

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

GMAC MORTGAGE, LLC

vs.

STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1812

COLUMBIA COUNTY

2010-ED-55

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
(See Legal Description attached)

Amount Due	\$95,548.42
Additional Fees and Costs	\$2,199.00
Interest from 02/17/2010 to Date of Sale	\$_____ and costs.
@ \$15.71 per diem	

Jami B. Kline

(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

Prothonotary & Clerk of Sov. Courts
My Com. Ex. 1st Monday in 2012

Dated April 15, 2010
(SEAL)

PHS # 217128

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

GMAC MORTGAGE, LLC

vs.

STEPHEN J. LEVAN

AMY L. LEVAN A/K/A AMY LYN LEVAN

WRIT OF EXECUTION
(Mortgage Foreclosure)

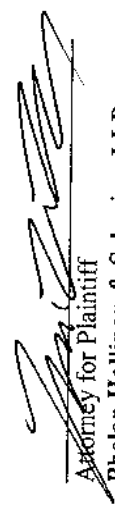
Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.


Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

Complaint \$90.50 pd
Judgment \$15.00 pd
Writ \$25.00 pd
Satisfy \$10.00

Address where papers may be served:
STEPHEN J. LEVAN
17361 CURTIS AVENUE
ROMOLAND, CA 92585

AMY L. LEVAN A/K/A AMY LYN LEVAN
4184 ARCTIC DRIVE, APT 102
STUDIO CITY, CA 91604

GMAC MORTGAGE, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO. 2009-CV-1812
: 55ED2010
: COLUMBIA COUNTY
:
Defendant(s) :

vs.

STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHEN J. LEVAN
17361 CURITS AVENUE
ROMOLAND, CA 92585

AMY L. LEVAN A/K/A AMY LYN LEVAN
4184 ARCH DRIVE, APT 102
STUDIO CITY, CA 91604

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

Your house (real estate) at 1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502 is scheduled to be sold at the Sheriff's Sale on June 23, 2010 at 9:00 AM in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of \$95,548.42 obtained by GMAC MORTGAGE, LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

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

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

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, pieces or parcels of land, lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwesterly corner of Eaton Street and Spring Garden Avenue; THENCE in a Westerly direction along Spring Garden Avenue, 90 feet to the corner of Lot No. 64; THENCE in a Northerly direction along Lot No. 64, 170 feet, more or less, to a 15 foot alley; THENCE in an Easterly direction along said alley 90 feet to Eaton Street; THENCE along Eaton Street in a Southerly direction 170 feet, more or less, to Spring Garden Avenue, the place of BEGINNING.

Being Lot Nos. 65 and 66 in Berwick Land and Improvement Company's Addition to the Borough of Berwick, formerly West Berwick.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Levan and Amy Lyn Levan, h/w, by Deed from Micheal A. Barton and Aimee S. Barton, h/w, dated 07/31/2002, recorded 08/02/2002 in Instrument Number 200209123.

Premises being: 1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

Tax Parcel # 04D-05-071,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1812

GMAC MORTGAGE, LLC

vs.

STEPHEN J. LEVAN

AMY L. LEVAN A/K/A AMY LYN LEVAN

**owner(s) of property situate in the BOROUGH OF BERWICK, Columbia County,
Pennsylvania, being**

(Municipality)

1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

Parcel No. 04D-05-071,000

(Acreage or street address)

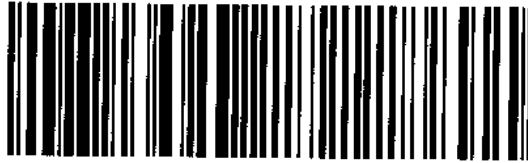
Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$95,548.42

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

Columbia County Sheriff
Jim Chamberlain
35 W Main St
PO BOX 380
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 0969

CORINTHIAN MORT CORP. DBA
SOUTHBANC MORTGAGE
13861 SUNRISE VALLEY DR STE 100
HERNDON VA 20171

55ED2010

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 789-5623

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

Thursday, April 15, 2010

**CORINTHIAN MORT CORP DBA SOUTHBANC MORTGAGE
13861 SUNRISE VALLEY DR. STE 100
HERNDON, VA 20171-**

**GMAC MORTGAGE, LLC
VS
STEPHEN J. LEVAN
AMY L. LEVAN AKA AMY LYN LEVAN**

DOCKET # 55ED2010

JD # 1812JD2009

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

GMAC MORTGAGE, LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO. 2009-CV-1812

STEPHEN J. LEVAN

: 55ED2010

AMY L. LEVAN A/K/A AMY LYN LEVAN

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHEN J. LEVAN
17361 CURITS AVENUE
ROMOLAND, CA 92585

AMY L. LEVAN A/K/A AMY LYN LEVAN
4184 ARCH DRIVE, APT 102
STUDIO CITY, CA 91604

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vs.

STEPHEN J. LEVAN

AMY L. LEVAN A/K/A AMY LYN LEVAN

**owner(s) of property situate in the BOROUGH OF BERWICK, Columbia County,
Pennsylvania, being**

(Municipality)

1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

Parcel No. 04D-05-071,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$95,548.42

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 390
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 0938

FIRST SELECT CORP.
C/O VALERIE ROSENBLUTH PARK, ESQ.
25 EAST STATE STREET
DOYLESTOWN PA 18901

55ED2010

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Thursday, April 15, 2010

**FIRST SELECT CORP C/O VALERIE ROSENBLUTH PARK, ESQ
PARK LAW ASSOCIATES, PC 25 EAST STATE ST
DOYLESTOWN, PA 18901-**

**GMAC MORTGAGE, LLC
VS
STEPHEN J. LEVAN
AMY L. LEVAN AKA AMY LYN LEVAN**

DOCKET # 55ED2010

JD # 1812JD2009

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: COURT OF COMMON PLEAS
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Plaintiff : CIVIL DIVISION
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: NO. 2009-CV-1812
: 55ED2010
: COLUMBIA COUNTY
:
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Tax Parcel # 04D-05-071,000

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owner(s) of property situate in the BOROUGH OF BERWICK, Columbia County,
Pennsylvania, being

(Municipality)

1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

Parcel No. 04D-05-071,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$95,548.42

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

REAL ESTATE TAX CERTIFICATION

Date: 04/20/2010

Fee: \$5.00

Cert. NO: 7612

LEVAN STEPHEN J & AMY LYN
1601 SPRING GARDEN AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20020 -9123
Location: 1601 SPR GD AVE LOT #
Parcel Id:04D-05 -071-00,000

Assessment: 34,139

Balances as of 04/20/2010

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

By: Timothy T. Chamberlain

Per: dm.

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

Thursday, April 15, 2010

**CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE
BERWICK, PA 18603-**

**GMAC MORTGAGE, LLC
VS
STEPHEN J. LEVAN
AMY L. LEVAN AKA AMY LYN LEVAN**

DOCKET # 55ED2010

JD # 1812JD2009

Dear Sir:

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Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Tax Notice 2010 County & Municipality

BERWICK BORO

MA CHECKS PAYABLE TO:

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.
4688

FOR: COLUMBIA County	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
	GENERAL SINKING FIRE LIGHT BORO RE	34,139	6.146 1.345 1.25 1.75 11.1	205.62 45.00 41.82 58.55 371.36	209.82 45.92 42.67 59.74 378.94	230.80 50.51 44.80 62.73 397.89
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT		722.35 April 30 If paid on or before	737.09 June 30 If paid on or before	786.73 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LEVAN STEPHEN J & AMY LYN
1601 SPRING GARDEN AVENUE
BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04D-05 -071 -00,000	
1601 SPRING GARDEN AVE	
.3512 Acres	Land
	Buildings
Total Assessment	5,508 28,631 34,139

This tax returned to
courthouse on:
January 1, 2011

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/15/2010

SERVICE# 17 - OF - 20 SERVICES
DOCKET # 55ED2010

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT STEPHEN J. LEVAN
AMY L. LEVAN AKA AMY LYN LEVAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP Office manager IDENTIFICATION _____

DATE 4-19-10 TIME 1450 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

Allison

DATE

4-19-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/15/2010

SERVICE# 14 - OF - 20 SERVICES
DOCKET # 55ED2010

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT STEPHEN J. LEVAN
AMY L. LEVAN AKA AMY LYN LEVAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 4-16-10 TIME 1425 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 Allison DATE 4-16-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/15/2010

SERVICE# 8 - OF - 20 SERVICES
DOCKET # 55ED2010

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT STEPHEN J. LEVAN
AMY L. LEVAN AKA AMY LYN LEVAN
ATTORNEY FIRM PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
1601 SPRING GARDEN AVE	
BERWICK	

SERVED UPON POSTED / VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.16.10 TIME 1030 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

Paul D'Angelo

DATE 04.16.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/15/2010

SERVICE# 12 - OF - 20 SERVICES
DOCKET # 55ED2010

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT STEPHEN J. LEVAN
AMY L. LEVAN AKA AMY LYN LEVAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/16/10 TIME 1015 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE


TIME

OFFICER

REMARKS

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

DEPUTY



DATE 04/16/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/15/2010

SERVICE# 13 - OF - 20 SERVICES
DOCKET # 55ED2010

PLAINTIFF GMAC MORTGAGE, LLC

DEFENDANT STEPHEN J. LEVAN
AMY L. LEVAN AKA AMY LYN LEVAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON KELLY GREESE

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 04.16.10 TIME 1010 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

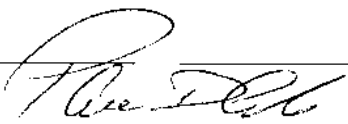
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 04.16.10



April 16, 2010

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

GMAC MORTGAGE, LLC

VS.

STEPHEN J. LEVAN
AMY L. LEVAN AKA AMY LYN LEVAN

DOCKET # 55ED2010

JD # 1812JD2009

Dear Timothy:

The amount due on the sewer account #116823 for the property located at 1601 Spring Garden Avenue Berwick, Pa through June 30, 2010 is \$380.59.

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"

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

Phelan Hallinan & Schmieg, LLP

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

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 215-563-7000

GMAC MORTGAGE, LLC

vs.

STEPHEN J. LEVAN

**AMY L. LEVAN A/K/A AMY LYN
 LEVAN**

: **COLUMBIA COUNTY**
 :
 : **COURT OF COMMON PLEAS**
 :
 : **CIVIL DIVISION**
 :
 : **No. 2009-CV-1812**
 :

VERIFICATION OF NON-MILITARY SERVICE

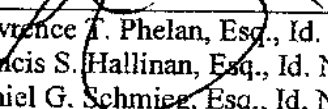
The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

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

(b) that defendant STEPHEN J. LEVAN is over 18 years of age and his last known residence is 17361 CURITS AVENUE, ROMOLAND, CA 92585, and the mortgaged premises 1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502.

(c) that defendant AMY L. LEVAN A/K/A AMY LYN LEVAN is over 18 years of age and her last known residence is 4184 ARCH DRIVE, APT 102, STUDIO CITY, CA 91604, and the mortgaged premises 1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502.

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



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

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 2010 ED AND CIVIL WRIT NO. 1812 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 THOSE CERTAIN lots, pieces or parcels of land, lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the Northwesterly corner of Eaton Street and Spring Garden Avenue; THENCE in a Westerly direction along Spring Garden Avenue, 90 feet to the corner of Lot No. 64; THENCE in a Northerly direction along Lot No. 64, 170 feet, more or less, to a 15 foot alley; THENCE in an Easterly direction along said alley 90 feet to Eaton Street; THENCE along Eaton Street in a Southerly direction 170 feet, more or less, to Spring Garden Avenue, the place of BEGINNING.

Being Lot Nos. 65 and 66 in Berwick Land and Improvement Company's Addition to the Borough of Berwick, formerly West Berwick.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Levan and Amy Lyn Levan, h/w, by Deed from Micheal A. Barton and Aimee S. Barton, h/w, dated 07/31/2002, recorded 08/02/2002 in Instrument Number 200209123.

Premises being: 1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

Tax Parcel # 04D-05-071,000

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 case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Courtenay Dunn
1617 JFK Blvd
Philadelphia, PA 19103

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

REAL ESTATE OUTLINE

ED # 55-10

DATE RECEIVED 4-15-10
DOCKET AND INDEX 4-15-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION
COPY OF DESCRIPTION
WHEREABOUTS OF LKA
NON-MILITARY AFFIDAVIT
NOTICES OF SHERIFF SALE
WAIVER OF WATCHMAN
AFFIDAVIT OF LIENS LIST
CHECK FOR \$1,350.00 OR _____

✓
✓
✓
✓
✓
✓
✓

called 4-15-10 (michael)

CK# 934975

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

SALE DATE June 23, 10 TIME 0900
POSTING DATE May 19, 10
ADV. DATES FOR NEWSPAPER
1ST WEEK June 2
2ND WEEK 9
3RD WEEK 16, 10

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

GMAC MORTGAGE, LLC

vs.

STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1812

COLUMBIA COUNTY

2010-ED-55

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
(See Legal Description attached)

Amount Due	\$95,548.42
Additional Fees and Costs	\$2,199.00
Interest from 02/17/2010 to Date of Sale	\$_____ and costs.
@ \$15.71 per diem	

Dated

April 15, 2010
(SEAL)

PHS # 217128

Sami B. Klene
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

GMAC MORTGAGE, LLC
Plaintiff

v.

STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1812**
: *2010-ED-55*
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

GMAC MORTGAGE, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502**.

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

STEPHEN J. LEVAN **17361 CURITS AVENUE**
ROMOLAND, CA 92585

AMY L. LEVAN A/K/A AMY LYN LEVAN **4184 ARCH DRIVE, APT 102**
STUDIO CITY, CA 91604
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be reasonably ascertained, please indicate)

FIRST SELECT CORPORATION **4460 ROSEWOOD DRIVE**
PLEASANTON, CA 94588

FIRST SELECT CORPORATION c/o **PARK LAW ASSOCIATES, PC**
VALERIE ROSENBLUTH PARK, ESQ **25 EAST STATE STREET**
DOYLESTOWN, PA 18901
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

MERS INC **3300 SW 34TH STREET, SUITE 101**
OCALA, FL 34474

MERS AS A NOMINEE FOR **PO BOX 2026**
CORINTHIAN MORTGAGE CORP. **FLINT, MI 48501**
DBA SOUTHBANC MORTGAGE

CORINTHIAN MORTGAGE CORP. **13861 SUNRISE VALLEY DR, SUITE 100**
DBA SOUTHBANC MORTGAGE **HERNDON, VA 20171**
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

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 (if address cannot be reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**1601 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502**

**United States Internal Revenue
Special Procedures Branch
Federated Investors Tower**

**13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222**

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

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

**MERS AS A NOMINEE FOR
CITIMORTGAGE, INC**

**PO BOX 2026
FLINT, MI 48501**

CITIMORTGAGE, INC

**100 TECHNOLOGY DRIVE, MS 321
O'FALLON, MO 63368**

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

April 8, 2010

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

Document Receipt

Trans # 20054 Carrier / service: POST 2PM 4/15/2010

Ship to: 20054

STEPHEN LEVAN

17361 CURITS AVENUE

Tracking #: 9171924291001000000907

Doc Ref #: 55ED2010

ROMOLAND CA 92585

Document Receipt

Trans # 20055 Carrier / service: POST 2PM 4/15/2010

Ship to: 20055

AMY LEVAN

4184 ARCH DRIVE APT 102

Tracking #: 9171924291001000000914

Doc Ref #: 55ED2010

STUDIO CITY CA 91604

Document Receipt

Trans # 20056 Carrier / service: POST 2PM 4/15/2010

Ship to: 20056

FIRST SELECT CORPORATION

4460 ROSEWOOD DRIVE

PLEASANTON CA 94588

Tracking #: 9171924291001000000921

Doc Ref #: 55ED2010

Document Receipt

Trans # 20057 Carrier / service: POST 2PM 4/15/2010

Ship to: 20057

FIRST SELECT CORP.

C/O VALERIE ROSENBLUTH PARK,
ESQ.

25 EAST STATE STREET

DOYLESTOWN PA 18901

Tracking #: 9171924291001000000938

Doc Ref #: 55ED2010

Document Receipt

Trans # 20058 Carrier / service: POST 2PM 4/15/2010

Ship to: 20058

MERS INC

3300 SW 34TH STREET
SUITE 101

Tracking #: 9171924291001000000945

Doc Ref #: 55ED2010

OCALA FL 34474

Document Receipt

Trans # 20059 Carrier / service: POST 2PM 4/15/2010

Ship to: 20059

MERS AS NOMINEE FOR

CORINTHIAN MORT CORP.

PO BOX 2026

Tracking #: 9171924291001000000952

Doc Ref #: 55ED2010

FLINT MI 48501

Document Receipt

Trans # 20060 Carrier / service: POST 2PM 4/15/2010

Ship to: 20060

CORINTHIAN MORT CORP. DBA

SOUTHBANC MORTGAGE

13861 SUNRISE VALLEY DR STE 100

Tracking #: 9171924291001000000969

Doc Ref #: 55ED2010

HERNDON VA 20171

Document Receipt

Trans # 20061 Carrier / service: POST 2PM 4/15/2010

Ship to: 20061

INTERNAL REVENUE SERVICE

1001 LIBERTY AVE 13TH FLOOR

Tracking #: 9171924291001000000976

Doc Ref #: 55ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 20062 Carrier / service: POST 2PM 4/15/2010

Ship to: 20062

US DEPT OF JUSTICE

C/O ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000000983

Doc Ref #: 55ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 20063 Carrier / service: POST 2PM 4/15/2010

Ship to: 20063

CITIMORTGAGE INC

100 TECHNOLOGY DRIVE, MS 321

Tracking #: 9171924291001000000990

Doc Ref #: 55ED2010

O'FALLON MO 63368

Document Receipt

Trans # 20064 Carrier / service: POST 2PM 4/15/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000001003

Doc Ref #: 55ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 20065 Carrier / service: POST 2PM 4/15/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000001010

Doc Ref #: 55ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 20066 Carrier / service: POST 2PM 4/15/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000001027

Doc Ref #: 55ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 20067 Carrier / service: POST 2PM 4/15/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000001034

Doc Ref #: 55ED2010

PHILADELPHIA PA 19106

SHERIFF'S RETURN

GMAC MORTGAGE, LLC

Plaintiff

vs.

STEPHEN J. LEVAN

AMY L. LEVAN A/K/A AMY LYN LEVAN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2009-CV-1812 CD

WRIT

2010-ED-55

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
GMAC MORTGAGE, LLC

Court Number
2009-CV-1812

Defendant
STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

2010 FD-55

SERVE

AT

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1601 SPRING GARDEN AVENUE

BERWICK, PA 18603-2502

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
GMAC MORTGAGE, LLC

Court Number
2009-CV-1812

Defendant
STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

2010-ED-55

SERVE

AT

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

STEPHEN J. LEVAN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

1601 SPRING GARDEN AVENUE

BERWICK, PA 18603-2502

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
GMAC MORTGAGE, LLC

Court Number
2009-CV-1812

Defendant
STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE
2010-ED-55

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AT

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

STEPHEN J. LEVAN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

1601 SPRING GARDEN AVENUE

BERWICK, PA 18603-2502

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Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff

Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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PLAINTIFF

Court Number

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Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

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Expiration date

Plaintiff
GMAC MORTGAGE, LLC

Court Number
2009-CV-1812

Defendant
STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

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STEPHEN J. LEVAN

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff
GMAC MORTGAGE, LLC

Court Number
2009-CV-1812

Defendant
STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE
2010-ED 55

SERVE

AT

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

AMY L. LEVAN A/K/A AMY LYN LEVAN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

1601 SPRING GARDEN AVENUE

BERWICK, PA 18603-2502

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Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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Expiration date

Plaintiff
GMAC MORTGAGE, LLC

Court Number
2009-CV-1812

Defendant
STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE
2010-ED 55

SERVE

AT

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

AMY L. LEVAN A/K/A AMY LYN LEVAN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

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BERWICK, PA 18603-2502

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Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff

Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

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SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
GMAC MORTGAGE, LLC

Court Number
2009-CV-1812

Defendant
STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE
2010 ED 55

SERVE



AT

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

AMY L. LEVAN A/K/A AMY LYN LEVAN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

1601 SPRING GARDEN AVENUE

BERWICK, PA 18603-2502

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

GMAC MORTGAGE, LLC
Plaintiff

v.

STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1812**
: **2010 ED-55**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

GMAC MORTGAGE, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502**.

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

Address (if address cannot be reasonably
ascertained, please so indicate)

STEPHEN J. LEVAN

17361 CURITS AVENUE
ROMOLAND, CA 92585

AMY L. LEVAN A/K/A AMY LYN LEVAN

4184 ARCH DRIVE, APT 102
STUDIO CITY, CA 91604

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

Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE

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

Address (if address cannot be
reasonably ascertained, please indicate)

FIRST SELECT CORPORATION

4460 ROSEWOOD DRIVE
PLEASANTON, CA 94588

FIRST SELECT CORPORATION c/o
VALERIE ROSENBLUTH PARK, ESQ

PARK LAW ASSOCIATES, PC
25 EAST STATE STREET
DOYLESTOWN, PA 18901

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

Address (if address cannot be
reasonably ascertained, please indicate)
3300 SW 34TH STREET, SUITE 101
OCALA, FL 34474

MERS INC

MERS AS A NOMINEE FOR
CORINTHIAN MORTGAGE CORP.
DBA SOUTHBANC MORTGAGE

PO BOX 2026
FLINT, MI 48501

CORINTHIAN MORTGAGE CORP.
DBA SOUTHBANC MORTGAGE

13861 SUNRISE VALLEY DR, SUITE 100
HERNDON, VA 20171

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

Address (if address cannot be
reasonably ascertained, please indicate)

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 (if address cannot be reasonably ascertained, please indicate)

None.

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

Name Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**1601 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502**

**United States Internal Revenue
Special Procedures Branch
Federated Investors Tower**

**13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222**

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

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

**MERS AS A NOMINEE FOR
CITIMORTGAGE, INC**

**PO BOX 2026
FLINT, MI 48501**

CITIMORTGAGE, INC

**100 TECHNOLOGY DRIVE, MS 321
O'FALLON, MO 63368**

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

April 8, 2010

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

GMAC MORTGAGE, LLC

: COURT OF COMMON PLEAS

:

Plaintiff : CIVIL DIVISION

:

vs.

: NO. 2009-CV-1812

:

STEPHEN J. LEVAN

: 2010-ED-55

AMY L. LEVAN A/K/A AMY LYN LEVAN

: COLUMBIA COUNTY

:

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHEN J. LEVAN
17361 CURITS AVENUE
ROMOLAND, CA 92585

AMY L. LEVAN A/K/A AMY LYN LEVAN
4184 ARCH DRIVE, APT 102
STUDIO CITY, CA 91604

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

Your house (real estate) at **1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$95,548.42** obtained by **GMAC MORTGAGE, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, pieces or parcels of land, lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwesterly corner of Eaton Street and Spring Garden Avenue; THENCE in a Westerly direction along Spring Garden Avenue, 90 feet to the corner of Lot No. 64; THENCE in a Northerly direction along Lot No. 64, 170 feet, more or less, to a 15 foot alley; THENCE in an Easterly direction along said alley 90 feet to Eaton Street; THENCE along Eaton Street in a Southerly direction 170 feet, more or less, to Spring Garden Avenue, the place of BEGINNING.

Being Lot Nos. 65 and 66 in Berwick Land and Improvement Company's Addition to the Borough of Berwick, formerly West Berwick.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Levan and Amy Lyn Levan, h/w, by Deed from Micheal A. Barton and Aimee S. Barton, h/w, dated 07/31/2002, recorded 08/02/2002 in Instrument Number 200209123.

Premises being: 1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

Tax Parcel # 04D-05-071,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1812

GMAC MORTGAGE, LLC

vs.

STEPHEN J. LEVAN

AMY L. LEVAN A/K/A AMY LYN LEVAN

**owner(s) of property situate in the BOROUGH OF BERWICK, Columbia County,
Pennsylvania, being**

(Municipality)

1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

Parcel No. 04D-05-071,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$95,548.42

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, pieces or parcels of land, lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Tax Parcel # 04D-05-071,000

SHORT DESCRIPTION

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GMAC MORTGAGE, LLC

vs.

STEPHEN J. LEVAN

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**owner(s) of property situate in the BOROUGH OF BERWICK, Columbia County,
Pennsylvania, being**

(Municipality)

1601 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

Parcel No. 04D-05-071,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$95,548.42

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

PRAECIPE FOR WR. OF EXECUTION - (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183

GMAC MORTGAGE, LLC

vs.

STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1812

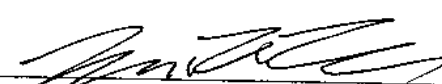
COLUMBIA COUNTY

2010-ED-55

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$95,548.42
Additional Fees and Costs	\$2,199.00
Interest from 02/17/2010 to Date of Sale	\$_____ and costs.
@ \$15.71 Per diem	


Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

Note: Please attach description of Property.

PHS # 217128

Writ of Execution
10/17/2010
Columbia County
2010-ED-55

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

GMAC MORTGAGE, LLC
Plaintiff

v.

STEPHEN J. LEVAN
AMY L. LEVAN A/K/A AMY LYN LEVAN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1812**
:
: **COLUMBIA COUNTY**
:
: **2010-ED-55**

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled

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

By: 
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
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2010-09-14

30 JUL 21 2010

2010-09-14

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

TD BANK, N.A.
PHILADELPHIA, PA 19146

3-180360

CHECK NO
934975

KXC 04/08/2010

DATE	AMOUNT
04/08/2010	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Phelan S. Hallinan

⑈934975⑈ ⑆036001808⑆36 150866 6⑈