

SHERIFF'S SALE COST SHEET

Household Finance Corp vs. Devon Cool
 NO. 19-10 ED NO. 1423-07 JD DATE/TIME OF SALE Apr 28 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>26.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>388.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>872.86</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1117.86</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>452.30</u>
SCHOOL DIST. 20	\$ <u> </u>
DELINQUENT 20	\$ <u>3142.32</u>
TOTAL ***** \$ <u>3594.62</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>270.18</u>
WATER 20	\$ <u> </u>
TOTAL ***** \$ <u>270.18</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 5545.66

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Household Fin Cons Disvs Deven Cool

NO. 19-10 ED NO. 1423-07 JD

DATE/TIME OF SALE: Apr 28 0930

BID PRICE (INCLUDES COST) \$ 55000.00

POUNDAGE - 2% OF BID \$ 1100.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6895.66

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 6895.66

LESS DEPOSIT: \$ 1500.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5395.66

150845

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-180/360

NUMBER
150845

AMOUNT

*****5,395.66

DATE

May 06, 2010

Five Thousand Three Hundred Ninety-Five and 66/100*****

PAY
TO THE
ORDER
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

[Handwritten signature]

⑈ 150845⑈ ⑆036001808⑆ 36 589745 3⑈

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

CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

PENNSYLVANIA OFFICE
215-568-9500
215-568-1141 FAX

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 5, 2010

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

RE: Household Finance Consumer Discount Company
vs.
Devon O. Cool
Property: 1149 Third Street
Berwick, PA 18603
Columbia County C.C.P. No.: 1423CV2007
Sheriff's Sale Date: 4/30/2010


Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of Household Finance Consumer Discount Company, 961 Weigel Drive, Elmhurst, IL 60126 .

Enclosed please find our check in the amount of \$5,395.66 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,


Nicole Harbinson-Thomas
Legal Assistant

Enclosures

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 7, 14, 21, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 21st day of April, 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

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

SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2010 ED AND CIVIL WRIT NO. 1423 OF 2007 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 Borough of Berwick, county of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot 887, this being the east side of the third lot east of Warren Street on the northern side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, on what was formerly known as the Ferris Farm and is now a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 336);

Thence in a northerly direction along Lot No. 887, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; Thence in an easterly direction along said alley, a distance of forty-five (45) feet to a corner of Lot No. 885; Thence in a southerly direction along Lot No. 885; a distance of one hundred sixty (160) feet to Third Avenue; Thence in a westerly direction along Third Avenue, a distance of forty-five (45) feet to the corner of Lot No. 887, the place beginning.

This description is intended to cover and this Deed to convey house and Lot No. 886, situate at 1149 Third Avenue. BEING KNOWN AS: 1149 Third Street

Berwick, PA 18603

PROPERTY ID NO: 04C-01-101

TITLE TO SAID PREMISES IS VESTED IN DEVON O. COOL BY DEED FROM GARY LEE BROWN AND KIMBERLY ANNA BROWN, HUSBAND AND WIFE DATED 5/27/2004 RECORDED 6/10/2004 INSTRUMENT NO. : 200406364.

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 of 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
Mark Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

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Berwick, PA 18603

PROPERTY ID NO: 04C-01-101

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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 Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

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Berwick, PA 18603

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Plaintiff's Attorney
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Berwick, PA 18603

PROPERTY ID NO: 04C-01-101

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Plaintiff's Attorney
Mark Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

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

ATTORNEY FOR PLAINTIFF

Household Finance Consumer
Discount Company
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Devon O. Cool

Defendant(s)

NO. 1423CV2007

2010-ED-19

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:

1149 Third Street
Berwick, PA 18603
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$97,560.07

Interest From 10/3/07

to Date of Sale _____

Ongoing Per Diem of \$23.07

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

(Costs to be added)

\$ _____

By Jenni B. Kline Prothonotary
Clerk

Date February 17, 2010

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot 887, this being the east side of the third lot east of Warren Street located on the northern side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, on what was formerly known as the Ferris Farm and is now a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 336):

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BEING KNOWN AS: 1149 Third Street
 Berwick, PA 18603

PROPERTY ID NO.: 04C-01-101

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UDREN LAW OFFICES, P. .

ATTOR Y FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

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WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

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Household Finance Consumer
Discount Company

Plaintiff

v.

Devon O. Cool

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 1423CV2007

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

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

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

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

UDREN LAW OFFICES, P. .

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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CHERRY HILL, NJ 08003-3620
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Household Finance Consumer
Discount Company

Plaintiff

v.

Devon O. Cool

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 1423CV2007

C E R T I F I C A T E

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

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

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

UDREN LAW OFFICES, P.C.

BY 
Attorneys for Plaintiff

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

UDREN LAW OFFICES, P.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

February 4, 2010

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

Re: Household Finance Consumer Discount Company
vs.
Devon O. Cool
Columbia County C.C.P. No. 1423CV2007

Dear Sir:

Please serve the Defendant(s), Devon O. Cool at 1149 Third Avenue
Berwick, PA 18603.

Please then, POST the property with the Handbill at 1149 Third
Street, Berwick, PA 18603.

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

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:	:	CHAPTER 13
DEVON HAUGHT aka DEVON COOL	:	CASE NO: 5-07-bk-52669-JJT
aka DEVON O. COOL	:	
MARK A. HAUGHT,	:	
Debtors	:	
	:	
HSBC MORTGAGE SERVICES INC. AS	:	
SERVICER OF HOUSEHOLD FINANCE	:	
CONSUMER DISCOUNT COMPANY,	:	
Movant	:	
	:	
v.	:	
	:	
DEVON HAUGHT AKA DEVON COOL	:	
AKA DEVON O. COOL	:	
MARK A. HAUGHT	:	
CHARLES J. DEHART, III, ESQUIRE,	:	
TRUSTEE,	:	
Respondents	:	

ORDER MODIFYING AUTOMATIC STAY

Upon consideration of the Motion of HSBC Mortgage Services Inc. as Servicer of Household Finance Consumer Discount Company for Relief from Automatic Stay, as well as the Certification of Default filed by same, it is hereby

ORDERED AND DECREED THAT: The 11 U.S.C. §362 Automatic Stay of all proceedings is hereby modified with respect to premises located at:

1149 Third Avenue
Berwick, PA 18603

so as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal action for enforcement of its right to possession of said premises; and it is further

ORDERED THAT: The relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

By the Court,

A handwritten signature in black ink, appearing to read "John J. Thomas", is written over a horizontal line.

John J. Thomas, Bankruptcy Judge
(BCL)

This document is electronically signed and filed on the same date

Article Number
(Transfer from service label)

7007 3020 0001 4837 8075

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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

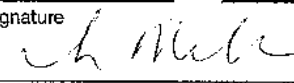
SENDER: COMPLETE THIS SECTION

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

Is Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
LIAM GREEN FEDERAL BUILDING
ARCH STREET ROOM 3259
LADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee
B. Received by (Printed Name) L. M. [unclear] Date of Delivery FEB 10 2010
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

Article Number (Transfer from service label) 7007 3020 0001 4837 8082

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15


SENDER: COMPLETE THIS SECTION

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

Is Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee
B. Received by (Printed Name) S. S. [unclear] Date of Delivery FEB 1 1926
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

2. Article Number (Transfer from service label) 7007 3020 0001 4837 8068

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

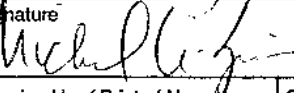
SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee
B. Received by (Printed Name) Michael [unclear] Date of Delivery FEB 1 1926
C. Date of Delivery
D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

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

2. Article Number (Transfer from service label) 7007 3020 0001 4837 8051

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-15

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

Household Finance Consumer
Discount Company

Plaintiff

v.

Devon O. Cool

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 1423CV2007

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

Chandra Arkema

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

Household Finance Consumer
Discount Company

Plaintiff

v.

Devon O. Cool

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 1423CV2007

C E R T I F I C A T E

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

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

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

UDREN LAW OFFICES, P.C.

BY 
Attorneys for Plaintiff

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

UDREN LAW OFFICES, P.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
LOUIS A. SIMONI, ESQUIRE - ID #200869
ADAM L. KAYES, ESQUIRE - ID #86408
MARGUERITE L. THOMAS, ESQUIRE - ID #204460
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Household Finance Consumer Discount Company
577 Lamont Road
Elmhurst, IL 60126

Plaintiff

v.

Devon O. Cool
1149 Third Avenue
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 1423CV2007

2010-ED-19

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".

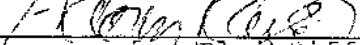
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

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: April 2, 2010

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
LOUIS A. SIMONI, ESQUIRE
ADAM L. KAYES, ESQUIRE
MARGUERITE L. THOMAS, ESQUIRE

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
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ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Household Finance Consumer Discount
Company
Plaintiff

v.
Devon O. Cool
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 1423CV2007
2010-ED-19

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Devon O. Cool

PROPERTY: 1149 Third Street, Berwick, PA 18603

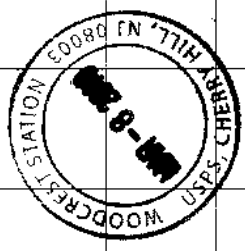
Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **April 28, 2010**, at **9:30 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.

EXHIBIT A

Name and Address of Sender		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Nicole Ratigan		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> 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.)	Insured 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 1149 Third Street Berwick, PA 18603												
3		HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY 577 Lamont Road Elmhurst, IL 60126												
4		NORTHWEST CONS. DISC. CO. D/B/A BLOOMSBURG FINANCIAL SERVICES 1000 South Market Street Bloombsburg, PA 17815												
5		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloombsburg, PA 17815												
6		DOMESTIC RELATIONS SECTION P.O. Box 380 Bloombsburg, PA 17815												
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 R900, 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								



01642531678
\$02.52
02/08/1994
US POSTAGE



EXHIBIT



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.

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY

VS.

DEVON COOL

WRIT OF EXECUTION #19 OF 2010 ED

POSTING OF PROPERTY

March 25, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DEVON COOL AT 1149 THIRD AVENUE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

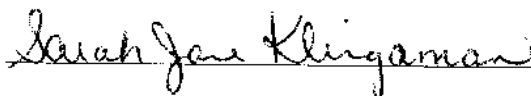
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF MARCH 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

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY

VS

Docket # 19ED2010

MORTGAGE FORECLOSURE

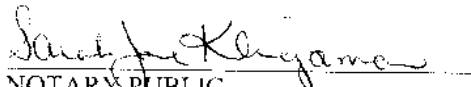
DEVON O. COOL

AFFIDAVIT OF SERVICE

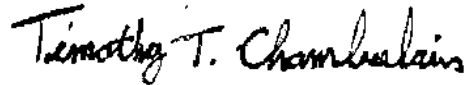
NOW, THIS WEDNESDAY, FEBRUARY 24, 2010, AT 10:50 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON DEVON COOL AT 1149 THIRD AVENUE, BERWICK BY
HANDING TO DEVON COOL, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND
MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 24, 2010


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X
P. D'ANGELO
DEPUTY SHERIFF

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



February 26, 2010

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

HOUSEHOLD FINANCE COMSUMER DISCOUNT COMPANY

VS.

DEVON O. COOL

DOCKET # 19ED2010

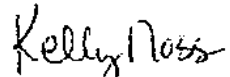
JD # 1423JD2007

Dear Timothy:

The amount due on the sewer account #127313 for the property located at 1149
3rd Avenue Berwick, Pa through June 30, 2010 is **\$270.18**.

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

Sincerely,


Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/17/2010

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 19ED2010

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

DEVON O. COOL
UDREN LAW OFFICE

PERSON/CORP TO SERVED
DEVON COOL
1149 THIRD AVENUE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEVON COOL

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02 24 10 TIME 1050 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

Pamela D'Angelo

DATE 02 24 10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/17/2010

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 19ED2010

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

DEVON O. COOL
UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02.23.10 TIME 1030 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

Peter D'Angelo

DATE 02.23.10

Tax Notice 2010 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

DATE			BILL NO.		
FOR: COLUMBIA County			03/01/2010 3061		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,948	6.146	126.17	128.75	141.63
SINKING		1.345	27.62	28.18	31.00
FIRE		1.25	25.67	26.19	27.50
LIGHT		1.75	35.93	36.66	38.49
BORO RE		11.1	227.87	232.52	244.15
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT		443.26	482.77
		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

COOL DEVON O
1149 THIRD AVE
BERWICK PA 18603

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04C-01 -101-00,000			
1149 THIRD AVE			
.1653 Acres		Land	2,880
		Buildings	18,068
Total Assessment			20,948

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:
DATE RECEIVED 2/17/2010

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 19ED2010

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

DEVON O. COOL
UDREN LAW OFFICE

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly Green

RELATIONSHIP Cousin IDENTIFICATION _____

DATE 02-23-10 TIME 1055 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

02-23-10

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:19-FEB-10

FEE:\$5.00

CERT. NO:7090

COOL DEVON O
1149 THIRD AVE
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20040-6364
LOCATION: LOT 886
PARCEL: 04C-01 -101-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2009	PRIM	1,404.19	31.03	60.00	1,495.22
2008	PRIM	1,556.11	30.99	55.00	1,642.10
TOTAL DUE :					\$3,137.32

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,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'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/17/2010

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 19ED2010

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

DEVON O. COOL
UDREN LAW OFFICE

PERSON/CORP TO SERVED
NORTHWEST CONS, DISC. CO. DNA
BLOOMSBURG FIN. SVCS
1000 S MARKET STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Angi Lucas

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-18-10 TIME 0930 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 2-18-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/17/2010

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 19ED2010

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

DEVON O. COOL
UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-19-10 TIME 0830 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. Carter

DATE 2-19-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/17/2010

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 19ED2010

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY

DEFENDANT
ATTORNEY FIRM

DEVON O. COOL
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 2-18-10 TIME 0855 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

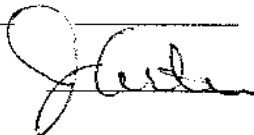
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 2-18-10

REAL ESTATE OUTLINE

ED # 19-10

DATE RECEIVED 2-17-10
DOCKET AND INDEX 2-17-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input type="checkbox"/>	called 2-17-10 (Alex)
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>1-17-10</u>

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

SALE DATE Apr 28, 10 TIME 2:30
POSTING DATE Apr 28, 10
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 27
2ND WEEK Apr 28
3RD WEEK Apr 29

UDREN LAW OFFICES, P. .

ATTOR Y 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

Household Finance Consumer
Discount Company

Plaintiff

v.

Devon O. Cool

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 1423CV2007

AFFIDAVIT PURSUANT TO RULE 3129.1

Household Finance Consumer Discount Company, 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: 1149 Third Street, Berwick, PA 18603

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

Name Address

Devon O. Cool 1149 Third Avenue
Berwick, PA 18603

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

Household Finance Consumer 577 Lamont Road
Discount Company Elmhurst, IL 60126

Northwest Cons, Disc. Co. 1000 S. Market Street
D/B/A Bloomsburg Financial Bloomsburg, PA 17815
Services

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

Name

Address

None

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

Name

Address

Columbia County Tax Claim
Bureau

P.O. Box 380
Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

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

Name

Address

Tenants/Occupants

1149 Third Street
Berwick, PA 18603

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: February 4, 2010

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P .

ATTORNEY FOR PLAINTIFF

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WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

Household Finance Consumer
Discount Company

Plaintiff

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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

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Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

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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:

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Address

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1149 Third Street
Berwick, PA 18603

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DATED: February 4, 2010

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.

ATTORNEY FOR PLAINTIFF

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Discount Company

Plaintiff

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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 1423CV2007

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DATED: February 4, 2010

UDREN LAW OFFICES, P.C.

BY: Chandra Arkema
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

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Household Finance Consumer
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Devon O. Cool

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 1423CV2007

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Devon O. Cool
1149 Third Avenue
Berwick, PA 18603

Your house (real estate) at 1149 Third Street, Berwick, PA 18603 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 \$97,560.07, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot 887, this being the east side of the third lot east of Warren Street located on the northern side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, on what was formerly known as the Ferris Farm and is now a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 336);

Thence in a northerly direction along Lot No. 887, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; Thence in an easterly direction along said alley, a distance of forty-five (45) feet to a corner of Lot No. 885; Thence in a southerly direction along Lot No. 885, a distance of one hundred sixty (160) feet to Third Avenue; Thence in a westerly direction along Third Avenue, a distance of forty-five (45) feet to the corner of Lot No. 887, the place of beginning.

This description is intended to cover and this Deed to convey house and Lot No. 886, situate at 1149 Third Avenue.

BEING KNOWN AS: 1149 Third Street
Berwick, PA 18603

PROPERTY ID NO.: 04C-01-101

TITLE TO SAID PREMISES IS VESTED IN DEVON O. COOL BY DEED FROM GARY LEE BROWN AND KIMBERLY ANNA BROWN, HUSBAND AND WIFE DATED 5/27/2004 RECORDED 6/10/2004 INSTRUMENT NO.: 200406364.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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TITLE TO SAID PREMISES IS VESTED IN DEVON O. COOL BY DEED FROM GARY LEE BROWN AND KIMBERLY ANNA BROWN, HUSBAND AND WIFE DATED 5/27/2004 RECORDED 6/10/2004 INSTRUMENT NO.: 200406364.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot 887, this being the east side of the third lot east of Warren Street located on the northern side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, on what was formerly known as the Ferris Farm and is now a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 336):

Thence in a northerly direction along Lot No. 887, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; Thence in an easterly direction along said alley, a distance of forty-five (45) feet to a corner of Lot No. 885; Thence in a southerly direction along Lot No. 885, a distance of one hundred sixty (160) feet to Third Avenue; Thence in a westerly direction along Third Avenue, a distance of forty-five (45) feet to the corner of Lot No. 887, the place of beginning.

This description is intended to cover and this Deed to convey house and Lot No. 885, situate at 1149 Third Avenue.

BEING KNOWN AS: 1149 Third Street
 Berwick, PA 18603

PROPERTY ID NO.: 04C-01-101

TITLE TO SAID PREMISES IS VESTED IN DEVON O. COOL BY DEED FROM GARY LEE BROWN AND KIMBERLY ANNA BROWN, HUSBAND AND WIFE DATED 5/27/2004 RECORDED 6/10/2004 INSTRUMENT NO.: 200406364.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot 887, this being the east side of the third lot east of Warren Street located on the northern side of Third Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, on what was formerly known as the Ferris Farm and is now a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 336):

Thence in a northerly direction along Lot No. 887, a distance of one hundred sixty (160) feet to a fifteen (15) foot alley; Thence in an easterly direction along said alley, a distance of forty-five (45) feet to a corner of Lot No. 885; Thence in a southerly direction along Lot No. 885, a distance of one hundred sixty (160) feet to Third Avenue; Thence in a westerly direction along Third Avenue, a distance of forty-five (45) feet to the corner of Lot No. 887, the place of beginning.

This description is intended to cover and this Deed to convey house and Lot No. 886, situate at 1149 Third Avenue.

BEING KNOWN AS: 1149 Third Street
 Berwick, PA 18603

PROPERTY ID NO.: 04C-01-101

TITLE TO SAID PREMISES IS VESTED IN DEVON O. COOL BY DEED FROM GARY LEE BROWN AND KIMBERLY ANNA BROWN, HUSBAND AND WIFE DATED 5/27/2004 RECORDED 6/10/2004 INSTRUMENT NO.: 200406364.

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



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NUMBER
145300

145300

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DATE

February 12, 2010

AMOUNT

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PAY
TO THE
ORDER
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

⑈145300⑈ ⑆036001808⑆ 36 589745 3⑈