### SHERIFF'S SALE COST SHEET

I tousehold Flyance Cous Davs	s. Devan Coul
NO. 19-10 ED NO. 1423-07 J	D DATE/TIME OF SALE ADC 28 0930
	'
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$ 150,00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 36,50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>34,88</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	\$ \$ ,00
NOTARY	\$ 10,00
TOTAL *******	** <del>******</del> \$ 388,00
	<del></del>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>892, 86</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *******	****** \$ /// <sup>7</sup> /86
DROTHONOTA BY ALOTA BY	#10.00
PECODDED OF DEEDS	\$10.00
RECORDER OF DEEDS	\$ 55,00 \$ 55,00
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ************************************	*********
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20_	\$ <u>450.30</u>
SCHOOL DIST. 20	\$ -1 3 81 3C
DELINOHENT 20	° 27/13 3
TOTAL ********	5 <u>-5/4</u> 3,52 ********* \$ 3594,62
IOIAL	2331110
MUNICIPAL FEES DUE:	
SEWER 20	\$ 270,18
WATER 20	<u> </u>
TOTAL *********	\$ <del>270,18</del> \$
	<del></del>
SURCHARGE FEE (DSTE)	\$_//0,00
MISC.	
	\$
TOTAL ********	\$ \$********* \$
	مراها بران السا
TOTAL COSTS (OPI	ENING BID) \$5545.66

### COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Horsehold Fin Cas Disvs	Deven Co	/
NO. 19-10 ED	NO. 1423-0	<u>7</u> JD
DATE/TIME OF SALE: Apr 38	0930	
BID PRICE (INCLUDES COST)	\$ 55000.00 \$ 1100,00	
POUNDAGE – 2% OF BID	s	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	8 350,00	
TOTAL AMOUNT NEEDED TO PURCHA	ASE	s 6895,66
PURCHASER(S):	<del>.</del>	
ADDRESS:		n
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):	Plan	Jok
TOTAL DUE:		\$ 6895,66 \$ 1500,-
LESS DEPOSIT:		s_/500,-
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D.	AYS	\$ 5395.66

150845

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

Bank
America's thost Convenient Bank\*

150845 NUMBER

3-180/360

DATE

\*\*\*\*\*\*5,395.66 AMOUNT

May 06, 2010

Columbia County Sheriff PAY TO THE ORDER OF

VOID AFTER 90 DAYS

5897**4**5 3# 3E 18081003E01 180811 3E

#### UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856.669.5400

FAX: 856 . 669 . 5399

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

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

<u>FREDDIE MAC</u> <u>PENNSYLVANIA</u> 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

2000	103	EV	47-080	7.10



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

### R. .LTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

ŀ	RECORDER'S USE ONLY
Sta	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

wholly exempt from tax pased on family	у гелатіонаті	p or public at	mity easement. If more sp	bace is needed, acc	ach additioi	nai sneets.
A. CORRESPONDENT - All inqu	uiries mav	be directed	to the following pers	on:		
Name	В			Telephone	Number:	
UDREN LAW OFFICES, P.C.				(856) 669-5628	;	
Street Address			City	(,	State	ZIP Code
111 WOODCREST RD, STE 200			CHERRY HILL		NJ	08003
B. TRANSFER DATA			Date of Acceptance	e of Document		
Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s)			
Sheriff of Columbia			Household Finance Con	sumer Discount Com	pany	
Street Address			Street Address			
PO Box 380			961 Weigel Drive			
City	State	ZIP Code	City		State	ZIP Code
Bloomsburg	PΑ	17815	Elmnurst		ΙL	60126
C. REAL ESTATE LOCATION					•	
Street Address			City, Township, Borough			
1149 Third Street			Berwick			
County	School	District		Tax Parcel Number	r	
Columbia	Berwick			04C-01-101		
D. VALUATION DATA						
Actual Cash Consideration	2. Oth	er Considerat	ion	3. Total Considera	tion	
\$55,000.00	0.00			\$55,000.00		
4. County Assessed Value	5. Con	mon Level R	latio Factor	6. Fair Market Va	lue	
\$20,948.00	X 3,69			=\$77,298.12		
E. EXEMPTION DATA	····			<u></u>		
1a. Amount of Exemption Claimed	1b. Per	centage of Gran	ntor's Interest in Real Estate	1c. Percentage of	Grantor's In	terest Conveyed
100%	100%	J		100%		· · · · · · · · · · · · · · · · · · ·
2.Check Appropriate Box Bel	ow for Ex	zametian	Claimed			
	OW IOI E	cemption	Ciamicu			
Will or intestate succession.					7E E:	
Transfer to Industrial Deve	elopment A	Agency.	(Name of Decedent)		(Estate File N	lumber)
Transfer to a trust. (Attach						
Transfer between principal a			·			
Transfers to the Commony	wealth, the	United Sta	ates and Instrumenta	lities by gift, de	dication, d	condemnation
or in lieu of condemnation.  Transfer from mortgagor to	. (11 conde a holder o	emnation or f a mortgag	in lieu of condemnati e in default. (Attach co	on, attach copy onv of Mortgage a	or resolut and note/A	ION.) Issianment )
Corrective or confirmatory	deed. (At	tach comple	ete copy of the deed t	to be corrected (	or confirm	ed.)
Statutory corporate consol						,
Other (Please explain exer	nption clai	med, if oth	er than listed above.)			
<u>Transfer from the Sheriff to the</u>	mortgagee :	se a result of s	an action in mortgage fore	closure		
11danier 11dani grie grieffit to the	moregagee (	ao a reoun on a	an action in mortgage 1010	MADBUIC.		
Under penalties of law, I declare	e that I ha	ave examin	ed this statement, in	ncluding accom	panyina	
information, and to the best of r	ny knowle					
Signature of Correspondent or Respons	ible Party				Date	
Attaboran=Thom	z Ai				( (	5-10
	WIN					$\iota \cup$

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

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	day of 122. \ 20. \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	(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,	· · ·

#### 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 comer 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 PREMISIES 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 - SALE

MINIMUSE PAYMENT AT TIME OF SALE: The separater of ten (10%) percent of the bloomice or costs (opening bid at sale). Minimum payments to be paid in cash, certified an appropriate check at time of sale.

REMAINING BALANCE OF BID PRICE: any remaining amount of the bid price at to be paid within (8) days of the bale in cash, and field check or cash or's check.

IMPORTANT ROTTLE FOR FAILURE TO PAY BID PRICE: FARLURE TO PAY THE SID PRICE
IN ACCORDANCE WHEN THESE TERMS MAY RESULT IN SELECUS FINANCIAL
GONSEQUENCES TO THE PRODER, DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR
PAYMENT WITHIN THE PRESS FOR ED TIME PERIOD.

If the successful hairies teals to pay the bid are to as per the above terms, the Sheriff may refect either to sue the bidder for the balance does without a reside of the property, or to resell the property at the bidder's risk and maintain as a trion 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 consection with any action presents the bidder in thaich 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

#### 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 PREMISIES 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 THAT OF SALE: The greater of tent 1996 percent of the bid price of costs (opening bid at sale). We have payment is to be paid to 1996, certified check or cashis as check at time of sale.

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the delance 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 breachest contract. In the case of a default all sums paid by bidder svill 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 hidder 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

#### 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 Miscellancous 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 PREMISIES 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 cashs (opening bid at sale). Williamum payment is to be paid in cash, certified check or cashier a check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the pale 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 BY A FOUS FINANCIAL CONSEQUENCES TO THE BIDDER, DO NOT BID UNLESS FOR 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 second 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 in ider will be containered forfeited, but will be applied against any damages recoverable. The disconting bidder will be responsible for any attorney fees incurred by the Sheriff in connectable 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

#### 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 PREMISIES 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 SIGLE: The greater of ten (10%) percent of the bid price of costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

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

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

If the successful bidder feels to pay the bid price as per the above terms, the Sheriff bigg elect either to sue the bidder fee balance due without a resale of the property, or to escal the property at the bidder's reak 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 hadder will be responsible for any atteracy fees incurred by the Sheriff in connection with any pation against the bidder in which the hidder is found table 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

ATTO EY 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

Eousehold Finance Consumer Liscount Company

Plaintiff

37

Devon O. Cool

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Defendant(s)

2010-ED-19

NO. 1423CV2007

#### 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	\$ <u>97,560.07</u>
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 Clerk B. Prothonotary
Clerk

Date February 17,000

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 857, 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.

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

Household Finance Consumer Discount Company

Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

ATTOR Y FOR PLAINTIFF

MORTGAGE FORECLOSURE

Devon O. Cool

Defendant(s)

NO. 1423CV2007

#### CERTIFICATE TO THE SHERIFF

#### I HEREBY CERTIFY THAT:

Γ.	The judgmeABBD.	In Assumpsit (Contract) In Trespass (Accident) In Mortgage Foreclosure On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
ĽĪ.	The Defend	dant(s) own the property being exposed to sale as:
	<u>X</u> A.	An individual
	В.	Tenants by Entireties
	c.	Joint Tenants with right of survivorship
	D.	A partnership
	E.	Tenants in Common
	F.	A corporation
m.	The Defend	dant(s) is (are):
	<u>X</u> A.	Resident in the Commonwealth of Pennsylvania
	В.	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.

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

Devon O. Cool

Household Finance Consumer Discount Company

Plaintiff

v.

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 1423CV2007

\_ \_ . . . .

Defendant(s)

#### CERTIFICATE

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.

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 NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

<u>FREDDIE MAC</u> <u>PENNSYLVANIA</u> <u>DESIGNATED COUNSEL</u>

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, <u>POST</u> the property with the Handbill at 1149 Third Street, Berwick, PA 18603.

ADREN 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** 

btors

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 assignce) 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,

John J. Thomas, Bankruptcy Judge

This document is electronically signed and filed on the same date

2

Dated: December 31, 2009

Article Number (Transfer from service label)	U.S. SMALL BÜSINESS ADMINISTRÄJÄON PHILADELPHIA DISTRICT OFFICT ROBERT N.C. NIX FEDBAL BUILD. 900 MARKET STREET-5 <sup>18</sup> FLOOR PHILADELPHIA, PA 19107	le items 1, 2, and 3 Restricted Delivery ur name and addres we can return the back is card to the back e front if space perr Idressed to:	ER: COMPLETE VIS SECTION  nplete items 1, 2, and 3. Also complete 14 if Restricted Delivery is desired. 14 your name and address on the reverse hat we can return the card to you. 15 this card to the back of the mallpiece, 16 n the front if space permits.  17 le Addressed to:  ERNAL REVENUE SERVICE 15 HNICAL SUPPORT GROUP 16 LIAM GREEN FEDERAL BUILDING 17 ARCH STREET ROOM 3259	A. Signature  X
7007 30	ω 4.	D \m <b>X</b> →	LADELPHIA, PA 19106	Z Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandie ☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes
1000 020	Service Type  BY Certified Mail  I Registered  Insured Mail  Restricted Delivery?	Signature  Received by (Prit Is delivery address If YES, enter deliv	sfer from service label)  m 3811, February 2004  Domestic Re	turn Receipt 102595-02-M-15
4837 B	n   0 0 0	Signature  Received by (Printed Name) Is delivery address different from item If YES, enter delivery address below:	plete items 1, 2, and 3. Also complete 4 if Restricted Delivery is desired. t your name and address on the reverse nat we can return the card to you.	A. Signature  X
075	Express Mail Return Receipt for Merchandise C.O.D.  xtra Fee)	□ Agent □ Addressee □ Addressee □ Date of Delivery □ 23/(0 n 17: □ Yes w: □ No	nat we can return the card to you. ch this card to the back of the mailpiece, n the front if space permits. le Addressed to:  ICE OF F.A.I.R. ARTMENT OF PUBLIC WELFARE	D. is delivery address different from item 1?   Yes  If YES, enter delivery address below:   No
			: PO BOX 8016 HARRISBURG, PA 17105	3. Service Type  Certified Mail
		; ;	2. Article Number	4. Restricted Delivery? (Extra Fee)
		ļ	(Transfer from service label)	17 3020 0001 4837 8068
			PS Form 3811, February 2004 Domestic Ref	turn Recelpt 102595-02-M-16
		] 	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.	A. Signature  X Address  B. Received by (Printed Name)  C. Date of Delive
			1. Article Addressed to:  COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF S BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230	D. Is delivery address different from Item 17 "YES, enter delivery address below: No  No  No  No  SALE  3. Service Type  Certified Mall  Express Mail Registered  Return Receipt for Merchandis Insured Mail  C.O.D.
		:	2, Article Number	4. Restricted Delivery? (Extra Fee) Yes
		:	(Transfer from service label)	107 3020 0001 4837 8051
		;	P	turn Receipt 102595-02-M-15

ATTORNEY FOR PLAINTIFF

WOREN 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

Household Finance Consumer Discount Company

Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

Levon O. Cool

Defendant(s)

NO. 1423CV2007

#### Waiver of Watchman

, do hereby state that any Deputy Sheriff or Sheriff levying upon 1. Attorney 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

mandiaQueena

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

(T

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 1423CV2007

Devon O. Cool

Defendant(s)

#### CERTIFICATE

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.

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

UDREN LAW OFFICES, P.C.

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

ALAN M. MINATO, ESQUIRE - ID #75860

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

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

#### ATTORNEY FOR PLAINTIFF

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

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 <u>Columbia</u> County Sheriff's Sale on <u>April 28, 2010</u>, at <u>9:30 am</u>, 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			Registered Insured					,		
e 5 		111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003		☐ Return Receipt for Merchandise ☐ Int'l Recorded Del	Check appropriate block for Registered Mail:	e block for	Affix stamp here it issued as certificate of mailing or for additional copies of this bill.	e it issued as liting or for s of this bill.		
		ATTN: Nicole Ratigan	[] Certified	Express Mail	☐ Without postal Insurance	Insurance	Postmark and Date of Receipt	ate of Recei		
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	ge Fee	Handling Act. Charge (If Regis.)	Insure d is.) Value	Due Sender If COD	R.R. S.D. Fee Fee	S.H. Fee	Rst. Del. Fee Remarks
<del></del>		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								
်က		HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY 577 Lamont Road Elmhurst, IL 60126			CRESTATION	\$\langle \sqrt{\interpolential}  \qua				
7		NORTHWEST CONS, DISC. CO. D/B/A BLOOMSBURG FINANCIAL SERVICES 1000 South Market Street Bloomsburg, PA 17815		900 00 20	7/8					
2		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloomsburg, PA 17815	.AU	4506 (1994) (25,0012 (25,0013)						:
9		DOMESTIC RELATIONS SECTION P.O. Box 380 Bloomsburg, PA 17815		**   \$						
8	1 man				i : : ;					
6			<u> </u>							
10						:	,			
2 7				Control of the Contro						
4 5										
- I			:							
15	100 Sept. 100 Se		:							
Total n	Listed by Sender	Received at Post Office Received at Post Office	ne of Receiving E	:	The full declaration of value is required on all donnestic and international registered mair. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a first of \$50,000 to courreive. The maximum indemnity payable is \$50,000 for registered units, earlied with optional postal insurance. See Domestic Mail Marinal R900, \$913, and \$921 for limitations of coverage on international mail. Special insurance of international mail. Special handling changes apply only to third and forth class parcels.	ired on all domestic e documents under occurrence. The ma 55,000 for registered ons of coverage on it	and international reg Express Mail docume strucm indemnity pay mail, sent with option rsured and COD mail muling charges apply	istered mail. The referent mail. The sable on Express all postal insurant programmer See Internation only to third and	e maximum in n insurance is Mail mercha nce. See Don nord Mail Manu of forth class	demvity payable for \$50,000 par piece dise is \$500. The restic Mail Marual all for limitations of arcels
PS F.	PS Form 3877, February 1994	bruary 1994 Form Must b	ď3	Completed by Typewriter, Ink or Ball Point Pen	, Ink or Ball Poi	ıt Pen				

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-3625

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 25<sup>TH</sup> 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



PHONE (\$70) 389-3622

24 HOUR PHONE 1570) 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

NOTARÝ DUBLIC

Notarial Seal SARAH JANE KLINGAMAN Notary Public

Town of Bloomsburg, Columbia County PA My Commission Expires September 30, 2012 TIMOTHY T. CHAMBERLAIN

SHERIFF

P. D'ANGELO

DEPUTY SHERIFF



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,

Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

OFFICER: P. D'ANGELO DATE RECEIVED 2/17/2010 SERVICE# 1 - OF - 11 SERVICES DOCKET # 19ED2010 PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY DEFENDANT DEVON O. COOL. ATTORNEY FIRM DEVON O. COOL
UDREN LAW OFFICE PERSON/CORP TO SERVED PAPERS TO SERVED DEVON COOL MORTGAGE FORECLOSURE 1149 THIRD AVENUE BERWICK SERVED UPON DELIGN COOK RELATIONSHIP \_\_\_\_\_ IDENTIFICATION DATE OF 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 TIME OFFICER REMARKS DATE Pare 16 DATE 02 24.10 DEPUTY

DATE RECEIVED 2/17/2			D2010
PLAINTIFF	HOUSEHOLD COMPANY	FINANCE CONST	UMER DISCOUNT
PERSON/CORP TO SERVICE CONNIE GINGHER-TAX OF 1615 LINCOLN AVE.	VED COLLECTOR	OFFICE  PAPERS TO SE	E <b>RVED</b> DRECLOSURE
BERWICK SERVED UPON	( ) N N / E		
RELATIONSHIP		IDENTIFICA	TION
DATE 02 23 10 TIME	/630 MILE	AGE	OTHER
Racc Sex Height	Weight	Eyes Hair	Age Military
C. D.		MBER: 18+ YEAI IANAGING AGEN ENT	RS OF AGE AT POA NT
F.	OTHER (SPECIFY)	)	
ATTEMPTS DATE TIM	TE OF	FFICER	REMARKS
DEPUTY	Lee De	DATE _	02.23.16

Tax Notice 2010 County & Municipality BERWICK BORO MAKE CHECKS PAYBLE 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

FOR: COLUMBIA Co	unty		TE 03/01/2010		LL NO. 3061
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE LIGHT BORO RE	20,948	6.146 1.345 1.25 1.75 11.1	27.62 25.67 35.93		31.00 27.50
The discount & penalty have been calculated for your convenience	PAY THIS AM		443.26 April 30 If paid on or before	452.30 June 30 If paid on or before	482.77 June 30 If paid after

	TA PARA CIT COLOR OF TA PARA C	
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED	CNTY TWP	This tax returned to
	Discount 2 % 2 %	courthouse on:
COOL DEVON O	Penalty 10 % 5 %	January 1, 2011
1149 THIRD AVE	PARCEL: 04C-01 -101-00,000	
BERWICK PA 18603	1149 THIRD AVE	ļ
	.1653 Acres Land 2,880	1 ========
	Buildings 18,068	FILE COPY
If you desire a receipt, send a self-addressed stamped envelope with your payment	Total Assessment 20,948	1
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT	•	

OFFICER: DATE RECEIVED 2	/17/2010	SERVICE# 4 - ( DOCKET # 19EI	OF - 11 SERVICES D2010	
PLAINTIFF	HOUSEHOLI COMPANY	D FINANCE CONSU	JMER DISCOUNT	
DEFENDANT ATTORNEY FIRM	UDREN LAW	OFFICE		
PERSON/CORP TO S BERWICK SEWER 1108 FREAS AVE. BERWICK		MORTGAGE FO		
SERVED UPON	Keily 6	REENL		
RELATIONSHIP	Clense	IDENTIFICA	TION	
DATE <u>02-23/</u> 0 TR	ME <u>/055</u> MIL	EAGE	OTHER	
Race Sex H	leight Weight	Eyes Hair	Age Military	
TYPE OF SERVICE:	DF 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	Y)		
ATTEMPTS DATE	TIME C	DFFICER	REMARKS	
DEPUTY	The D	DATE	02.23.10	

### JOUNTY 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	PEND INTEREST	ING 'COSTS	TOTAL AMOUNT DUE
2009 2008	PRIM PRIM	1,404.19 1,556.11	31.03 30.99	60.00	-,
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.

OFFICER: DATE RECEIVED 2/17/2010		SERVICE# 2 - OF - 11 SERVICES DOCKET # 19ED2010		
PLAINTIFF	HOUSEHOLD COMPANY	HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY		
DEFENDANT ATTORNEY FIRM	UDREN LAW	OFFICE		
PERSON/CORP TO SE	RVED	PAPERS TO SE		
NORTHWEST CONS, D		MORTGAGE FO	ORECLOSURE	
BLOOMSBURG FIN. SV 1000 S MARKET STREE	·			
BLOOMSBURG	71	_		
SERVED UPON ANG				
RELATIONSHIP (186	S.K.	IDENTIFICA	TION	
DATE <u> </u>	E <u>0930</u> MILE	AGE	OTHER	
Race Sex Hei	ght Weight	Eyes Hair	Age Military	
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB 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 T	TIME O	FFICER	REMARKS	
DEPUTY Col		DATE	7-19-10	

OFFICER: DATE RECEIVED 2/	CEIVED 2/17/2010		SERVICE# 8 - OF - 11 SERVICES DOCKET # 19ED2010		
PLAINTIFF	HOUSEHOLD I COMPANY	FINANCE CONST	UMER DISC	COUNT	
DEFENDANT ATTORNEY FIRM PERSON/CORP TO S COLUMBIA COUNTY PO BOX 380 BLOOMSBURG	UDREN LAW O	OL OFFICE PAPERS TO SE MORTGAGE FO		PRE	
	B HillER				
	ME <u>0830</u> MILEA				
	eight Weight 1				
TYPE OF SERVICE:	A. PERSONAL SERVIOR B. HOUSEHOLD MEN C. CORPORATION M D. REGISTERED AGE E. NOT FOUND AT P  F. OTHER (SPECIFY)	MBER: 18+ YEAI ANAGING AGEN ENT LACE OF ATTEM	RS OF AGE NT MPTED SEF	E AT POA	
ATTEMPTS DATE	TIME OF	FICER	REMAR	KS	
DEPUTY C	uter	DATE _ <b>.</b>	J-19-1	υ	

OFFICER: DATE RECEIVED 2	/17/2010	SERVICE# 5 - 0 DOCKET#19E		RVICES
PLAINTIFF	HOUSEHOLD COMPANY	FINANCE CONSU	JMER DIS	COUNT
ATTORNEY FIRM	DEVON O. CO UDREN LAW	OL OFFICE		
PERSON/CORP TO S	SERVED	PAPERS TO SE	RVED	
DOMESTIC RELATION	NS	MORTGAGE FO	RECLOSU	JRE
15 PERRY AVE.		1		
BLOOMSBURG				
SERVED UPON My	PURSEN COLT	•		
RELATIONSHIP ().	TOMER SERVICE	IDENTIFICA	TION	
DATE 2 18-10 TIM	ME <u>255                                   </u>	AGE	OTHER	
Racc Sex H	[cight Weight	Eyes Hair	_ Age	_ Military
TYPE OF SERVICE:  A. PERSONAL SERVICE AT POA POB _X_ POE CCSO _ B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA C. CORPORATION MANAGING AGENT D. REGISTERED AGENT E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE				
	F. OTHER (SPECIFY)	)		
ATTEMPTS DATE	TIME OF	FICER	REMAR	KS
DEPUTY	A.	DATE	0-18-10	<u> </u>

#### REAL ESTATE OUTLINE

ED#/9-/0 DATE RECEIVED DOCKET AND INDEX 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 / Section 1 CK# :--\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\* SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER 2<sup>ND</sup> WEEK 3<sup>RD</sup> WEEK

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

Household Finance Consumer

856-669-5400

pleadings@udren.com

Discount Company

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 1423CV2007

Columbia County

MORTGAGE FORECLOSURE

Devon O. Cool

Defendant(s)

Plaintiff

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 Discount Company

577 Lamont Road Elmhurst, IL 60126

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

5. Name and address ( every other person who ha 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

P.O. Box 380

Bureau

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.

Attorneys for Maintiff MARK J. UDREN, ESQUIRE STUART WINNEG, ESQUIRE LORRAINE DOYLE, ESQUIRE ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESOUIRE

UDREN LAW OFFICES, P .

ATTOF Y FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESOUIRE - 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

Devon O. Cool

pleadings@udren.com

Household Finance Consumer Discount Company

Plaintiff

v.

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

Defendant(s)

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): Address Name

Devon O. Cool

1149 Third Avenue Berwick, PA 18603

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

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: Address Name

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

on the property:

5. Name and address every other person who have any record lien

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.

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

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

ALAN M. MINATO, ESQUIRE - ID #75860

CHANDRA M. ARKEMA, ESOUIRE - 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

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

Devon O. Cool

Defendant(s)

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: Address Name

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 Streat D/B/A Bloomsburg Financial Bloomsburg, PA 17815 Services

on the property:

5. Name and address every other person who has any record lien

Address

None

Name

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.

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. .

ATTOK 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.

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

Devon O. Cool

Defendant(s)

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 \_\_\_\_\_\_ 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 LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

BEGINNING at the southeast corner of Lot 857, 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. 857, 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

BEGINNING at the southeast corner of Lot 857, 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. 867, 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

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

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

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

BEGINNING at the southeast corner of Lot 857, 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 Barwick (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

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. 867, 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. 867, the place of beginning.

This description is intended to cover and this Deed to convey house and Lot No. 865 , situate at 1149 Third Avenue.

BEING KNOWN AS:

1149 Third Street Berwick, PA 18603

PROPERTY ID NO.:

04C-01-101

BEGINNING at the southeast corner of Lot 857, this being the east side of the third lot east of Warrer. 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

145300

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

Bank
America's Most Convenient Bank\*

145300 NUMBER

3-180/360

February 12, 2010

DATE

.....1,500.00 **AMOUNT** 

VOID AFTER 90 DAYS

THE WAS TO SEE THE SECOND SECO

Columbia County Sheriff PAY TO THE ORDER OF

<u>=</u> 5897865 #145300# #036001808# 36