

SHERIFF'S SALE COST SHEET

NO. GMAC MORT. ED NO. 15-10 VS. Fink + Kelce JD DATE/TIME OF SALE Stated

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>58.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>323.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>—</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>150.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>—</u>	
TOTAL *****		\$ <u>—</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>—</u>	
SCHOOL DIST. 20	\$ <u>—</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$ <u>—</u>	
_____	\$ <u>—</u>	
TOTAL *****		\$ <u>—</u>

TOTAL ***** \$ — 1350.-
 TOTAL COSTS (OPENING BID) \$ 578.50

Refund 11-751.50

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

May 24, 2010

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department
Fax Number: 570-389-5625

Re: GMAC MORTGAGE LLC S/MI GMAC MORTGAGE CORPORATION F/K/A GMAC
MORTGAGE CORPORATION OF PENNSYLVANIA v.
TERRENCE L. FINK, KELLY A. KEHOE and THE UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA
14A WINDING ROAD AKA RR 2 BOX 117AORANGEVILLE, PA 17859-8911
Court No. 2010-CV-16

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for August 4, 2010 due to the following: Loan Modification.

\$0.00 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

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) 784-6106

GMAC MORTGAGE LLC S/I/I GMAC
MORTGAGE CORPORATION F/K/A GMAC
MORTGAGE CORPORATION OF
PENNSYLVANIA

Docket # 69ED2010

VS

MORTGAGE FORECLOSURE

TERRENCE L. FINK
KELLY A. KEHOE

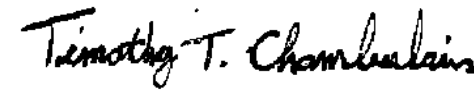
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MAY 14, 2010, AT 5:35 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KELLY KEHOE AT 14A WINDING ROAD, ORANGEVILLE BY HANDING TO TERRENCE FINK, HUSBAND, 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 MONDAY, MAY 17, 2010


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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


X
J. ARTER
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

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

GMAC MORTGAGE LLC S/I GMAC
MORTGAGE CORPORATION F/K/A GMAC
MORTGAGE CORPORATION OF
PENNSYLVANIA

Docket # 69ED2010

VS

MORTGAGE FORECLOSURE

TERRENCE L. FINK
KELLY A. KEHOE

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MAY 14, 2010, AT 5:35 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TERRENCE FINK AT 14A WINDING ROAD, ORANGEVILLE BY HANDING TO TERRENCE FINK, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

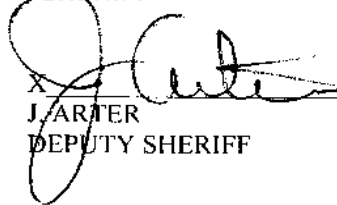
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MAY 17, 2010


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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


X
J. ARTER
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

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

REAL ESTATE TAX CERTIFICATION

Date: 05/17/2010

Fee: \$5.00

Cert. NO: 8030

FINK TERRENCE L
KELLY A KEHOE
14A WINDING ROAD
ORANGEVILLE PA 17859

District: FISHING CREEK TWP
Deed: 0406 -0210
Location: 14 A WINDING RD
Parcel Id:15 -06B-002-00,000

Assessment: 25,629
Balances as of 05/17/2010

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 5/8/2010

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 69ED2010

PLAINTIFF GMAC MORTGAGE LLC S/I/T GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

DEFENDANT TERRENCE L. FINK
KELLY A. KEHOE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TERRENCE FINK
14A WINDING ROAD
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON TERRENCE FINK

RELATIONSHIP DEB IDENTIFICATION _____

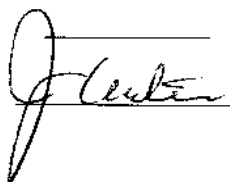
DATE 5-14-10 TIME 1735 MILEAGE _____ OTHER _____

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
	<u>5-14-10</u>	<u>0810</u>	<u>2</u>	<u>L.C.</u>

DEPUTY  DATE 5-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 5/8/2010

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 69ED2010

PLAINTIFF GMAC MORTGAGE LLC S/I/I GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

DEFENDANT TERRENCE L. FINK
KELLY A. KEHOE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
KELLY KEHOE
14A WINDING ROAD
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON TERRENCE FINK

RELATIONSHIP Husband IDENTIFICATION _____

DATE 5-14-10 TIME 1235 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
	<u>5-14-10</u>	<u>0810</u>	<u>2</u>	<u>L.C.</u>

DEPUTY



DATE 5-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 5/8/2010

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 69ED2010

PLAINTIFF GMAC MORTGAGE LLC S/I/I GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

DEFENDANT TERRENCE L. FINK
KELLY A. KEHOE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
SHIRLEY GOOD-TAX COLLECTOR
214 WINDING ROAD
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED ON BACK DOOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-14-10 TIME 1740 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. Arter* DATE 5-14-10



Representing Creditors in
Pennsylvania and New Jersey

1617 JFK Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-4491
Stephen.Ames@fedphe.com

Henry Sullivan ext 1542
Legal Assistant

May 14, 2010

Attn: Columbia Co. Sheriff's Office

RE: Verification of Non-Military Service

Dear Sir/Madam,

In accordance with the Sheriff's office request please find the Verification of Non-Military Service.

Thank you,

Henry Sullivan
Legal Assistant
HOS

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

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 S/I/I GMAC : COLUMBIA COUNTY
MORTGAGE CORPORATION F/K/A :
GMAC MORTGAGE CORPORATION : COURT OF COMMON PLEAS
OF PENNSYLVANIA :
: CIVIL DIVISION
: :
vs. : No. 2010-CV-16
:

TERRENCE L. FINK
KELLY A. KEHOE
THE UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY
FOR THE MIDDLE DISTRICT OF PA

VERIFICATION OF NON-MILITARY SERVICE

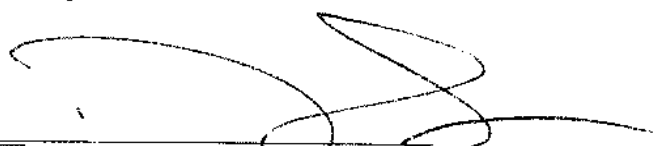
The undersigned attorney hereby verifies that he/she is the attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he/she has knowledge of the following facts, to wit:

(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 TERRENCE L. FINK is over 18 years of age and his last known address is 14A WINDING ROAD, AKA RR 2 BOX 117A, ORANGEVILLE, PA 17859-8911.

(c) that defendant KELLY A. KEHOE is over 18 years of age and her last known address is 14A WINDING ROAD, AKA RR 2 BOX 117A, ORANGEVILLE, PA 17859-8911.

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
 - Jeninc 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

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 5/8/2010

SERVICE# 3 - OF - 20 SERVICES
DOCKET # 67ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
REMIT CORPORATION C/O LAURINDA VOELCKER
36 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MATTHEW CAMPBELL

RELATIONSHIP DIRECTOR OF OPERATION IDENTIFICATION _____

DATE 5-14-10 TIME 1000 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 5-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/8/2010

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 69ED2010

PLAINTIFF GMAC MORTGAGE LLC S/I/I GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

DEFENDANT TERRENCE L. FINK
KELLY A. KEHOE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 5-13-10 TIME 1102 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 5-13-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/8/2010

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 69ED2010

PLAINTIFF GMAC MORTGAGE LLC S/I/I GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

DEFENDANT TERRENCE L. FINK

KELLY A. KEHOE

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 Newheart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 5-13-10 TIME 10:42 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 5-13-10

REAL ESTATE OUTLINE

ED # 69-10

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

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 _____ CK# 944200

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

SALE DATE Aug 2, 10 TIME 8:30
POSTING DATE June 2, 10
ADV. DATES FOR NEWSPAPER
1ST WEEK June 14
2ND WEEK 21
3RD WEEK 28

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 69 OF 2010 ED AND CIVIL WRIT NO. 16 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE AND PARCEL OF LAND situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin on the south right of way line of Legislative Route No. 19068, leading to State Route No. 487, and to Asbury; said point being on the West side of the abandoned Bloomsburg Branch Reading Railroad, and the East side of a private 10 feet dirt lane; THENCE along the abandoned Bloomsburg Branch Reading Railroad, South four degrees ten minutes zero seconds (4 degrees 10 minutes 00 seconds) West, a distance of two hundred forty-eight and ninety-two hundredths (248.92) feet to a steel pin in line of land now or late of Roland M. Davis; THENCE along land of Davis, South eighty-seven degrees fifteen minutes zero seconds (87 degrees 15 minutes 00 seconds) West through a steel pin, a distance of two hundred one and fifty-eight hundredths (201.58) feet to a point in the center of Fishingcreek; THENCE through the center of Fishingcreek, North thirty-two degrees thirteen minutes thirty-four seconds (32 degrees 13 minutes 34 seconds) West, a distance of one hundred eighty-three and sixty hundredths (183.60) feet to a point on the right of way of Legislative Route No. 19068; THENCE along the right of way of Legislative Route No. 19068, North seventy-two degrees four minutes fifty-one seconds (72 degrees 04 minutes 51 seconds) East through a steel pin, a distance of three hundred thirty-three and fifty-two hundredths (333.52) feet to the place of BEGINNING. CONTAINING 1.253 acres in accordance to a survey prepared by Charles B. Webb, R.S., dated July 26, 1984, and a copy of said survey map is attached hereto and made a part hereof.

TOGETHER with the right of way to the Grantees herein as contained in deeds in the previous chain of title and subject to any rights and privileges as detailed in previous deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Terrance L. Fink and Kelly A. Kehoc, as joint tenants with the right of survivorship by Deed from Margaret A. Jeffrey, now by marriage Margaret A. Smethers and Arthur E. Smethers wife and husband. Premises being: 14A WINDING ROAD, AKA RR 2 BOX 117A, ORANGEVILLE, PA 17859-8911

Tax Parcel # 15-06B-002-00.000

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

WRIT OF EXEMPTION - (MORTGAGE FORECLOSURE)

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

GMAC MORTGAGE LLC S/A GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2010-CV-16

COLUMBIA COUNTY

2010-EN-69

vs.

TERRENCE L. FINK
KELLY A. KEHOE

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: 14A WINDING ROAD, AKA RR 2 BOX 117A, ORANGEVILLE, PA 17859-8911
(See Legal Description attached)

Amount Due	\$50,784.39
Additional Fees and Costs	\$1,500.00
Interest from 03/03/2010 to Date of Sale @ \$8.46 per diem	\$_____ and costs.

James B. Kline
Barbara A. Salvetta
 (Clerk) Office of the Prothonotary Support, Common Pleas Court
 of Columbia County, Penna. *Chf. Clk*

Dated 05-06-2010
(SEAL)

PHS # 224743

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

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

GMAC MORTGAGE LLC S/I/GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

COURT OF COMMON PLEAS CIVIL DIVISION NO. 2010-CV-16 COLUMBIA COUNTY

2010-EN-69

vs.

TERRENCE L. FINK KELLY A. KEHOE

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due \$50,784.39
Additional Fees and Costs \$1,500.00
Interest from 03/03/2010 to Date of Sale @ \$8.46 Per diem \$_____ and costs.

[Handwritten signature]

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
[X] Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375

Note: Please attach description of Property.

PHS # 224743

Document Receipt

Trans # 22905 Carrier / service: POST 2PM 5/13/2010

Ship to: 22905

US INTERNAL REVENUE

1001 LIBERTY AVENUE

Tracking #: 9171924291001000001966

Doc Ref #: 69ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 22910 Carrier / service: POST 2PM 5/13/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000002017

Doc Ref #: 69ED2010

PHILADELPHIA PA 19106

Document Receipt

Trans # 22909 Carrier / service: POST 2PM 5/13/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000002000

Doc Ref #: 69ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 22908 Carrier / service: POST 2PM 5/13/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000001997

Doc Ref #: 69ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 22907 Carrier / service: POST 2PM 5/13/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000001980

DEPARTMENT 281230

Doc Ref #: 69ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 22906 Carrier / service: POST 2PM 5/13/2010

Ship to: 22906

US DEPT OF JUSTICE

PO BOX 11754

Tracking #: 9171924291001000001973

Doc Ref #: 69ED2010

HARRISBURG PA 17108

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 S/I/ GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA
Plaintiff

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-16**
:
: **COLUMBIA COUNTY**
:
:

v.

TERRENCE L. FINK
KELLY A. KEHOE

Defendant(s)

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
- 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
 - 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

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE AND PARCEL OF LAND situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin on the south right of way line of Legislative Route No. 19068, leading to State Route No. 487, and to Asbury; said point being on the West side of the abandoned Bloomsburg Branch Reading Railroad, and the East side of a private 10 feet dirt lane; THENCE along the abandoned Bloomsburg Branch Reading Railroad, South four degrees ten minutes zero seconds (4 degrees 10 minutes 00 seconds) West, a distance of two hundred forty-eight and ninety-two hundredths (248.92) feet to a steel pin in line of land now or late of Roland M. Davis; THENCE along land of Davis, South eighty-seven degrees fifteen minutes zero seconds (87 degrees 15 minutes 00 seconds) West through a steel pin, a distance of two hundred one and fifty-eight hundredths (201.58) feet to a point in the center of Fishingcreek; THENCE through the center of Fishingcreek, North thirty-two degrees thirteen minutes thirty-four seconds (32 degrees 13 minutes 34 seconds) West, a distance of one hundred eighty-three and sixty hundredths (183.60) feet to a point on the right of way of Legislative Route No. 19068; THENCE along the right of way of Legislative Route No. 19068, North seventy-two degrees four minutes fifty-one seconds (72 degrees 04 minutes 51 seconds) East through a steel pin, a distance of three hundred thirty-three and fifty-two hundredths (333.52) feet to the place of BEGINNING. CONTAINING 1.253 acres in accordance to a survey prepared by Charles B. Webb, R.S., dated July 26, 1984, and a copy of said survey map is attached hereto and made a part hereof.

TOGETHER with the right of way to the Grantees herein as contained in deeds in the previous chain of title and subject to any rights and privileges as detailed in previous deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Terrance L. Fink and Kelly A. Kehoe, as joint tenants with the right of survivorship by Deed from Margaret A. Jeffrey, now by marriage Margaret A. Smethers and Arthur E. Smethers wife and husband.

Premises being: 14A WINDING ROAD, AKA RR 2 BOX 117A, ORANGEVILLE, PA 17859-8911

Tax Parcel # 15-06B-002-00.000

Name

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

TENANT/OCCUPANT

**14A WINDING ROAD
AKA RR 2 BOX 117A
ORANGEVILLE, PA 17859-8911**

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

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

**US DEPARTMENT OF JUSTICE
US ATTORNEY FOR THE MIDDLE
DISTRICT OF PA**

**228 WALNUT STREET
HARRISBURG, PA 17108**

**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**

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 29, 2010

By:



Attorney for Plaintiff

Phelan Hallinan & Schmiege, LLP

- Lawrence T. Phelan, Esq., Id. No. 32227
- Francis S. Hallinan, Esq., Id. No. 62695
- Daniel G. Schmiege, 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

SHERIFF'S RETURN

GMAC MORTGAGE LLC S/I/GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

Plaintiff

vs.

TERRENCE I. FINK
KELLY A. KEHOE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2010-CV-16 CD

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

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

Sworn and Subscribed before me
this _____

So Answers,

BY: _____
Sheriff

day of _____ 20__

Notary Public

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

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

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

Expiration date

Plaintiff
GMAC MORTGAGE LLC S/I/I GMAC MORTGAGE CORPORATION F/K/A
GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

Court Number
2010-CV-16

Defendant
TERRENCE L. FINK
KELLY A. KEIHOE

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE
→

AT

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

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

14A WINDING ROAD AKA RR 2 BOX 117A ORANGEVILLE, PA 17859-8911

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 Plaintiff
_____ Defendant

Telephone Number

Date

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

(215)563-7000

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

SO ANSWERS
Signature of Dep. Sheriff

Date

of _____ 20_____

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 S/I/ GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA	Court Number 2010-CV-16
Defendant TERRENCE L. FINK KELLY A. KEHOE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT**

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
14A WINDING ROAD AKA RR 2 BOX 117A ORANGEVILLE, PA 17859-8911

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 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 <u>XX</u> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	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 S/I/ GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA	Court Number 2010-CV-16
Defendant TERRENCE L. FINK KELLY A. KEHOE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT**

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
14A WINDING ROAD AKA RR 2 BOX 117A ORANGEVILLE, PA 17859-8911

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator Requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814</u>	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 S/I GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
Plaintiff : NO. 2010-CV-16
:
: COLUMBIA COUNTY
:
:

vs.

TERRENCE L. FINK
KELLY A. KEHOE

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: TERRENCE L. FINK
14A WINDING ROAD,
AKA RR 2 BOX 117A
ORANGEVILLE, PA 17859-8911

KELLY A. KEHOE
14A WINDING ROAD,
AKA RR 2 BOX 117A
ORANGEVILLE, PA 17859-8911

****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 14A WINDING ROAD, AKA RR 2 BOX 117A, ORANGEVILLE, PA 17859-8911 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 \$50,784.39 obtained by GMAC MORTGAGE LLC S/I GMAC MORTGAGE CORPORATION F/K/A GMAC MORTGAGE CORPORATION OF PENNSYLVANIA (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 THAT CERTAIN PIECE AND PARCEL OF LAND situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin on the south right of way line of Legislative Route No. 19068, leading to State Route No. 487, and to Asbury; said point being on the West side of the abandoned Bloomsburg Branch Reading Railroad, and the East side of a private 10 feet dirt lane; THENCE along the abandoned Bloomsburg Branch Reading Railroad, South four degrees ten minutes zero seconds (4 degrees 10 minutes 00 seconds) West, a distance of two hundred forty-eight and ninety-two hundredths (248.92) feet to a steel pin in line of land now or late of Roland M. Davis; THENCE along land of Davis, South eighty-seven degrees fifteen minutes zero seconds (87 degrees 15 minutes 00 seconds) West through a steel pin, a distance of two hundred one and fifty-eight hundredths (201.58) feet to a point in the center of Fishingcreek; THENCE through the center of Fishingcreek, North thirty-two degrees thirteen minutes thirty-four seconds (32 degrees 13 minutes 34 seconds) West, a distance of one hundred eighty-three and sixty hundredths (183.60) feet to a point on the right of way of Legislative Route No. 19068; THENCE along the right of way of Legislative Route No. 19068, North seventy-two degrees four minutes fifty-one seconds (72 degrees 04 minutes 51 seconds) East through a steel pin, a distance of three hundred thirty-three and fifty-two hundredths (333.52) feet to the place of BEGINNING. CONTAINING 1.253 acres in accordance to a survey prepared by Charles B. Webb, R.S., dated July 26, 1984, and a copy of said survey map is attached hereto and made a part hereof.

TOGETHER with the right of way to the Grantees herein as contained in deeds in the previous chain of title and subject to any rights and privileges as detailed in previous deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Terrance L. Fink and Kelly A. Kehoe, as joint tenants with the right of survivorship by Deed from Margaret A. Jeffrey, now by marriage Margaret A. Smethers and Arthur E. Smethers wife and husband.

Premises being: 14A WINDING ROAD, AKA RR 2 BOX 117A, ORANGEVILLE, PA 17859-8911

Tax Parcel # 15-06B-002-00.000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-16

**GMAC MORTGAGE LLC S/I/T GMAC MORTGAGE CORPORATION F/K/A
GMAC MORTGAGE CORPORATION OF PENNSYLVANIA**

vs.

TERRENCE L. FINK

KELLY A. KEHOE

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

(Municipality)

14A WINDING ROAD, AKA RR 2 BOX 117A, ORANGEVILLE, PA 17859-8911

Parcel No. 15-06B-002-00.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$50,784.39

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180360 CHECK NO
944200

DATE	AMOUNT
04/29/2010	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Thomas S. Hallinan

⑈944200⑈ ⑆036001808⑆36 150866 6⑈