

Phelan Hallinan & Schmieg, LLP  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")**

**: COLUMBIA COUNTY**  
**:**  
**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO.: 2010-CV-1633**  
**:**

**vs.**

**JUDITH A. SCHNERR**

**VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant JUDITH A. SCHNERR is over 18 years of age and resides at 41 WATER DAM ROAD, BERWICK, PA 18603-5909.

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

\_\_\_\_\_  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

Phelan Hallinan & Schmieg, LLP  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")** : **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
: **CIVIL DIVISION**  
**vs.** : **NO.: 2010-CV-1633**  
: **JUDITH A. SCHNERR**

**VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant JUDITH A. SCHNERR is over 18 years of age and resides at 41 WATER DAM ROAD, BERWICK, PA 18603-5909.

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

\_\_\_\_\_  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")**

Plaintiff

v.

**JUDITH A. SCHNERR**

Defendant(s)

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2010-CV-1633**

**COLUMBIA COUNTY**

**PHS # 226893**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION"), Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praceipe for the Writ of Execution was filed, the following information concerning the real property located at **41 WATER DAM ROAD, BERWICK, PA 18603-5909**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)

1 JUDITH A. SCHNERR 41 WATER DAM ROAD  
BERWICK, PA 18603-5909

2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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 (if address cannot be reasonably ascertained, please indicate)

2 Columbia County Redevelopment Authority 700 Sawmill Road, Suite 101, Bloomsburg, PA 17815

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)

5 MERS, AS NOMINEE FOR, P.O. BOX 2026  
RBS CITIZENS, N.A. FLINT, MI 48501-2026

1 MERS, AS NOMINEE FOR, 3300 SW 34TH AVENUE, SUITE 101  
RBS CITIZENS, N.A. OCALA, FL 34474

1 MERS, INC. 3300 SW 34TH AVENUE, SUITE 101  
OCALA, FL 34474

5 RBS CITIZENS, N.A. 450 EAST BOUNDARY STREET  
CHAPIN, SC 29036

RBS CITIZENS, N.A. 450 EAST BOUNDARY STREET  
FA DOCUMENT SOLUTIONS CHAPIN, SC 29036

5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)

BERWICK AREA JOINT SEWER AUTHORITY 344 MARKET STREET, BERWICK, PA 18603

6 3 BERWICK AREA JOINT SEWER AUTHORITY 208 EAST SECOND STREET  
C/O ANTHONY J. MCDONALD, ESQUIRE BERWICK, PA 18603

7 8 BERWICK AREA JOINT SEWER AUTHORITY BULL, BULL & KNECHT, LLP  
C/O ANTHONY J. MCDONALD, ESQUIRE 106 MARKET STREET, BERWICK, PA 18603

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 (if address cannot be reasonably ascertained, please indicate)

None.

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 (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

41 WATER DAM ROAD  
BERWICK, PA 18603-5909

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

6 8 Commonwealth of Pennsylvania  
Department of Welfare

P.O. Box 2675  
Harrisburg, PA 17105

9 10 Internal Revenue Service Advisory

1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222

15 11 U.S. Department of Justice  
U.S. Attorney for the Middle District of PA

Federal Building, P.O. Box 11754  
228 Walnut Street  
Harrisburg, PA 17108

17 12 MERS, AS NOMINEE FOR,  
GREEN TREE SERVICING LLC

P.O. BOX 2026  
FLINT, MI 48501-2026

2 13 GREEN TREE SERVICING LLC

7360 SOUTH KYRENE ROAD  
TEMPE, AZ 85283

MERS, AS NOMINEE FOR,  
RBS CITIZENS, N.A.

P.O. BOX 2026  
FLINT, MI 48501-2026

3 14 RBS CITIZENS, N.A.

10561 TELEGRAPH ROAD  
GLEN ALLEN, VA 23059

15 16 Commonwealth of Pennsylvania  
Bureau of Individual Tax  
Inheritance Tax Division

6<sup>th</sup> Floor, Strawberry Sq., Dept 280601  
Harrisburg, PA 17128

17 18 Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program

P.O. Box 8486  
Willow Oak Building  
Harrisburg, PA 17105

19 19 TOM YURKO HANDYMAN

117 MEADOW LANE, ORANGEVILLE, PA 17859-8929

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.A. § 4904 relating to unsworn falsification to authorities.

November 10, 2010

By: \_\_\_\_\_

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")**

Plaintiff

v.

**JUDITH A. SCHNERR**

Defendant(s)

: **COURT OF COMMON PLEAS**

: **CIVIL DIVISION**

: **NO.: 2010-CV-1633**

: **COLUMBIA COUNTY**

**PHS # 226893**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION"),** Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **41 WATER DAM ROAD, BERWICK, PA 18603-5909.**

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)

**JUDITH A. SCHNERR**

**41 WATER DAM ROAD  
BERWICK, PA 18603-5909**

2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably ascertained, please so indicate)

**SAME AS ABOVE**

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 (if address cannot be reasonably ascertained, please indicate)

**Columbia County Redevelopment Authority**

**700 Sawmill Road, Suite 101, Bloomsburg, PA 17815**

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)

**MERS, AS NOMINEE FOR,  
RBS CITIZENS, N.A.**

**P.O. BOX 2026  
FLINT, MI 48501-2026**

**MERS, AS NOMINEE FOR,  
RBS CITIZENS, N.A.**

**3300 SW 34TH AVENUE, SUITE 101  
OCALA, FL 34474**

**MERS, INC.**

**3300 SW 34TH AVENUE, SUITE 101  
OCALA, FL 34474**

**RBS CITIZENS, N.A.**

**450 EAST BOUNDARY STREET  
CHAPIN, SC 29036**

**RBS CITIZENS, N.A.  
FA DOCUMENT SOLUTIONS**

**450 EAST BOUNDARY STREET  
CHAPIN, SC 29036**

5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)

**BERWICK AREA JOINT SEWER AUTHORITY**

**344 MARKET STREET, BERWICK, PA 18603**

**BERWICK AREA JOINT SEWER AUTHORITY  
C/O ANTHONY J. MCDONALD, ESQUIRE**

**208 EAST SECOND STREET  
BERWICK, PA 18603**

**BERWICK AREA JOINT SEWER AUTHORITY  
C/O ANTHONY J. MCDONALD, ESQUIRE**

**BULL, BULL & KNECHT, LLP  
106 MARKET STREET, BERWICK, PA 18603**

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 (if address cannot be reasonably ascertained, please indicate)

**None.**

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 (if address cannot be reasonably ascertained, please indicate)

**TENANT/OCCUPANT**

**41 WATER DAM ROAD  
BERWICK, PA 18603-5909**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**Commonwealth of Pennsylvania  
Department of Welfare**

**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

**U.S. Department of Justice  
U.S. Attorney for the Middle District of PA**

**Federal Building, P.O. Box 11754  
228 Walnut Street  
Harrisburg, PA 17108**

**MERS, AS NOMINEE FOR,  
GREEN TREE SERVICING LLC**

**P.O. BOX 2026  
FLINT, MI 48501-2026**

**GREEN TREE SERVICING LLC**

**7360 SOUTH KYRENE ROAD  
TEMPE, AZ 85283**

**MERS, AS NOMINEE FOR,  
RBS CITIZENS, N.A.**

**P.O. BOX 2026  
FLINT, MI 48501-2026**

**RBS CITIZENS, N.A.**

**10561 TELEGRAPH ROAD  
GLEN ALLEN, VA 23059**

**Commonwealth of Pennsylvania  
Bureau of Individual Tax  
Inheritance Tax Division**

**6<sup>th</sup> Floor, Strawberry Sq., Dept 280601  
Harrisburg, PA 17128**

**Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program**

**P.O. Box 8486  
Willow Oak Building  
Harrisburg, PA 17105**

**TOM YURKO HANDYMAN**

**117 MEADOW LANE, ORANGEVILLE, PA 17859-8929**

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.A. § 4904 relating to unsworn falsification to authorities.

November 10, 2010

By: \_\_\_\_\_  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

Plaintiff :

: NO.: 2010-CV-1633

:

:

: COLUMBIA COUNTY

vs.

JUDITH A. SCHNERR

Defendant(s) :

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

TO: JUDITH A. SCHNERR  
41 WATER DAM ROAD  
BERWICK, PA 18603-5909

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at 41 WATER DAM ROAD, BERWICK, PA 18603-5909 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$109,360.75 obtained by FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
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 215-563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 the filing of the proposed schedule.
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.**

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



## LEGAL DESCRIPTION

All those certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a point in the centerline of State Highway Route No. 19046 leading from Foundryville to Moore's Hill; thence along the center line of said highway, South 44 degrees 10 minutes West, a distance of Two Hundred (200) feet to a point in line of land now or late of Edwin F. Laubach et ux; thence along the same, North 45 degrees 50 minutes West, a distance of One Hundred One (101) feet to a stake; thence North 49 degrees East, a distance of Two Hundred Twelve (212) feet to a stake in line of land now or formerly of David Moore; thence along line of land of Moore, South 38 degrees 08 minutes East, a distance of Eighty-Four (84) feet to a point, the place of Beginning.

This description is in accordance with survey of land in Briar Creek township by James O. Timbrell, Registered Engineer, dated May 21, 1958.

TRACT NO. 2: BEGINNING at a nail situate in the center of State Legislative Route 19046 leading from the Village of Foundryville to the Berwick Water Dam, and which point is at the southeast corner of lands now or late of Marvin R. Church; thence along the easterly boundary line of said lands now or late of Marvin R. Church, north 43 degrees 47 minutes West 46 feet to an iron pin; thence continuing along the same, North 43 degrees 30 minutes West 68 feet to an iron pin on the southerly side of the creek bank; thence along the southerly side of said creek bank, North 52 degrees East 94.77 feet to an iron pin in the westerly boundary line of lands now or late of Duncan J. Kishbaugh, et ux; thence along the same, South 45 degrees 50 minutes East 101.00 feet to a nail situate in the aforesaid State Legislative Route 19046; thence along the center of State Legislative Route 19046 South 44 degrees 10 minutes West 98.30 feet to a point, the place of Beginning.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

TITLE TO SAID PREMISES IS VESTED IN Judith A. Schnerr and Larry E. Schnerr, Sr., her husband, by Deed from Randy Albertson, unmarried, dated 03/12/1993, recorded 03/12/1993 in Book 528, Page 947. By virtue of the death of the said Larry E. Schnerr, Sr. on or about 08/10/2007, Judith A. Schnerr became sole owner of the mortgaged premises as surviving tenant by the entireties.

Premises being: 41 WATER DAM ROAD, BERWICK, PA 18603-5909

Tax Parcel # 07-03B-019-00-000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2010-CV-1633**

**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")**

**vs.**

**JUDITH A. SCHNERR**

**owner(s) of property situate in the TOWNSHIP OF BRIAR CREEK, Columbia  
County, Pennsylvania, being  
(Municipality)**

**41 WATER DAM ROAD, BERWICK, PA 18603-5909**

**Parcel No. 07-03B-019-00-000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$109,360.75**

Attorneys for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

## LEGAL DESCRIPTION

All those certain pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a point in the centerline of State Highway Route No. 19046 leading from Foundryville to Moore's Hill; thence along the center line of said highway, South 44 degrees 10 minutes West, a distance of Two Hundred (200) feet to a point in line of land now or late of Edwin F. Laubach et ux; thence along the same, North 45 degrees 50 minutes West, a distance of One Hundred One (101) feet to a stake; thence North 49 degrees East, a distance of Two Hundred Twelve (212) feet to a stake in line of land now or formerly of David Moore; thence along line of land of Moore, South 38 degrees 08 minutes East, a distance of Eighty-Four (84) feet to a point, the place of Beginning.

This description is in accordance with survey of land in Briar Creek township by James O. Timbrell, Registered Engineer, dated May 21, 1958.

TRACT NO. 2: BEGINNING at a nail situate in the center of State Legislative Route 19046 leading from the Village of Foundryville to the Berwick Water Dam, and which point is at the southeast corner of lands now or late of Marvin R. Church; thence along the easterly boundary line of said lands now or late of Marvin R. Church, north 43 degrees 47 minutes West 46 feet to an iron pin; thence continuing along the same, North 43 degrees 30 minutes West 68 feet to an iron pin on the southerly side of the creek bank; thence along the southerly side of said creek bank, North 52 degrees East 94.77 feet to an iron pin in the westerly boundary line of lands now or late of Duncan J. Kishbaugh, et ux; thence along the same, South 45 degrees 50 minutes East 101.00 feet to a nail situate in the aforesaid State Legislative Route 19046; thence along the center of State Legislative Route 19046 South 44 degrees 10 minutes West 98.30 feet to a point, the place of Beginning.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

TITLE TO SAID PREMISES IS VESTED IN Judith A. Schnerr and Larry E. Schnerr, Sr., her husband, by Deed from Randy Albertson, unmarried, dated 03/12/1993, recorded 03/12/1993 in Book 528, Page 947. By virtue of the death of the said Larry E. Schnerr, Sr. on or about 08/10/2007, Judith A. Schnerr became sole owner of the mortgaged premises as surviving tenant by the entirety.

Premises being: 41 WATER DAM ROAD, BERWICK, PA 18603-5909

Tax Parcel # 07-03B-019-00-000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2010-CV-1633**

**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")**

**vs.**

**JUDITH A. SCHNERR**

**owner(s) of property situate in the TOWNSHIP OF BRIAR CREEK, Columbia  
County, Pennsylvania, being  
(Municipality)**

**41 WATER DAM ROAD, BERWICK, PA 18603-5909**

**Parcel No. 07-03B-019-00-000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$109,360.75**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

SHERIFF'S RETURN

FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")

Plaintiff

vs.

JUDITH A. SCHNERR

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2010-CV-1633

ISSUED

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

Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_ at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_

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

Sworn and Subscribed before me  
this \_\_\_\_\_  
day of \_\_\_\_\_ 20\_\_

So Answers,  
\_\_\_\_\_  
BY: \_\_\_\_\_  
Sheriff

Notary Public

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

So Answers,  
\_\_\_\_\_  
Sheriff  
\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

**SHERIFF SERVICE**  
**PROCESS RECEIPT and AFFIDAVIT OF RETURN**

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

**Plaintiff**  
**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")**

No.: 2010-CV-1633

**Defendant**  
**JUDITH A. SCHNERR**

**Type or Writ of Complaint**  
**EXECUTION/NOTICE OF SALE**

**SERVE**  
  
**AT**

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**41 WATER DAM ROAD**  
**BERWICK, PA 18603-5909**

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

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

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

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

Signature of ~~Attorney or other Originator requesting service on behalf of~~ XX Plaintiff  
 \_\_\_\_\_ Defendant  
 ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
 Philadelphia, PA 19103-1814

Telephone Number  
 (215)563-7000

Date  
 11-10-10

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

PLAINTIFF \_\_\_\_\_ Court Number \_\_\_\_\_

**RETURNED:**

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
 of \_\_\_\_\_ 20\_\_

SO ANSWERS  
 Signature of Dep. Sheriff \_\_\_\_\_ Date \_\_\_\_\_

Signature of Sheriff \_\_\_\_\_ Date \_\_\_\_\_

Sheriff of \_\_\_\_\_

# SHERIFF'S DEPARTMENT

**SHERIFF SERVICE**  
**PROCESS RECEIPT and AFFIDAVIT OF RETURN**

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

**Expiration date**

Plaintiff  
**FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION")**

No.: **2010-CV-1633**

Defendant  
**JUDITH A. SCHNERR**

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE** **AT** {

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**41 WATER DAM ROAD**  
**BERWICK, PA 18603-5909**

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date 4-10-10
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

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

**RETURNED:**

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

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
1027559

DATE	AMOUNT
11/09/2010	*****1,350.00

JJR 10992010

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

*Francis S. Hallinan*

⑆ 1027559⑆ ⑆036001808⑆36 150866 6⑆