

# SHERIFF'S SALE COST SHEET

HSBC Bank USA vs. John & Susan Miller  
 NO. 30-10 ED NO. 739-01 JD DATE/TIME OF SALE Sept 22 0900

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>15.00</u>
TOTAL ***** \$ <u>573.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>562.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1087.08</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>515.161</u>
SCHOOL DIST. 20	\$ <u>832.46</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>1353.07</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>612.50</u>
WATER 20	\$ <u>        </u>
TOTAL ***** \$ <u>612.50</u>	

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

TOTAL COSTS (OPENING BID) \$ 3340.65

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

USBC Bank USA vs John + Susan Smith

NO. 30-10 ED NO. 727-09 JD

DATE/TIME OF SALE: Sept. 22 0900

BID PRICE (INCLUDES COST) \$ 334,65

POUNDAGE - 2% OF BID \$ 6693

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 341,34

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

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

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

PURCHASER(S) SIGNATURE(S): John Smith

TOTAL DUE: \$ 341,34

LESS DEPOSIT: \$ 150,00

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

TOTAL DUE IN 8 DAYS \$ 191,34

**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, FI**  
**\*\*ADMITTED PA**  
**\*\*\*ADMITTED NJ, PA**  
**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**PLEASE RESPOND TO NEW JERSEY OFFICE**

September 24, 2010

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

RE: HSBC Bank USA, N.A., as Trustee for the registered holders of  
Renaissance Equity Loan Asset-Backed Certificates, Series  
2007-3

vs.

John R. Beiter

Susan M. Beiter (Mortgagor)

Property: 605 Susquehanna Avenue  
Berwick, PA 18603

Columbia County C.C.P. No.: 2009-CV #729

Sheriff's Sale Date: 9/22/10

Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of **HSBC Bank USA N.A., as Trustee for the Registered Holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, 1661 Worthington Road, Ste 100, West Palm Beach, FL 33409.**

Enclosed please find our check in the amount of \$1907.46 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

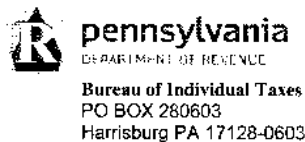
Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Nicole Harbinson-Thomas  
Legal Assistant

Enclosure



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

Stamp Tax Paid

Book Number

Page Number

Date Recorded

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

### A. CORRESPONDENT – All inquiries may be directed to the following person:

Name: UDREN LAW OFFICE, PC Telephone Number: (856) 669-5400  
Street Address: 111 WOODCREST RD, STE 200 City: CHERRY HILL State: NJ ZIP Code: 08003

### B. TRANSFER DATA

### Date of Acceptance of Document

Grantor(s)/Lessor(s): Sheriff of Columbia County  
Street Address: PO Box 380 City: Bloomsburg State: PA ZIP Code: 17815  
Grantee(s)/Lessee(s): HSBC Bank USA N.A., as Trustee for the Registered Holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3  
Street Address: 1661 Worthington Road City: West Palm Beach State: FL ZIP Code: 33409

### C. REAL ESTATE LOCATION

Street Address: 605 Susquehanna Ave City, Township, Borough: Berwick  
County: Columbia School District: Berwick Tax Parcel Number: 04C-04-079

### D. VALUATION DATA

1. Actual Cash Consideration \$ 3340.65	2. Other Consideration -0.00	3. Total Consideration =\$ 3340.65
4. County Assessed Value \$ 22,374.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value =\$ 82,560.06

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

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

### 2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

- (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer From a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)

Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure

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

Signature of Correspondent or Responsible Party

Date

*Nicole A. Thomas*

9-24-16

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

161889

**UDREN LAW OFFICES, PC**

PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



America's Most Convenient Bank®

3-180/360

NUMBER  
161889

One Thousand Nine Hundred Seven and 46/100\*\*\*\*\*

DATE

September 24, 2010

AMOUNT

\*\*\*\*\*1,907.46

**PAY  
TO THE  
ORDER  
OF**

Columbia County Sheriff

VOID AFTER 90 DAYS

*Nicole Harrison*

MP



Nicole Harrison

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. YOUR COPY PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈161889⑈ ⑈036001808⑈ 36 589745 3⑈

30-2010



August 26, 2010

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

**HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED  
HOLDERS OF RENAISSANCE EQUITY LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3**

**VS.**

**JOHN R. BEITER  
SUSAN M. BEITER**

**DOCKET # 30ED2010**

**JD # 729JD2009**

Dear Timothy:

The **updated** amount due on the sewer account #113963 for the property located at 605 Susquehanna Avenue Berwick, Pa through September 30, 2010 is **\$332.50**.

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

Sincerely,

*Kelly Noss*  
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



August 26, 2010

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
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**HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED  
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CERTIFICATES, SERIES 2007-3**

**VS.**

**JOHN R. BEITER  
SUSAN M. BEITER**

**DOCKET # 30ED2010**

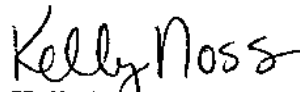
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Sincerely,

  
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CHERRY HILL, NEW JERSEY 08003-3620  
856.669.5400

FAX: 856.669.5399

MARE J. UDREN\*  
STUART WINNEG\*\*  
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ALAN M. MINATO\*\*\*  
CHANDRA M. ARKEMA\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TENA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PENNSYLVANIA OFFICE  
215-368-9300

PLEASE RESPOND TO NEW JERSEY OFFICE

June 17, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Sarah

Re: HSBC Bank USA, N.A., as Trustee for the registered holders of  
Renaissance Equity Loan Asset-Backed Certificates, Series  
2007-3

vs.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Columbia County C.C.P. No. 2009-CV #729  
Premises: 605 Susquehanna Avenue  
Berwick, PA 18603

SS Date: June 23, 2010

Dear Sarah:

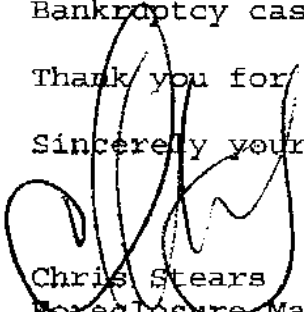
Please postpone the Sheriff's Sale scheduled for June 23, 2010 to  
September 22, 2010.

Sale is postponed for the following reason:

Bankruptcy case# 10-04237.

Thank you for your attention to this matter.

Sincerely yours,



Chris Stears  
Foreclosure Manager

/rk



INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

Article Addressed to:

Complete items 1, 2, 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**

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- Complete items 1, 2, 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.
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1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* 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

009 0960 0001 1188 9627

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, 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 *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAR 10 2004*  
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

7009 0960 0001 1188 9641

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, 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:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAR 10 2004*  
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

7009 0960 0001 1188 9634

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]* ☐ Addressee

C. Date of Delivery *MAR 11 2004*

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

**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\*  
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\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE  
215-368-9300

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

May 25, 2010

Sent via telefax #570-389-5625

Columbia County Sheriff's Office  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Sarah

Re: HSBC Bank USA, N.A., as Trustee for the registered holders of  
Renaissance Equity Loan Asset-Backed Certificates, Series  
2007-3

vs.

John R. Beiter

Susan M. Beiter (Mortgagor)

Columbia County C.C.P. No. 2009-CV #729

Premises: 605 Susquehanna Avenue

Berwick, PA 18603

SS Date: May 26, 2010

Dear Sarah:

Please postpone the Sheriff's Sale scheduled for May 26, 2010 to  
June 23, 2010.

Sale is postponed for the following reason:

Chapter 13 Bankruptcy filed 5/21/10 in the Middle District of PA,  
case# 10-04237.

Thank you for your attention to this matter.

Sincerely yours,



Chris Stoars  
Foreclosure Manager

/rk



[Bankruptcy](#) ▾

[Adversary](#) ▾

[Query](#)

[Reports](#) ▾

[Utilities](#) ▾

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United States Bankruptcy Court  
Middle District of Pennsylvania

## Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 05/21/2010 at 5:15 PM and filed on 05/21/2010.

**John R. Beiter**

605 Susquehanna Avenue  
Berwick, PA 18603  
SSN / ITIN: xxx-xx-5254

The case was filed by the debtor's attorney:

**John Piazza, III**

Piazza & Associates  
454 Pine Street, Suite 3A  
Williamsport, PA 17701  
570 321-1818

The case was assigned case number 5:10-bk-04237.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.



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

FACSIMILE TRANSMITTAL SHEET

TO:	<i>Atty Piazza</i>	FROM:	<i>Tim Chamberlain</i>
COMPANY:		DATE:	<i>5-25-10</i>
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	<i>2</i>
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	<i>Bortel</i>	YOUR REFERENCE NUMBER:	

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

NOTES/COMMENTS:

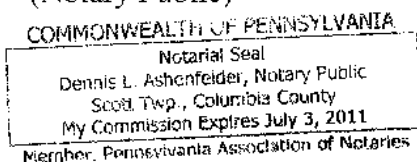
ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

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 May 5, 12, 19, 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 19th day of May, 2010

(Notary Public)



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.

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

HSBC Bank USA, N.A., as Trustee for the  
registered holders of Renaissance Equity Loan  
Asset-Backed Certificates, Series 2007-3  
12650 Ingenuity Drive  
Orlando, FL 32826

Plaintiff

v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
605 Susquehanna Avenue  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2009-CV #729  
30 ED 2010

**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 23, 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.

ATTORNEY FOR PLAINTIFF

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WOODCREST CORPORATE CENTER  
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856-669-5400  
pleadings@udren.com

HSBC Bank USA, N.A., as Trustee for  
the registered holders of Renaissance  
Equity Loan Asset-Backed Certificates,  
Series 2007-3

Plaintiff

v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV #729  
30 ED 2010

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, 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: 605 Susquehanna Avenue, Berwick, PA 18603.

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

John R. Beiter 605 Susquehanna Avenue  
Berwick, PA 18603

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

Susan M. Beiter (Mortgagor) 605 Susquehanna Avenue  
Berwick, PA 18603

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

Commonwealth of Pennsylvania 16th Floor, L & I Building  
Department of Labor & Harrisburg, PA 17121  
Industry to the Use of the  
Unemployment Compensation Room 1700, 651 Boas Street  
Fund Harrisburg, PA 17121

Address

Address

Address

Address

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  
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

ATTORNEY FOR PLAINTIFF

HSBC Bank USA, N.A., as Trustee for  
the registered holders of Renaissance  
Equity Loan Asset-Backed Certificates,  
Series 2007-3

Plaintiff

v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2009-CV-729  
2010-ED-30

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

**OWNER(S): John R. Beiter and Susan M. Beiter (Mortgagor)**

**PROPERTY: 605 Susquehanna Avenue, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **May 26, 2010**, at 9:00 am, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

DELTA

Name and Address of Sender

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

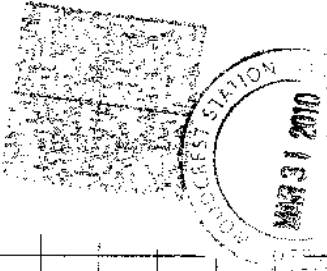
ATTN: Nicole Ratigan

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

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

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

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	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 605 Susquehanna Avenue Berwick, PA 18603											
3		HSBC BANK USA, N.A., AS TRUSTEE 12650 Ingenuity Drive Orlando, FL 32826											
4		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloomsburg, PA 17815											
5		DOMESTIC RELATIONS SECTION P.O. Box 380 Bloomsburg, PA 17815											
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Sent by Sender		5	Total Number of Pieces Received at Post Office		5	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 fourth class parcels.

Name and Address of Sender

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

ATTN: Nicole Ratigan

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

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

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

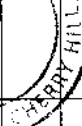
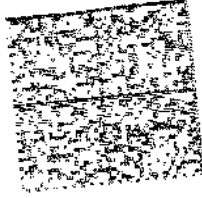
Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		COMMONWEALTH OF PENNSYLVANIA Department of Labor & Industry to the Use of the Unemployment Compensation Fund 16 <sup>th</sup> Floor, L & I Building Harrisburg, PA 17121											
2		COMMONWEALTH OF PENNSYLVANIA Department of Labor & Industry to the Use of the Unemployment Compensation Fund Room 1700, 651 Boas Street Harrisburg, PA 17121											
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													

016H06618215  
\$02.300  
04-15-2013  
US POSTAGE  
HARRISBURG PA 17121

HARRISBURG PA 17121



Postmaster, Per (Name of Receiving Employee)

JR

Total Number of Pieces Received at Post Office

2

Total Number of Pieces Listed by Sender

2

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.

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) 794-6300

HSBC BANK USA, N.A., AS TRUSTEE FOR  
THE REGISTERED HOLDERS OF  
RENAISSANCE EQUITY LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2007-3  
VS

Docket # 30ED2010

MORTGAGE FORECLOSURE

JOHN R. BEITER  
SUSAN M. BEITER

AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, MARCH 17, 2010, AT 3:45 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JOHN BEITER AT 605 SUSQUEHANNA AVE, BERWICK BY HANDING  
TO SUSAN BEITER, WIFE, 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 THURSDAY, MARCH 18, 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

FILED B

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

HSBC BANK USA, N.A., AS TRUSTEE FOR  
THE REGISTERED HOLDERS OF  
RENAISSANCE EQUITY LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2007-3

VS

Docket # 30ED2010

MORTGAGE FORECLOSURE

JOHN R. BEITER  
SUSAN M. BEITER

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MARCH 17, 2010, AT 3:45 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON SUSAN BEITER AT 605 SUSQUEHANNA AVE, BERWICK BY HANDING  
TO SUSAN BEITER, , 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 THURSDAY, MARCH 18, 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

EXHIBIT B



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.

HISBC BANK USA

VS.

JOHN & SUSAN BEITER

WRIT OF EXECUTION #30 OF 2010 ED

POSTING OF PROPERTY

APRIL 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JOHN & SUSAN BEITER AT 605 SUSQUEHANNA AVE BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

A handwritten signature in cursive script, likely of Paul D'Angelo, Deputy Sheriff.

DEPUTY SHERIFF

A handwritten signature in cursive script, likely of Timothy T. Chamberlain, Sheriff.

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF APRIL 2010

\_\_\_\_\_

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

**HSBC BANK USA, N.A., AS TRUSTEE FOR  
THE REGISTERED HOLDERS OF  
RENAISSANCE EQUITY LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2007-3**

**VS**

**Docket # 30ED2010**

**MORTGAGE FORECLOSURE**

**JOHN R. BEITER  
SUSAN M. BEITER**

**AFFIDAVIT OF SERVICE**

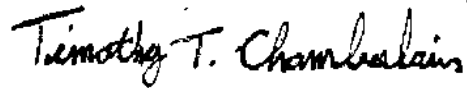
NOW, THIS WEDNESDAY, MARCH 17, 2010, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOHN BEITER AT 605 SUSQUEHANNA AVE, BERWICK BY HANDING TO SUSAN BEITER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, MARCH 18, 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

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) 704-6300

**HSBC BANK USA, N.A., AS TRUSTEE FOR  
THE REGISTERED HOLDERS OF  
RENAISSANCE EQUITY LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2007-3**

**Docket # 30ED2010**

**VS**

**MORTGAGE FORECLOSURE**

**JOHN R. BEITER  
SUSAN M. BEITER**

**AFFIDAVIT OF SERVICE**

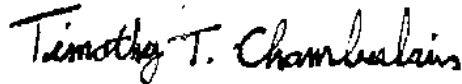
NOW, THIS WEDNESDAY, MARCH 17, 2010, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SUSAN BEITER AT 605 SUSQUEHANNA AVE, BERWICK BY HANDING TO SUSAN BEITER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, MARCH 18, 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



**File 2010** County & Municipality

**MAKE CHECKS PAYABLE TO:**  
BERWICK BORO

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON. TUE. THUR. : 8:30 AM - 4 PM  
CLOSED WEDNESDAY & FRIDAYS  
CLOSED HOLIDAYS

**PHONE:** 570-752-7442

**DATE** 03/01/2010 **BILL NO.** 2531

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	22,374	6.146	134.76	137.51	151.26
SINKING		1.345	29.49	30.09	33.10
FIRE		1.25	27.41	27.97	29.37
LIGHT		1.75	38.37	39.15	41.11
BORO RE		11.1	243.38	248.35	260.77
The discount & penalty have been calculated for your convenience			473.41	483.07	515.61
PAY THIS AMOUNT			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**

BEITER JOHN R  
605 SUSQUEHANNA AVENUE  
BERWICK PA 18603

CITY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04C-04 -079-00,000			
605 SUSQUEHANNA AVE			
.1733 Acres			
Land		3,020	
Buildings		19,354	
Total Assessment		22,374	

This tax returned to  
courthouse on:  
January 1, 2011

**FILE COPY**

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**



March 17, 2010

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

**HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED  
HOLDERS OF RENAISSANCE EQUITY LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-3**

**VS.**

**JOHN R. BEITER  
SUSAN M. BEITER**

**DOCKET # 30ED2010**

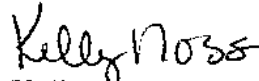
**JD # 729JD2009**

Dear Timothy:

The amount due on the sewer account #113963 for the property located at 605  
Susquehanna Avenue Berwick, Pa through June 30, 2010 is **\$211.00**.

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"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*  
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/5/2010

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 30ED2010

PLAINTIFF HSBC BANK USA, N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF RENAISSANCE EQUITY  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3

DEFENDANT JOHN R. BEITER  
SUSAN M. BEITER  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOHN BEITER	MORTGAGE FORECLOSURE
605 SUSQUEHANNA AVE	
BERWICK	

SERVED UPON SUSAN BEITER

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

DATE 03/17/10 TIME 1545 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

P. D'Angelo

DATE 03-17-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/5/2010

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 30ED2010

PLAINTIFF

HSBC BANK USA, N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF RENAISSANCE EQUITY  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3

DEFENDANT

JOHN R. BEITER  
SUSAN M. BEITER  
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED
SUSAN BEITER
605 SUSQUEHANNA AVE
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON SUSAN BEITER

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

DATE 03 17 10 TIME 1545 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 03-17-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/5/2010

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 30ED2010

PLAINTIFF HSBC BANK USA, N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF RENAISSANCE EQUITY  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3

DEFENDANT JOHN R. BEITER  
SUSAN M. BEITER  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE	
BERWICK	

SERVED UPON POSTED

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

DATE 03-17-10 TIME 1505 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) \_\_\_\_\_

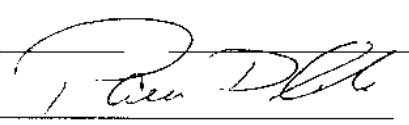
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

 DATE 03-17-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 3/5/2010

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 30ED2010

PLAINTIFF HSBC BANK USA, N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF RENAISSANCE EQUITY  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3

DEFENDANT JOHN R. BEITER  
SUSAN M. BEITER  
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON LELLY GREEN

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

DATE 03.17.10 TIME 1345 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

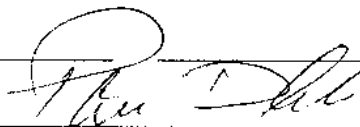
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 03.17.10

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 03/08/2010

Fee: \$5.00

Cert. NO: 7171

BEITER JOHN R  
605 SUSQUEHANNA AVENUE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20070 -7050  
Location: 605 SUSQ AVE PT LOT 2  
Parcel Id:04C-04 -079-00,000

Assessment: 22,374  
Balances as of 03/08/2010

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

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/5/2010

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 30ED2010

PLAINTIFF HSBC BANK USA, N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF RENAISSANCE EQUITY  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3

DEFENDANT JOHN R. BEITER  
SUSAN M. BEITER  
ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 3-8-10 TIME 630 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

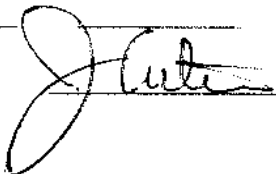
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 3-8-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/5/2010

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 30ED2010

PLAINTIFF

HSBC BANK USA, N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF RENAISSANCE EQUITY  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3

DEFENDANT

JOHN R. BEITER  
SUSAN M. BEITER  
UDREN LAW OFFICE

ATTORNEY FIRM

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

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

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

DATE 3-8-10 TIME 1420 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 3-8-10

# REAL ESTATE OUTLINE

ED # 30-16

DATE RECEIVED 3-5-10  
DOCKET AND INDEX 3-8-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR <del>\$1,350.00</del> OR <u>1500.00</u>	<u>✓</u>	CK# <u>145888</u>

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

SALE DATE	<u>May 26, 10</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 20, 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>May 5</u>	
	2 <sup>ND</sup> WEEK <u>12</u>	
	3 <sup>RD</sup> WEEK <u>19, 10</u>	

# SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 30 OF 2010 ED AND CIVIL WRIT NO. 729 OF 2009 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 lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a point on the northerly side of River Street, East of Ida Street, on the westerly line of Lot No. 22; then along River Street in a southwesterly direction fifty-five and seventy-seven on hundredths feet to line of Lot No. 24; then along line of Lot No. 24 in a northerly direction one hundred sixty two and nine tenths feet; thence in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of lot No. 22; then along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of beginning.

Same being the southerly portion of Lot No. 23 on Plan of Fowlers Second Addition to Berwick.

BEING THE SAME premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed date May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104085, granted and conveyed unto Shirley Wehr, Grantor herein.

BEING KNOWN AS: 605 SUSQUEHANNA AVENUE, BERWICK, PA 18603

PROPERTY ID NO.: 4C-04-079

TITLE TO SAID PREMISES IS VESTED IN JOHN R. BEITER BY DEED FROM SHIRLEY WEHR DATED 6/13/07 RECORDED 7/11/07 IN DEED INSTRUMENT NO.: 200707051.

## TERMS OF SALE

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

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

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

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

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

# SHERIFF'S SALE

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BEING KNOWN AS: 605 SUSQUEHANNA AVENUE, BERWICK, PA 18603

PROPERTY ID NO.: 4C-04-079

TITLE TO SAID PREMISES IS VESTED IN JOHN R. BEITER BY DEED FROM SHIRLEY WEHR DATED 6/13/07 RECORDED 7/11/07 IN DEED INSTRUMENT NO.: 200707051.

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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 J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

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  
CEANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

HSBC Bank USA, N.A., as  
Trustee for the registered  
holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff

v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV #729

2010-ED-30

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:

605 Susquehanna Avenue  
Berwick, PA 18603  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$65,031.14

Interest From 6/7/09

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$13.73

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

Costs to be added:

\$\_\_\_\_\_

Notary Public

By Tam B. Kline / KPB /  
Clerk

Date 3-5-10

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the northerly side of River Street, East of Ida Street, on the westerly line of Lot No. 22;

**THEN** along River Street in a southwesterly direction fifty-five and seventy-seven one hundredths feet to line of Lot No. 24;

**THEN** along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

**THEN** in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of Lot No. 22;

**THEN** along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of **BEGINNING**.

Same being the southerly portion of Lot No. 23 on Plan of Fowlers Second Addition to Berwick.

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BEING KNOWN AS: 605 Susquehanna Avenue  
Berwick, PA 18603

PROPERTY ID NO.: 04C-04-079

TITLE TO SAID PREMISES IS VESTED IN JOHN R. BEITER AND SUSAN M. BEITER, HUSBAND AND WIFE BY DEED FROM SHIRLEY WEHR DATED 6/13/07 RECORDED 7/11/07 INSTRUMENT NO.: 200707051.

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

HSBC Bank USA, N.A., as  
Trustee for the registered  
holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

NO. 2009-CV #729

2010-ED-30

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605 Susquehanna Avenue  
Berwick, PA 18603  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$65,031.14

Interest From 6/7/09

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$18.73

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

(Costs to be added)

\$ \_\_\_\_\_

By Tam B. Kline (KPS)  
Prothonotary  
Clerk

Date 3-5-10

**ALL THAT CERTAIN** lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

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BEING KNOWN AS: 605 Susquehanna Avenue  
Berwick, PA 18603

PROPERTY ID NO.: 04C-04-079

TITLE TO SAID PREMISES IS VESTED IN JOHN R. BEITER AND SUSAN M. BEITER, HUSBAND AND WIFE BY DEED FROM SHIRLEY WEHR DATED 6/13/07 RECORDED 7/11/07 INSTRUMENT NO.: 200707051.



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

HSBC Bank USA, N.A., as  
Trustee for the registered  
holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff

v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV #729

2010-ED-30

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

UDREN LAW OFFICES, P.

ATTOR / FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
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WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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Certificates, Series 2007-3  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

NO. 2009-CV #729  
*2010-ED-30*

C E R T I F I C A T E

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

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

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

UDREN LAW OFFICES, P.C.

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

UDREN LAW OFFICES, P .

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
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CHERRY HILL, NJ 08003-3620  
856-669-5400  
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HSBC Bank USA, N.A., as  
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holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

NO. 2009-CV #729  
2011 ED-30

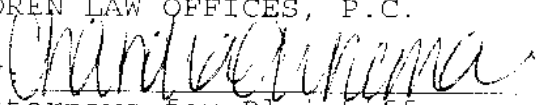
### C E R T I F I C A T E

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:

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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.

ATTOR / FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
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ALAN M. MINATO, ESQUIRE - ID #75860  
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WOODCREST CORPORATE CENTER  
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Trustee for the registered  
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Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
  
MORTGAGE FORECLOSURE

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

NO. 2009-CV #729

2010-ED-30

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, 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: 605 Susquehanna Avenue, Berwick, PA 18603

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

Name Address

John R. Beiter 605 Susquehanna Avenue  
Berwick, PA 18603

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

Name Address

Susan M. Beiter (Mortgagor) 605 Susquehanna Avenue  
Berwick, PA 18603

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

HSBC Bank USA, N.A., as Trustee 12650 Ingenuity Drive  
for the registered holders of Orlando, FL 32826  
Renaissance Equity Loan Asset-  
Backed Certificates, Series 2007-3

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, Bureau of Compliance, PO Box 281230  
Department of Revenue 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 605 Susquehanna Avenue  
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

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

HSBC Bank USA, N.A., as  
Trustee for the registered  
holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff  
v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2009-CV #729

2010-ED-30

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, 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: 605 Susquehanna Avenue, Berwick, PA 18603

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

Name Address

John R. Beiter 605 Susquehanna Avenue  
Berwick, PA 18603

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

Name Address

Susan M. Beiter (Mortgagor) 605 Susquehanna Avenue  
Berwick, PA 18603

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
------	---------

HSBC Bank USA, N.A., as Trustee	12650 Ingenuity Drive
for the registered holders of	Orlando, FL 32826
Renaissance Equity Loan Asset-	
Backed Certificates, Series 2007-3	

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

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

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

Tenants/Occupants	605 Susquehanna Avenue 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. .

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  
CEANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

HSBC Bank USA, N.A., as  
Trustee for the registered  
holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff  
v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2009-CV #729

2010-ED-30

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Equity Loan Asset-Backed Certificates, Series 2007-3, 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: 605 Susquehanna Avenue, Berwick, PA 18603

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

John R. Beiter 605 Susquehanna Avenue  
Berwick, PA 18603

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

Susan M. Beiter (Mortgagor) 605 Susquehanna Avenue  
Berwick, PA 18603

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

HSBC Bank USA, N.A., as Trustee 12650 Ingenuity Drive  
for the registered holders of Orlando, FL 32826  
Renaissance Equity Loan Asset-  
Backed Certificates, Series 2007-3

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, Bureau of Compliance, PO Box 281230  
Department of Revenue 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 605 Susquehanna Avenue  
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.

ATTOR / 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

HSBC Bank USA, N.A., as  
Trustee for the registered  
holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff

v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV #729

2010-ED-30

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

TO: John R. Beiter  
605 Susquehanna Avenue  
Berwick, PA 18603

Your house (real estate) at 605 Susquehanna Avenue, 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 \$65,031.14, 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

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  
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

HSBC Bank USA, N.A., as  
Trustee for the registered  
holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff

v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV #729

2010-EP-30

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Susan M. Beiter (Mortgagor)  
605 Susquehanna Avenue  
Berwick, PA 18603

Your house (real estate) at 605 Susquehanna Avenue, 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 \$65,931.14, 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 canceled 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.)

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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.

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**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 lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the northerly side of River Street, East of Ida Street, on the westerly line of Lot No. 22;

**THEN** along River Street in a southwesterly direction fifty-five and seventy-seven one hundredths feet to line of Lot No. 24;

**THEN** along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

**THEN** in an easterly direction along (and now or formerly) of Robert E. Good fifty feet to line of Lot No. 22;

**THEN** along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of **BEGINNING**.

Same being the southerly portion of Lot No. 25 on Plan of Bowlers Second Addition to Berwick.

**BEING THE SAME** premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104083, granted and conveyed unto Shirley Weber, Grantor herein.

BEING KNOWN AS: 605 Susquehanna Avenue  
Berwick, PA 18603

PROPERTY ID NO.: 040 04 079

TITLE TO SAID PREMISES IS VESTED IN CLARA R. BAUER AND SUSAN M. OLIVER, HUSBAND AND WIFE BY DEED FROM SHIRLEY WEBER DATED 6/13/07 RECORDED FILE 07 INSTRUMENT NO. 200707001.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the northerly side of River Street, East of Ida Street, on the westerly line of Lot No. 22;

**THEN** along River Street in a southwesterly direction fifty-five and seventy-seven one hundredths feet to line of Lot No. 24;

**THEN** along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

**THEN** in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of Lot No. 22;

**THEN** along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of **BEGINNING**.

Same being the southerly portion of Lot No. 23 on Plan of Fowlers Second Addition to Berwick.

**BEING THE SAME** premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104053, granted and conveyed unto Shirley Webb, Grantor herein.

BEING KNOWN AS: 605 Susquehanna Avenue  
Berwick, PA 18602

PROPERTY ID NO.: 040 04 009

TITLE TO SAID PREMISES IS VESTED IN JOHN F. BEITER AND SUSAN K. BEITER, HUSBAND AND WIFE BY DEED FROM SHIRLEY WEBB DATED 6/13/07 RECORDED 7/11/07 INSTRUMENT NO.: 200700195.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situated in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of River Street, East of Ide Street, on the westerly line of Lot No. 23;

THEN along River Street in a southwesterly direction fifty-five and sevenpence one hundredths feet to line of Lot No. 24;

THEN along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

THEN in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of Lot No. 22;

THEN along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of BEGINNING.

Same being the southerly portion of Lot No. 23 on Plan of Fowlers Second Addition to Berwick.

BEING THE SAME premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104088, granted and conveyed unto Shirley Wehr, Grantor herein.

BEING KNOWN AS: 605 Susquehanna Avenue  
Berwick, PA 18603

PROPERTY ID NO.: 04C-04-072

TITLE TO SAID PREMISES IS VESTED IN JOHN P. REITER AND SUSAN M. REITER, HUSBAND AND WIFE BY DEED FROM ANTELLA WEHR DATED 6/13/01 RECORDED 7/11/01 INSTRUMENT NO. 200104088.



ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the northerly side of River Street, East of Ida Street, on the westerly line of Lot No. 22;

**THEN** along River Street in a southwesterly direction fifty-five and seventy-seven one hundredths feet to line of Lot No. 24;

**THEN** along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

**THEN** in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of Lot No. 22;

**THEN** along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of **BEGINNING**.

Same being the southerly portion of Lot No. 25 on Plan of Fowlers Second Addition to Berwick.

**BEING THE SAME** premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104081, granted and surveyed unto Shirley Wenz, Grantor herein.

BEING KNOWN AS: 605 Susquehanna Avenue  
Berwick, PA 19603

PROPERTY ID NO.: 04C-04-079

TITLE TO SAID PREMISES IS VESTED IN JOHN F. REITER AND SUSAN M. REITER, HUSBAND AND WIFE BY DEED FROM CHARLIE WENZ DATED 6/13/01 RECORDED 7/11/01 INSTRUMENT NO. 200104081

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of River Street East of 13th Street, on the westerly line of Lot No. 22;

THEN along River Street in a southwesterly direction fifty-five and seven hundredths feet to line of Lot No. 24;

THEN along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

THEN in an easterly direction along land now or formerly of Robert M. Good fifty feet to line of Lot No. 22;

THEN along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of BEGINNING.

Same being the southerly portion of Lot No. 23 on Plan of Foulere Second Addition to Berwick.

BEING THE SAME premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104083, granted and conveyed unto Shirley Webb, Grantee herein.

BEING KNOWN AS: 305 Susquehanna Avenue  
Berwick, PA 19607

PROPERTY ID NO.: 040 04 079

TITLE TO SAID PREMISES IS VESTED IN JAMES A. BETTER AND SUSAN M. BETTER, HUSBAND AND WIFE BY DEED FROM SHIRLEY WEBB DATED SAID 30<sup>th</sup> OF NOVEMBER 2001 OF INSTRUMENT NO. 200104083.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the northerly side of River Street, East of Ida Street, on the westerly line of Lot No. 22;

**THEN** along River Street in a southwesterly direction fifty-five and seventy-seven one hundredths feet to line of Lot No. 24;

**THEN** along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

**THEN** in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of Lot No. 22;

**THEN** along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of **BEGINNING**.

Same being the southerly portion of Lot No. 23 on Plan of Fowler Second Addition to Berwick.

**BEING THE SAME** premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104085, granted and conveyed unto Shirley West, Grantor herein.

BEING KNOWN AS: 315 Susquehanna Avenue  
Berwick, PA 18603

PROPERTY ID NO. 040 04 079

TITLE TO SAID PREMISES IS VESTED IN JOHN R. BUTTER AND SUSAN R. SMITH, HUSBAND AND WIFE BY DEED FROM SHIRLEY WEST DATED 5/13/01 RECORDED 7/11/01 INSTRUMENT NO. 200104085.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the northerly side of River Street East of Ida Street, on the westerly line of Lot No. 22;

**THEN** along River Street in a southwesterly direction fifty-five and seven-eighths feet to line of Lot No. 24;

**THEN** along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

**THEN** in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of Lot No. 22;

**THEN** along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of **BEGINNING**.

Same being the southerly portion of Lot No. 25 on Plan of Fowlers Second Addition to Berwick.

**BEING THE SAME** premises which Mildred E. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 250104083, granted and conveyed unto Shirley Weir, Grantor herein.

BEING KNOWN AS: 605 Susquehanna Avenue  
Berwick, PA 18603

PROPERTY ID NO.: 04C-04-079

FILE TO SAID PREMISES IS VESTED IN JOHN A. BRITTH AND SUSAN M. BRITTH, HISONS AND WIFE BY DEED FROM BRITTHS WHEN DATED 6/13/01 RECORDED IN 1100 INSTRUMENT NO. 250104083.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of River Street East of the Street, on the westerly line of Lot No. 22;

THEN along River Street in a southwesterly direction fifty-five and seventy-seven one hundredths feet to line of Lot No. 24;

THEN along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

THEN in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of Lot No. 22;

THEN along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of BEGINNING.

Same being the southerly portion of Lot No. 23 on Plan of Fowlers Second Addition to Berwick.

BEING THE SAME premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 9, 2001 in Columbia County as Instrument Number 200104084, granted and conveyed unto Shirley Wear, Grantor herein.

BEING KNOWN AS: 605 Susquehanna Avenue,  
Berwick, PA 19603

PROPERTY ID NO.: 04C-04-070

TITLE TO SAID PREMISES IS VESTED IN JOHN A. KETTER AND SUSAN H. KETTER, HUSBAND AND WIFE BY DEED FROM GRIPPA WHEN DATED 5/13/01  
RECORDED IN THE RECORDS OF COLUMBIA COUNTY, PENNSYLVANIA.

ALL THAT CERTAIN lot, piece or parcel of Land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of River Street, East of Ida Street, on the westerly line of Lot No. 22;

THEN along River Street in a southwesterly direction fifty-five and seventy-seven one hundredths feet to line of Lot No. 24;

THEN along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

THEN in an easterly direction along (and now or formerly) of Robert E. Good fifty feet to line of Lot No. 22;

THEN along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of BEGINNING.

Same being the southerly portion of Lot No. 23 on Plan of Powers Second Addition to Berwick.

BEING THE SAME premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104088, granted and conveyed unto Shirley Weber, Grantor herein.

BEING KNOWN AS: 635 Susquehanna Avenue  
Berwick, PA 18612

PROPERTY ID NO.: 04C 04 079

TITLE TO SAID PREMISES IS VESTED IN GARY F. BETTER AND SUSAN M. BETTER, HUSBAND AND WIFE BY DEED FROM GARY F. BETTER DATED 6/13/97 RECORDED 7/11/97 INSTRUMENT NO.: 200104088.

ALL THAT CERTAIN lot, piece or parcel of Land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the northerly side of River Street East of Ida Street, on the westerly line of Lot No. 23;

**THEN** along River Street in a southwesterly direction fifty-five and seventy-seven one hundredths feet to line of Lot No. 24;

**THEN** along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

**THEN** in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of Lot No. 22;

**THEN** along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of **BEGINNING**.

Same being the southerly portion of Lot No. 23 or Plan of Fowler's Second Addition to Berwick.

**BEING THE SAME** premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104023, granted and conveyed unto Shirley Webb, Grantor herein.

BEING KNOWN AS: 605 Susquehanna Avenue  
Berwick, PA 18603

PROPERTY ID NO.: 040 04 076

TITLE TO SAID PREMISES IS VESTED TO WHOLE ENTIRE PAUL SUSAN M. BETTER, HUSBAND AND WIFE BY DEED DATED JULY 19, 1977 DATED 5/13/01 RECORDED 7/11/07 INSTRUMENT NO. 200104023.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the northerly side of River Street, East of Ida Street, on the westerly line of Lot No. 22;

**THEN** along River Street in a southwesterly direction fifty-five and seventy-seven one hundredths feet to line of Lot No. 24;

**THEN** along line of Lot No. 24 in a northerly direction one hundred sixty-two and nine tenths feet;

**THEN** in an easterly direction along land now or formerly of Robert E. Good fifty feet to line of Lot No. 22;

**THEN** along line of Lot No. 22 in a southerly direction one hundred thirty-eight and nine hundredths feet to River Street, the place of **BEGINNING**.

Same being the southerly portion of Lot No. 23 on Plan of Fowlers Second Addition to Berwick.

**BEING THE SAME** premises which Mildred S. Lee and Paul D. Lee, her husband, by their Deed dated May 4, 2001 and recorded on May 7, 2001 in Columbia County as Instrument Number 200104085, granted and conveyed unto Shirley Wehr, Grantor herein.

BEING KNOWN AS: 605 Susquehanna Avenue  
Berwick, PA 18603

PROPERTY ID NO.: 04C-04-079

TITLE TO SAID PREMISES IS VESTED IN JOHN R. BEITER AND SUSAN M. BEITER, HUSBAND AND WIFE BY DEED FROM SHIRLEY WEHR DATED 6/13/07 RECORDED 7/11/07 INSTRUMENT NO.: 200707051.



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

HSBC Bank USA, N.A., as  
Trustee for the registered  
holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff

v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV #729

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



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

HSBC Bank USA, N.A., as  
Trustee for the registered  
holders of Renaissance Equity  
Loan Asset-Backed  
Certificates, Series 2007-3  
Plaintiff  
v.

John R. Beiter  
Susan M. Beiter (Mortgagor)  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV #729

2010-ED-30

PRAECIPE TO ISSUE WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount due \$65,031.14

Interest From 6/7/09

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$18.73

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

(Costs to be added)

\$ \_\_\_\_\_

UDREN LAW OFFICES, P.C.

BY: Chandra Arkema  
Attorneys for Plaintiff

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

**UDREN LAW OFFICES, P.C.**  
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  
215-368-9500

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  
Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: HSBC Bank USA, N.A., as Trustee for the registered holders of  
Renaissance Equity Loan Asset-Backed Certificates, Series  
2007-3  
vs.  
John R. Beiter  
Susan M. Beiter (Mortgagor)  
Columbia County C.C.P. No. 2009-CV #729

Dear Sir:

Please serve the Defendant(s), John R. Beiter and Susan M. Beiter  
(Mortgagor) at 605 Susquehanna Avenue, Berwick, PA 18603.

Please then, POST the property with the Handbill at 605 Susquehanna  
Avenue, Berwick, PA 18603.

UDREN LAW OFFICES, P.C.

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

**UDREN LAW OFFICES, PC**

PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



America's Most Convenient Bank

3-180/360

145888

NUMBER  
145888

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

DATE

February 23, 2010

AMOUNT

\*\*\*\*\*1,500.00

VOID AFTER 90 DAYS

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff

⑆ 145888 ⑆ ⑆ 036001808⑆ 36 589745 3⑆