this matter.

Sincerely yours,

Chris Stears

Foreclosure Manager

/nmr

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

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

NO. 2008CV59

COPY

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

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

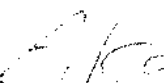
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached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

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

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

Dated: 2/14/11

UDREN LAW OFFICES, P.C.

BY: 
Attorneys For Plaintiff

Adam L. Kaves, Esquire
PA ID 86408

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger O. Resseguie
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008CV59

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Roger O. Resseguie

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

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **February 9, 2011**, at 9:00 am, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

Name and
Address
Of Sender

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003

ATTN: Nicole Ratigan

☐ Registered
☐ Insured
☐ COD
☐ Certified

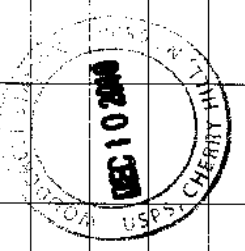
☐ Return Receipt for
Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for
Registered Mail:
☐ With Postal Insurance
☐ Without postal Insurance

Affix stamp here if issued as
certificate of mailing or for
additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insure d Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230											
2		TENANTS/OCCUPANTS 256 Thomas Road (Mount Pleasant Township) Bloomersburg, PA 17815											
3		Saxon Mortgage Services, Inc. 4708 Mercantile Dr., Ft. Worth, TX 76137											
4		Columbia County Tax Claim Bureau P.O. Box 380, Bloomsburg, PA 17815											
5		Domestic Relations Section P.O. Box 380, Bloomsburg, PA 17815											
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R3000, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.								
5		5	[Signature]										



PS Form 3877, February 1994

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

Roger O. Resseguie; #07120454 (Columbia)

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SAXON MORTGAGE SERVICES, INC.

Docket # 155ED2010

VS

MORTGAGE FORECLOSURE

ROGER O. RESSEGUIE

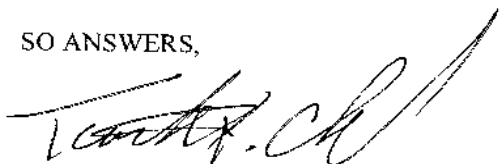
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, OCTOBER 22, 2010, AT 2:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ROGER RESSEGUIE AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO ROGER RESSEGUIE. , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, OCTOBER 22, 2010


NOTARY PUBLIC


SHERIFF TIMOTHY T. CHAMBERLAIN

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

071204574-1505-1

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 155 OF 2010 ED AND CIVIL WRIT NO. 59 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD; THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES; THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLYVER; THENCE BY LAND NOW OR FORMERLY OF SAID WELLYVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN; THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

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

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

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

BEING KNOWN AS: 256 THOMAS ROAD, BLOOMSBURG, PA 17815 (MOUNT PLEASANT TWP)

PROPERTY ID NO.: 26-04-007

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

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid with eight (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.

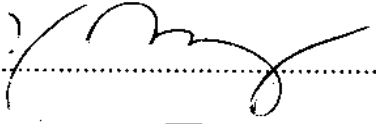

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of 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
Mark J. Udren
111 Woodcrest Road
Cherry Hill NJ 08003

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

law deposes and says that Press Enterprise is
pal office and place of business at 3185
olumbia and State of Pennsylvania, and was
as been published daily, continuously in said
e attached notice January 19, 26 and February 2,
s one of the officers or publisher or designated
r in which legal advertisement was published;
erested in the subject matter of said notice and
e foregoing statement as to time, place, and


3rd day of February 2011


(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

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

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 02/03/2011 01:09:34 PM

Owner: RESSEGUE ROGER O

256 THOMAS ROAD
BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP

Parcel #: 26 -04 -007-00,000

Property Desc:

Discount:

Face:

Penalty:

Bill

Amount Due Date

Amount Due Date

Amount Due Date

026127 G

\$149.21 04/30/2011

\$152.26 06/30/2011

\$167.49 08/31/2011

Payment

026127 S

\$32.65 04/30/2011

\$33.32 06/30/2011

\$36.65 08/31/2011

Payment

026127 R

\$27.94 04/30/2011

\$28.51 06/30/2011

\$31.36 08/31/2011

Payment

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

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

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

January 28, 2011

Sent via telefax #(570) 389-5625

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

Re: Saxon Mortgage Services, Inc.
vs.
Roger O. Resseguie
Columbia County C.C.P. No. 2008CV59
Premises: 256 Thomas Road, Bloomsburg, PA 17815
SS Date: February 9, 2011

Dear Tim Chamberland/ Wendy:

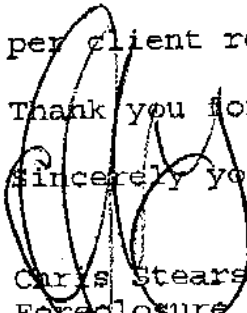
Please postpone the Sheriff's Sale scheduled for February 9, 2011 to March 2, 2011.

Sale is postponed for the following reason:

per client request

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/SMT



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

SAXON MORTGAGE SERVICES, INC.

VS.

ROGER RESSEGUIE

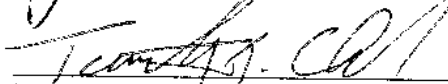
WRIT OF EXECUTION #155 2010 ED

POSTING OF PROPERTY

January 5, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROGER RESSEGUIE AT 256 THOMAS ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JAMES ARTER.

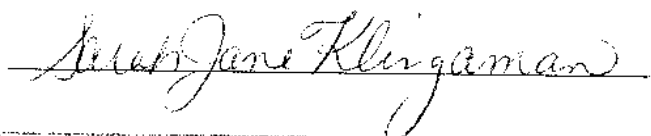
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5TH DAY OF JANUARY 2011



Sarah Jane Klingaman
SARAH JANE KLINGAMAN
Notary Public

Notary in Lancaster County, Pennsylvania
My Commission Expires December 31, 2011

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SAXON MORTGAGE SERVICES, INC.

Docket # 155ED2010

VS

MORTGAGE FORECLOSURE

ROGER O. RESSEGUIE

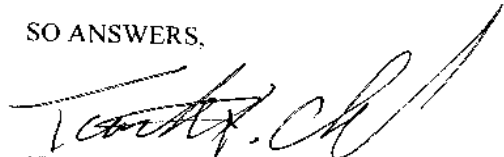
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, OCTOBER 22, 2010, AT 2:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ROGER RESSEGUIE AT SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO ROGER RESSEGUIE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, OCTOBER 22, 2010


NOTARY PUBLIC


SHERIFF TIMOTHY T. CHAMBERLAIN

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

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 10/21/2010

Fee: \$5.00

Cert. NO: 8891

RESSEGUIE ROGER O
256 THOMAS ROAD
BLOOMSBURG PA 17815

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

Assessment: 24,774

Balances as of 10/21/2010

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

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

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2010 - REAL ESTATE

As of Date: 10/21/2010 03:45:15 PM

Owner: RESSEGUIE ROGER O

256 THOMAS ROAD

BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP

Parcel #: 26 -04 -007-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
026068	G	\$149.21	04/30/2010	\$152.26	06/30/2010	\$167.49	08/31/2010
		Discount Payment		05/05/2010		\$149.21	
026068	S	\$32.65	04/30/2010	\$33.32	06/30/2010	\$36.65	08/31/2010
		Discount Payment		05/05/2010		\$32.65	
026068	R	\$27.94	04/30/2010	\$28.51	06/30/2010	\$31.36	08/31/2010
		Discount Payment		05/05/2010		\$27.94	

Total Paid To Date:

\$209.80

Signature

dm.

Date

10-21-10

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 10/21/2010

Fee: \$5.00

Cert. NO: 8891

RESSEGUIE ROGER O
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BLOOMSBURG PA 17815

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Deed: 20061 -2387
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Parcel Id: 25 -04 -007-00,000

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

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

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2010 - REAL ESTATE

As of Date: 10/21/2010 03:45:15 PM

Owner: RESSEGUIE ROGER O

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BLOOMSBURG PA 17815

Municipality: MT PLEASANT TWP

Parcel #: 26 -04 -007-00,000

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		Discount Payment		05/05/2010		\$27.94	

Total Paid To Date:

\$209.80

Signature

dm.

Date

10-21-10

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 10/20/2010

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 155ED2010

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
ROGER RESSEGUIE
256 THOMAS ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Roger Resseguie

RELATIONSHIP Def IDENTIFICATION _____

DATE 10-22-10 TIME 14:20 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10-20-10</u>	<u>18:38</u>	<u>14</u>	<u>L/C</u>
<u>10-21-10</u>	<u>10:35</u>	<u>#1</u>	<u>coming in 10/22/10</u>

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 10/20/2010

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 155ED2010

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
CENTRAL SCHOOL DISTRICT
BLUE JAY DRIVE
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Lucie R Bower

RELATIONSHIP Religionist IDENTIFICATION _____

DATE 10/21/10 TIME 0950 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 10/21/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/20/2010

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 155ED2010

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 10-22-10 TIME 0910 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. Cate
DATE 10-21-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/20/2010

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 155ED2010

PLAINTIFF SAXON MORTGAGE SERVICES, INC.

DEFENDANT ROGER O. RESSEGUIE
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Leather Light

RELATIONSHIP Tax Clerk IDENTIFICATION _____

DATE 10/21/10 TIME 10:10 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 10/21/2010

UDREN LAW OFFICES, P.C.

Fax:

ATTORNEY

Oct 20 2010 03:55pm P002/002
FOR FILING

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

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

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

NO. 2008CV59

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

:

SS

COUNTY OF CAMDEN

:

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

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

Name:

Title:

Company:

ATTORNEY OF PLANTIFF

UDREN LAW OFFICES, P.C.

Sworn to and subscribed
before me this 20th day
of October, 2010.

Notary Public

To:

Sherritt/Columbia

Fax #

570-389-5625

From:

Katina Dowley

Date:

10/20/10

Pages:

2

(Including this cover sheet)

Re:

Ressegue Aff - Non-Mil

FACSIMILE TRANSMITTAL

Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

Phone (856) 669-5400

Fax (856) 669-5399

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 155 OF 2010 ED AND CIVIL WRIT NO. 59 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD; THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES; THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER; THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN; THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

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

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

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

BEING KNOWN AS: 256 THOMAS ROAD, BLOOMSBURG, PA 17815 (MOUNT PLEASANT TWP)
PROPERTY ID NO.: 26-04-007

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

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid with eight (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 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
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

Document Receipt

Trans # 39430 Carrier / service: POST 2PM 10/20/2010

Ship to: 39430

SAXON MORTGAGE SERVICES, LLC

4708 MERCANTILE DRIVE

Tracking #: 9171924291001000005308

Doc Ref #: 155ED2010

FT. WORTH TX 76137

Document Receipt

Trans # 39431 Carrier / service: POST 2PM 10/20/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000005315

DEPARTMENT 281230

Doc Ref #: 155ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 39432 Carrier / service: POST 2PM 10/20/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000005322

Doc Ref #: 155ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 39433 Carrier / service: POST 2PM 10/20/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000005339

Doc Ref #: 155ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 39434 Carrier / service: POST 2PM 10/20/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000005346

Doc Ref #: 155ED2010

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 155-10

DATE RECEIVED 10-11-10
DOCKET AND INDEX 10-11-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR ~~\$1,350.00~~ OR 150000 ✓ CK# 161118

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

SALE DATE Feb. 9, 11 TIME 5900
POSTING DATE Jan. 8, 11
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 8, 11
2ND WEEK Jan. 15, 11
3RD WEEK Jan. 22, 11

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2010 ED-155

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

256 Thomas Road
(Mount Pleasant Township)
Bloomsburg, PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$88,482.18

Interest From 08/31/08

to Date of Sale _____

Ongoing Per Diem of \$14.60

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

(Costs to be added) \$ _____

Prothonotary

By Tam B Kline (KPB)
Clerk

Date 10-20-10

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

2010 ED-155

WRIT OF EXECUTION

COPY

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Bloomsburg, PA 17815
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Amount due \$88,482.18

Interest From 08/31/08

to Date of Sale

Ongoing Per Diem of \$14.60

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

(Costs to be added)

\$ _____

Prothonotary

By Tara B. Kline / RPB/
Clerk

Date 10-20-10

UDREN LAW OFFICES, P.

ATTORNEY FOR PLAINTIFF

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)


NO. 2008CV59

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☒ A. An individual
 - ☐ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

UDREN LAW OFFICES, P.C.

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

UDREN LAW OFFICES, P.

ATTORNEYS FOR PLAINTIFF

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

C E R T I F I C A T E

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

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY:

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

UDREN LAW OFFICES, P.C

ATTORNS FOR PLAINTIFF

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

Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

C E R T I F I C A T E

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- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

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

UDREN LAW OFFICES, P.

ATTORNEY FOR PLAINTIFF

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

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger O. Resseguie
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008CV59

AFFIDAVIT PURSUANT TO RULE 3129.1

Saxon Mortgage Services, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 256 Thomas Road(Mount Pleasant Township)Bloomsburg, PA 17815

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

Name Address

Roger O. Resseguie 256 Thomas Road
Bloomsburg, PA 17815

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

Name Address

SAME AS #1 ABOVE

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

Name Address

None

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

Name Address

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

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

Name	Address
------	---------

None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name	Address
------	---------

Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
-------------------------------------	--------------------------------------

Domestic Relations Section	P.O. Box 380 Bloomsburg, PA 17815
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Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
--	--

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

Name	Address
------	---------

Tenants/Occupants	256 Thomas Road (Mount Pleasant Township) Bloomsburg, PA 17815
-------------------	--

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

DATED: September 15, 2010

UDREN LAW OFFICES, P.C.

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

UDREN LAW OFFICES, P. .

ATTOR. Y FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
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Saxon Mortgage Services, Inc.
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at 256 Thomas Road
(Mount Pleasant Township) Bloomsburg, PA 17815 is scheduled to be
sold at the Sheriff's Sale on _____, at _____
in the Columbia County Courthouse, Bloomsburg, PA, to enforce the
court judgment of \$88,482.18, obtained by Plaintiff above (the
mortgagee) against you. If the sale is postponed, the property
will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

In Court of Common Pleas of
Columbia County PA.

No. of ED
No. of JD

Vs.

Civil Action—Law
Mortgage Foreclosure

Saxon Mortgage Services, Inc.
Plaintiff
v.

Roger O. Resseguie
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008CV59

Waiver of Watchman

I, Attorney _____, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



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

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;
THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;
THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;
THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;
THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

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

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

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

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

PROPERTY ID NO.: 26-04-007

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger O. Resseguie
Defendant(s)

NO. 2008CV59

O R D E R

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

BY THE COURT:

Thomas A. Jones Jr.
J.

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

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

CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

2010 JAN 27 A 8:36

NOTARIAL

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

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

September 15, 2010

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

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

Dear Sir:

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

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

UDREN LAW OFFICES, P.C.



Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

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PENNSYLVANIA OFFICE
215-368-9500

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

September 15, 2010

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


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

Dear Sir:

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

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

UDREN LAW OFFICES, P.C.


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

COPY

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

161118

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



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3-180/360

NUMBER
161118

One Thousand Five Hundred and 00/100*****

DATE

September 16, 2010

AMOUNT

*****1,500.00

**PAY
TO THE
ORDER
OF**

Columbia County Sheriff

VOID AFTER 90 DAYS

Robert H. Udren

161118 036001808 36 589745 31