

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Columbia County vs Bradley & Stacy Stockman
NO. 86-10 ED NO. 610-09 JD

DATE/TIME OF SALE: Sept 22 2900

BID PRICE (INCLUDES COST) \$ 1775.76

POUNDAGE - 2% OF BID \$ 35.52

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1811.38

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) Agent for Phelan Halligan + Schmieg
Lyndi Mull

TOTAL DUE: \$ 1811.38

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 461.38

SHERIFF'S SALE COST SHEET

Critsmoortgage Inc vs. Bradley & Stuart Stockbridge
 NO. 86-10 ED NO. 640-09 JD DATE/TIME OF SALE Sept. 22 2/00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>44.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>456.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>572.86</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1111.86</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>0.00</u>		

SURCHARGE FEE (DSTE)	\$	<u>150.00</u>
MISC.	\$	
TOTAL ***** \$ <u>0.00</u>		

TOTAL COSTS (OPENING BID) \$ 1115.86

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

September 23, 2010

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: Bradley R. Stackhouse Sr., & Stacy L. Stackhouse
4624 Red Rock Road
Benton, PA 17814
No. 640-CV-2009

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to FEDERAL HOME LOAN MORTGAGE CORPORATION, 8200 Jones Branch Drive, Suite 202 McLean, VA 22102.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Citimortgage, Inc.

Account No. 202725

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: **PHELAN HALLINAN & SCHMIEG, LLP** Suite 1400 Telephone Number: **Area Code (215) 563-7000**

Street Address: **One Penn Center at Suburban Station** City: **Philadelphia** State: **PA** Zip Code: **19103**
1617 JFK Blvd.

B TRANSFER DATA **C. Date of Acceptance of Document**
September 23, 2010

Grantor(s)/Lessor(s): **Timothy T. Chamberlain - Sheriff** Grantee(s)/Lessee(s): **FEDERAL HOME LOAN MORTGAGE CORPORATION**
Columbia County Courthouse

Street Address: **P.O. Box 380, 35 W. Main St.** Street Address: **8200 Jones Branch Drive, Suite 202**
City: **Bloomsburg** State: **PA** Zip Code: **17815** City: **McLean** State: **VA** Zip Code: **22102**

D. REAL ESTATE LOCATION

Street Address: **4624 Red Rock Road, Benton, PA 17814** City, Township, Borough: **Benton Township**
County: **COLUMBIA** School District: **Benton Township** Tax Parcel Number: **03-06-011-02**

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$1,811.38	2. Other Consideration + -0-	3. Total Consideration = \$1,811.38
4. County Assessed Value \$15,526.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = \$ 57,290.94

F. EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

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

TRANSFER TO FEDERAL HOME LOAN MORTGAGE CORPORATION. This transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1452(e)

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

Signature of Correspondent or Responsible Party Nora M. Ferrer	Date: September 23, 2010
--------------------------------------------------------------------------	------------------------------------

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

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	86ED2010%	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier
25397	25397	PENNSYLVANIA HOUSING FINANCE AGENCY	Sheriff	86ED2010	6/7/2010	POST
25398	25398	UNITED STATES INTERNAL REVENUE	Sheriff	86ED2010	6/7/2010	POST
25399	25399	US DEPT OF JUSTICE	Sheriff	86ED2010	6/7/2010	POST
25400	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	86ED2010	6/7/2010	POST
25401	FAIR	OFFICE OF F.A.I.R.	Sheriff	86ED2010	6/7/2010	POST
25402	SBA	U.S. Small Business Administration	Sheriff	86ED2010	6/7/2010	POST
25403	IRS	INTERNAL REVENUE SERVICE	Sheriff	86ED2010	6/7/2010	POST

Records: 1 - 7 of 7



Date Produced: 06/14/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2413. Our records indicate that this item was delivered on 06/11/2010 at 09:20 a.m. in HARRISBURG, PA, 17105. The scanned image of the recipient information is provided below

Signature of Recipient:

Dom Britton
Dom Britton

Address of Recipient:

Po Box
15057

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 06/14/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2420. Our records indicate that this item was delivered on 06/10/2010 at 09:19 a.m. in PITTSBURGH, PA, 15222. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
Signature	
Printed name	J. B. Payne

Address of Recipient:

Delivery address	(5) 1000 LIBERTY AVE
------------------	----------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 06/14/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 2437. Our records indicate that this item was delivered on 06/10/2010 at 01:48 p.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

Susan Melendez
Susan Melendez

Address of Recipient:

P.O. BOX 11754

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 06/14/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2437. Our records indicate that this item was delivered on 06/10/2010 at 01:48 p.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

Susan Melendez
Susan Melendez

Address of Recipient:

P.O. BOX 11754

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 06/14/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2444. Our records indicate that this item was delivered on 06/09/2010 at 09:56 a.m. in HARRISBURG, PA, 17106. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Joseph Mohr", with the date "6-9-10" written to the right. The signature is written over a horizontal line.

Address of Recipient:

A rectangular area where the recipient's address has been redacted, showing only a dark, textured background.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

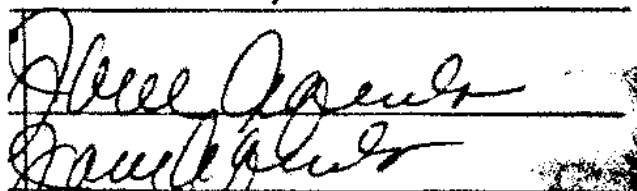


Date Produced: 06/14/2010

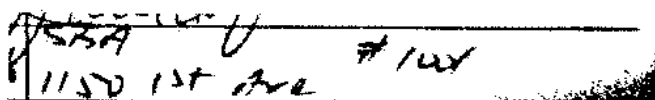
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2468. Our records indicate that this item was delivered on 06/10/2010 at 10:25 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
A rectangular box containing a handwritten signature in black ink. The signature appears to be "David J. Smith". Above the signature, the words "Delivery Section" are printed in a small, bold font.

Address of Recipient:

A rectangular box containing a handwritten address in black ink. The address is "1150 1st Ave #104".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

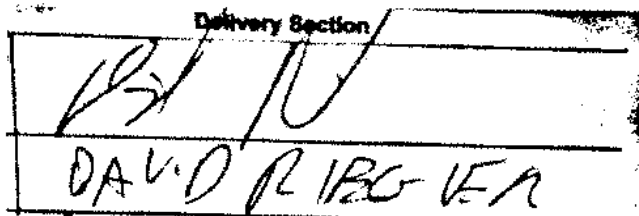


Date Produced: 06/14/2010

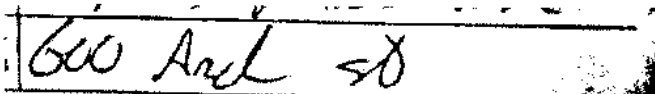
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 2475. Our records indicate that this item was delivered on 06/10/2010 at 09:33 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 1, 8, 15, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 16th day of September 2010

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

MICHELLE GRAGO
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

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

No. 640CV2009

Re: CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. VS. BRADLEY R.
STACKHOUSE, SR, and STACY L. STACKHOUSE
No. 640CV2009

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 09/22/2010 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

MICHELLE GRAGO, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.

Plaintiff,

v.

BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE

Defendant(s)

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

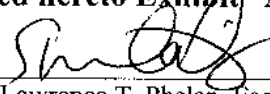
No. 640CV2009

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

- 
- ☐ 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

Date: 8/20/10

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

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

**4624 RED ROCK ROAD
BENTON, PA 17814-7609**

**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**

**Domestic Relations of Columbia County
Columbia County Courthouse**

**P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**


**P.O. Box 2675
Harrisburg, PA 17105**

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.

Date:

8/20/10

By:


Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

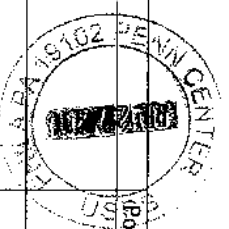
- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☒ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivck 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

Name and Address of Sender

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

JOT/JSC

9/22/10 9AM SALE



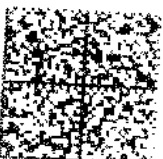
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 4624 RED ROCK ROAD BENTON, PA 17814-7609		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	United States Internal Revenue Special Procedures Branch Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222		
5	****	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		
6		PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET P.O. BOX 15530 CITY OF HARRISBURG, PA 17128		
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: BRADLEY R STACKHOUSE, SR (COLUMBIA) TEAM 3 PHS# 2027725		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster Ref (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



Name and Address Of Sender
Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

MJC - 9/22/10 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET P.O. BOX 15530 HARRISBURG PA 17101-1406		
2	****			
3	****			
4	****			
5	****			
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****	RE: BRADLEY R. STACKHOUSE, SR. (COLUMBIA) TEAM 3 PHS# 202725		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per Name of Receiving Employee	The full declaration of value is required on all domestic and international registered mail. The r for the reconstruction of nonnegotiable documents under Express Mail document reconstruction piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Expro The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. R900 S913 and S921 for limitations of coverage.





SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (770) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

CITIMORTGAGE INC

VS.

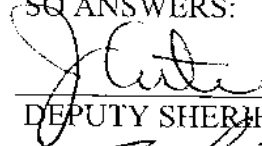
BRADLEY & STACEY STACKHOUSE

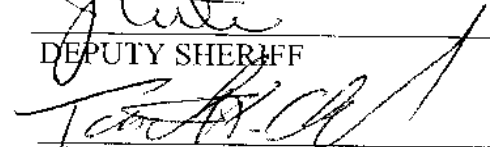
WRIT OF EXECUTION #86 OF 2010 ED

POSTING OF PROPERTY

AUGUST 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BRADLEY & STACEY STACKHOUSE AT 4624 RED ROCK ROAD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JAMES ARTER.

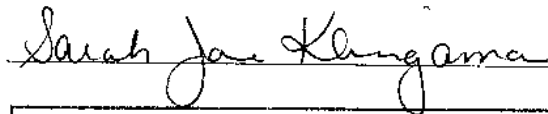
SQ ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF AUGUST 2010



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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CITIMORTGAGE, INC. S/B/M TO ABN
AMRO MORTGAGE GROUP, INC.
VS

Docket # 86ED2010

MORTGAGE FORECLOSURE

BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

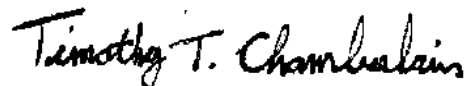
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JUNE 08, 2010, AT 11:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRADLEY STACKHOUSE, SR. AT 4624 RED ROCK ROAD, BENTON BY HANDING TO BRADLEY STACKHOUSE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

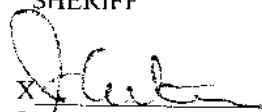
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JUNE 08, 2010


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

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

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
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PHONE
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CITIMORTGAGE, INC. S/B/M TO ABN
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MORTGAGE FORECLOSURE

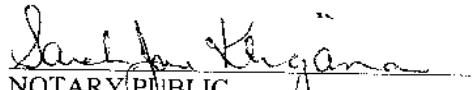
BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JUNE 08, 2010, AT 11:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON STACY STACKHOUSE AT 4624 RED ROCK ROAD, BENTON BY HANDING TO BRADLEY STACKHOUSE, 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 TUESDAY, JUNE 08, 2010


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
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: 06/09/2010

Fee: \$5.00

Cert. NO: 8134

STACKHOUSE BRADLEY R & STACY L SR
4624 RED ROCK RD
BENTON PA 17814

District: BENTON TWP
Deed: 20021 -4905
Location: 4624 REDROCK RD
Parcel Id:03 -06 -011-02,000

Assessment: 15,526
Balances as of 06/09/2010

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 6/4/2010

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 86ED2010

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BRADLEY STACKHOUSE, SR.

4624 RED ROCK ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Bradley Stackhouse Sr

RELATIONSHIP Defendant IDENTIFICATION _____

DATE 6-8-10 TIME 11:40 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 6-8-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 6/4/2010

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 86ED2010

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

STACY STACKHOUSE

4624 RED ROCK ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Bradley Stackhouse Sr

RELATIONSHIP Husband IDENTIFICATION _____

DATE 6-8-10 TIME 11:40 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

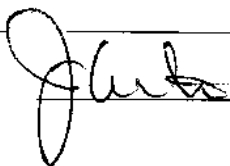
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-8-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 6/4/2010

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 86ED2010

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CATHY GORDON-TAX COLLECTOR

85 GORDON ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Cathy Gordon

RELATIONSHIP Tax collector IDENTIFICATION _____

DATE 6-8-10 TIME 7:45 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

DATE 6-8-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/4/2010

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 86ED2010

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

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 6-8-10 TIME 0902 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 6-8-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/4/2010

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 86ED2010

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

DEFENDANT BRADLEY R. STACKHOUSE, SR.
STACY L. STACKHOUSE

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 Renae Newhart

RELATIONSHIP Office manager IDENTIFICATION _____

DATE 6-7-10 TIME 1603 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 Allisano

DATE 6-7-10

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 86 OF 2010 ED AND CIVIL WRIT NO. 640 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN frame message and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a # 5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez. The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609

Tax Parcel #03-06-011-02,000

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 is 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.

Plaintiff's Attorney
Michele Bradford
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:00 AM

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Plaintiff's Attorney
Michele Bradford
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:00 AM

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Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609

Tax Parcel #03-06-011-02,000

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Plaintiff's Attorney
Michele Bradford
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:00 AM

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Plaintiff's Attorney
Michele Bradford
1617 JFK Blvd
Philadelphia, PA 19106

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

REAL ESTATE OUTLINE

ED # 86-10

DATE RECEIVED 6-1-10
DOCKET AND INDEX 6-1-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>958485</u>

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

SALE DATE 6-22-10 TIME 4:00
POSTING DATE 6-22-10
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>6-22-10</u>
2 ND WEEK	<u>6-29-10</u>
3 RD WEEK	<u>7-6-10</u>

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa C.P. 3180-3183 and Rule 3257

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE
GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 640CV2009

COLUMBIA COUNTY

2010-ED-86

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: 4624 RED ROCK ROAD, BENTON, PA 17814-7609
(See Legal Description attached)

Amount Due	\$57,802.40
Additional Fees and Costs	\$0.00
Interest from 06/10/2009 to Date of Sale	\$_____ and costs.
@ \$9.96 per diem	

Dated

June 4 2010
(SEAL)

PHS # 202725

Lami B. Kline
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

Document Receipt

Trans # 25403 Carrier / service: POST 2PM 6/7/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000002475

Doc Ref #: 86ED2010

Document Receipt

Trans # 25402 Carrier / service: POST 2PM 6/7/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000002468

Doc Ref #: 86ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 25401 Carrier / service: POST 2PM 6/7/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000002451

Doc Ref #: 86ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 25400 Carrier / service: POST 2PM 6/7/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000002444

DEPARTMENT 281230

Doc Ref #: 86ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 25399 Carrier / service: POST 2PM 6/7/2010

Ship to: 25399

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000002437

Doc Ref #: 86ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 25398 Carrier / service: POST 2PM 6/7/2010

Ship to: 25398

UNITED STATES INTERNAL REVENUE

1001 LIBERTY AVE

Tracking #: 9171924291001000002420

Doc Ref #: 86ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 25397 Carrier / service: POST 2PM 6/7/2010

Ship to: 25397

PENNSYLVANIA HOUSING FINANCE
AGENCY

PO BOX 15530

Tracking #: 9171924291001000002413

Doc Ref #: 86ED2010

HARRISBURG PA 17128

Phelan Hallinan & Schmieg, LLP
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

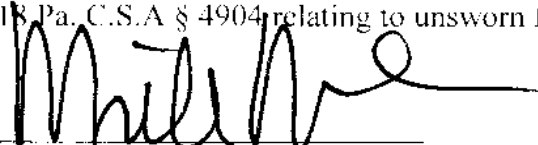
CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.	:	COLUMBIA COUNTY
	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
BRADLEY R. STACKHOUSE, SR	:	No. 640CV2009
STACY L. STACKHOUSE	:	

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he 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 it Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant BRADLEY R. STACKHOUSE, SR is over 18 years of age and resides at 4624 RED ROCK ROAD, BENTON, PA 17814-7609.
- (c) that defendant STACY L. STACKHOUSE is over 18 years of age and resides at 4624 RED ROCK ROAD, BENTON, PA 17814-7609.

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



- 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

Phelan Hallinan & Schmieg, LLP
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.	:	COLUMBIA COUNTY
	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
BRADLEY R. STACKHOUSE, SR	:	No. 640CV2009
STACY L. STACKHOUSE	:	

VERIFICATION OF NON-MILITARY SERVICE

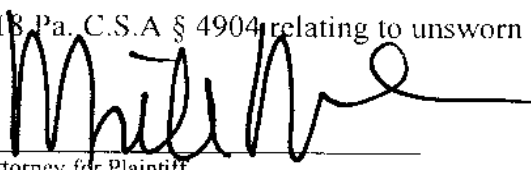
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 BRADLEY R. STACKHOUSE, SR is over 18 years of age and resides at 4624 RED ROCK ROAD, BENTON, PA 17814-7609.

(c) that defendant STACY L. STACKHOUSE is over 18 years of age and resides at 4624 RED ROCK ROAD, BENTON, PA 17814-7609.

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Attorney for Plaintiff

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- ☐ 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. Davcy, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
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- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Sprvack, 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

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.**

Plaintiff

v.

**BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE**

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 640CV2009**
:
: **COLUMBIA COUNTY**

PHS # 202725

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., 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 **4624 RED ROCK ROAD, BENTON, PA 17814-7609.**

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

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

BRADLEY R. STACKHOUSE, SR

**4624 RED ROCK ROAD
BENTON, PA 17814-7609**

STACY L. STACKHOUSE

**4624 RED ROCK ROAD
BENTON, PA 17814-7609**

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)

None.

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

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

**PENNSYLVANIA HOUSING FINANCE
AGENCY**

**211 NORTH FRONT STREET
P.O. BOX 15530
CITY OF HARRISBURG, PA 17128**

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 an interest in the property which may be affected by the sale:

Name

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

TENANT/OCCUPANT

**4624 RED ROCK ROAD
BENTON, PA 17814-7609**

**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**

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.

~~May 28, 2010~~

6/3/10

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
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
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- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.**

Plaintiff

v.

**BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE**

Defendant(s)

: **COUNTY OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO. 640CV2009**

:

: **COLUMBIA COUNTY**

PHS # 202725

AFFIDAVIT PURSUANT TO RULE 3129.1

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BENTON, PA 17814-7609**

STACY L. STACKHOUSE

**4624 RED ROCK ROAD
BENTON, PA 17814-7609**

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Name

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

SAME AS ABOVE

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Name

Address (if address cannot be
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**PENNSYLVANIA HOUSING FINANCE
AGENCY**

**211 NORTH FRONT STREET
P.O. BOX 15530
CITY OF HARRISBURG, PA 17128**

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 from whom the plaintiff has knowledge who has an interest in the property which may be affected by the sale:

Name

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

TENANT/OCCUPANT

**4624 RED ROCK ROAD
BENTON, PA 17814-7609**

**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**

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.

~~May 28, 2010~~ 6/3/10

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
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- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO. 640CV2009
	:	
vs.	:	COLUMBIA COUNTY
	:	
BRADLEY R. STACKHOUSE, SR	:	
STACY L. STACKHOUSE	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE
4624 RED ROCK ROAD
BENTON, PA 17814-7609**

****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 **4624 RED ROCK ROAD, BENTON, PA 17814-7609** 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 **\$57,802.40** obtained by **CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.** (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 frame messuage and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez, The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: **4624 RED ROCK ROAD, BENTON, PA 17814-7609**

Tax Parcel # **03-06-011-02, 000**

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 640CV2009

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR

STACY L. STACKHOUSE

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

(Municipality)

4624 RED ROCK ROAD, BENTON, PA 17814-7609

Parcel No. 03-06-011-02, 000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,802.40

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN frame message and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez, The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

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LEGAL DESCRIPTION

ALL THAT CERTAIN frame messuage and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez, The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: **4624 RED ROCK ROAD, BENTON, PA 17814-7609**

Tax Parcel # **03-06-011-02, 000**

LEGAL DESCRIPTION

ALL THAT CERTAIN frame message and picce, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez, The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: **4624 RED ROCK ROAD, BENTON, PA 17814-7609**

Tax Parcel # **03-06-011-02, 000**

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 640CV2009

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR

STACY L. STACKHOUSE

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

(Municipality)

4624 RED ROCK ROAD, BENTON, PA 17814-7609

Parcel No. 03-06-011-02, 000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,802.40

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 640CV2009

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR

STACY L. STACKHOUSE

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

(Municipality)

4624 RED ROCK ROAD, BENTON, PA 17814-7609

Parcel No. 03-06-011-02, 000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,802.40

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 640CV2009

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR

STACY L. STACKHOUSE

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

(Municipality)

4624 RED ROCK ROAD, BENTON, PA 17814-7609

Parcel No. 03-06-011-02, 000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,802.40

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 640CV2009

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR

STACY L. STACKHOUSE

**owner(s) of property situate in the TOWNSHIP OF BENTON, Columbia County,
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(Municipality)

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Parcel No. 03-06-011-02, 000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,802.40

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 640CV2009

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR

STACY L. STACKHOUSE

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

(Municipality)

4624 RED ROCK ROAD, BENTON, PA 17814-7609

Parcel No. 03-06-011-02, 000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,802.40

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S RETURN

CITIMORTGAGE, INC., S/B/M TO ABN AMRO MORTGAGE
GROUP, INC.

Plaintiff

vs.

BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 640CV2009 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

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

Ptaintiff
CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

Court Number
640CV2009

Defendant
BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE

Type or Writ of Complaint
EXECUTION/HANDBILL 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)

4624 RED ROCK ROAD

BENTON, PA 17814-7609

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 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
6/3/10

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
CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

Court Number
640CV2009

Defendant
BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE

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

BRADLEY R. STACKHOUSE, SR

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

4624 RED ROCK ROAD

BENTON, PA 17814-7609

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

PLEASE SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, 2011, 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 or resale.

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

6/3/10

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

Date

Signature of Dep. Sheriff

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 CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.	Court Number 640CV2009
------------------------------------------------------------------------	---------------------------

Defendant BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE	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.
STACY L. STACKHOUSE
ADDRESS (Street or RFD, Apartment No., City, Born, Twp., State and Zip Code)
4624 RED ROCK ROAD
BENTON, PA 17814-7609

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

PLEASE 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 <input checked="" type="checkbox"/> Plaintiff Defendant	Telephone Number (215)563-7000	Date 6/3/0
ADDRESS One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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 style="width: 100%;"> <tr> <td style="width: 60%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 40%;">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							

LEGAL DESCRIPTION

ALL THAT CERTAIN frame message and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez, The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: **4624 RED ROCK ROAD, BENTON, PA 17814-7609**

Tax Parcel # **03-06-011-02, 000**

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

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE
GROUP, INC.

vs.

BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 640CV2009

COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

Additional Fees and Costs

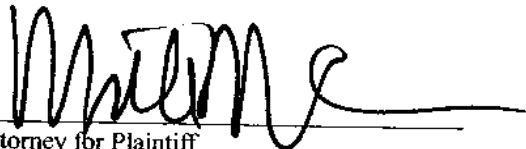
Interest from 06/10/2009 to Date of Sale

@ \$9.96 Per diem

\$57,802.40

\$0.00

\$_____ and costs.


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 # 202725

2009 JUN -4 12:00
CLERK OF COURT
COLUMBIA COUNTY, PA

LEGAL DESCRIPTION

ALL THAT CERTAIN frame messuage and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a #5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West, 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

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TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martincz, The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: **4624 RED ROCK ROAD, BENTON, PA 17814-7609**

Tax Parcel # **03-06-011-02, 000**

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

Attorneys for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE
GROUP, INC.**

Plaintiff

v.

**BRADLEY R. STACKHOUSE, SR
STACY L. STACKHOUSE**

Defendant(s)


: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 640CV2009**
:
: **COLUMBIA COUNTY**
:
:

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
- ☐ 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

CLERK OF COURT
COLUMBIA COUNTY, PA

2008 JUN -4 P 12:00

2008 JUN -4 P 12:00

215-563-7000

Attorneys for Plaintiff

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC.

Plaintiff

 γ_1

BRADLEY R. STACKHOUSE, SR

STACY L. STACKHOUSE

Defendant(s)

: COURT OF COMMON PLEAS

2

: CIVIL DIVISION

•

: NO. 640CV2009

•

: COLUMBIA COUNTY

■ ■

•

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 FHIA 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: [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
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- ☐ 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

[illegible]

00 31 d h- 90f 007

1. *Staphylococcus aureus* (ATCC 12228) was grown in tryptic soy broth (TSB) (Difco) supplemented with 0.5% yeast extract (Difco) and 0.5% glucose (Difco) at 37°C. Cells were harvested at mid-log phase (OD₆₀₀ = 0.5) and washed with phosphate buffered saline (PBS) (pH 7.4) containing 100 μg/ml penicillin, 100 μg/ml streptomycin, and 100 μg/ml nystatin. Cells were then resuspended in PBS and stored at 4°C until use.

IN RE:	:	
BRADLEY R. STACKHOUSE	:	
A/K/A BRADLEY R. STACKHOUSE, SR	:	Bk. No. 5:09-08005 RNO
STACIE STACKHOUSE	:	
A/K/A STACY L. KARNS	:	Chapter No. 13
A/K/A STACY L. STACKHOUSE	:	
Debtors	:	
	:	
CITIMORTGAGE, INC. S/B/M TO ABN AMRO	:	
MORTGAGE GROUP, INC.	:	11 U.S.C. §362
	:	
Movant	:	
	:	
v.	:	
	:	
BRADLEY R. STACKHOUSE	:	
A/K/A BRADLEY R. STACKHOUSE, SR	:	
STACIE STACKHOUSE	:	
A/K/A STACY L. KARNS	:	
A/K/A STACY L. STACKHOUSE	:	
Respondents	:	

Case 5:09-bk-08005-RNO Doc 31 Filed 04/22/10 Entered 04/22/10 11:22:51 Desc
Main Document Page 1 of 1

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK
956425

NEG 05/28/2010

DATE	AMOUNT
05/28/2010	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

⑈956425⑈ ⑆036001808⑆36 150866 6⑈

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

TO BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
1007682

Pay FOUR HUNDRED SIXTY ONE AND 38/100 DOLLARS

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

MEMO 08292613

DATE	AMOUNT
09/23/2010	*****461.38

Valid after 180 days

Thomas S. Hallinan

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