### COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Crhamberge Tol VS	Bradley & Wacy Stackroom
NO. <u>86-0</u> ED	
DATE/TIME OF SALE: Sop (2)	<u>590</u>
BID PRICE (INCLUDES COST)	\$ 1775.76
POUNDAGE – 2% OF BID	<u>\$_35,5}</u>
TRANSFER TAX – 2% OF FAIR MKT	\$
MISC. COSTS	\$
TOTAL AMOUNT NEEDED TO PURCH.	s <u>1811, 38</u>
PURCHASER(S):ADDRESS:	
NAMES(S) ON DEED:	
PURCHASER(S) SIGNATURE(S) Heren	+ for Phelan Hallinan + schmies
TOTAL DUE:	\$ <u>1811.38</u>
LESS DEPOSIT:	<u>\$                                    </u>
DOWN PAYMENT:	\$
TOTAL DUE IN 8 D	s <u>461,38</u>

### SHERIFF'S SALE COST SHEET

Continue topic line vs	Bradla A	- 57400	Shock bur	rive"
NO. 86-16 ED NO. 640-09 J	D DATE/TIM	ME OF SALE_	50 pt. 1	71/00
			<b>1</b> "	
DOCKET/RETURN SERVICE PER DEF.	\$15.00			
	\$ 150000			
LEVY (PER PARCEI,	\$15.00			
MAILING COSTS	\$ 414,50			
ADVERTISING SALE BILLS & COPIES	\$17.50			
ADVERTISING SALE (NEWSPAPER)	\$15.00			
MILEAGE POSTING HANDRILL	\$ <del>-70,00</del>			
POSTING HANDBILL	\$15.00			
CRYING/ADJOURN SALE	\$10.00			
SHERIFF'S DEED	\$35.00			
TRANSFER TAX FORM	\$25.00			
DISTRIBUTION FORM	\$25.00			
COPIES	\$ 25.000			
COPIES NOTARY TOTAL *********	\$_/ <sub>3</sub> ,30	111-11-00	,	
IOIAL ********	******	\$ <u>*/5</u> 800	<i>;</i> –	
WEB POSTING	\$150.00			
PRESS ENTERPRISE INC.	\$ 572186			
SOLICITOR'S SERVICES	\$75.00			
TOTAL *******	******	\$/////p/C	<u>.</u>	
DROTHONOTARY MOTARY	<b>#10.00</b>			
DECORDED OF DEEDS	\$10.00			
RECORDER OF DEEDS	\$ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\			
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ************************************	*****	\$ <u>(C)</u> . (2)	-	
REAL ESTATE TAXES:				
BORO, TWP & COUNTY 20	\$			
SCHOOL DIST. 20	\$			
DELINQUENT 20	\$ 5 00			
TOTAL ********	*****	<u>\$_5,00</u> _	_	
MUNICIPAL FEES DUE:				
	er e			
WATER 20	<u> </u>			
SEWER 20_ 3 WATER 20_ 3 TOTAL *********	D	s - O-		
		Ψ <u> </u>	-	
SURCHARGE FEE (DSTE)		\$ <u>/Sayao_</u>		
MISC.	\$			
TOTAL ********	\$	S 25		
TOTAL ********	*****	\$		
TOTAL COSTS (OPE	NING BID)		\$///5/5	6

### PHELAN HALLINAN & SCHMIEG, LLI-

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 HARRISBUEG, PA 17128-0603

### REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USI	EONLY
State Tax Paid	
Book Number	
Page Number	,- <u>-</u>
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 exemptions 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)

based on: (1) family r	clationship or (2)	public utility easement. If	more space is needed, att	ach additional sheet(s).								
A COI	RRESPON	DENT – All inqu		directed to the foll	owing person:							
Name DUELAN TIALET	NIANI O CONTYN	ma un		ohone Number:								
PHELAN HALLI Street Address	NAN & SCHN	III.G, LLP	Suite 1400 City		215 ) 563-7000							
One Penn Center	at Suburban S	tation	Philadelphia	State PA	Zip Code 19103							
1617 JFK Blvd.			1 made produ	17	19103							
B TRANSFI	ER DATA		C. Date of Acceptance of Document									
			September 23, 2010									
Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s)									
Timothy T. Cha	amberlain -	Sheriff		E LOAN MORTGAGE C	ORPORATION							
Columbia Cour	nty Courtho	use										
Street Address		***	Street Address	~								
P.O. Box 380, 35 V				h Drive, Suite 202								
-	State PA	Zip Code 17815	City	State	Zip Code							
D. REAL EST			McLean	VA	22102							
Street Address	ALE LUCE	TION	City, Township, Boro	not.								
4624 Red Rock Ro	ad, Benton, P	A 17814	Benton Townshi	<u>.</u>								
County	,	School District		Tax Parcel Number								
COLUMBIA		Benton Township		03-06-011-02								
E. VALUATION 1	DATA -WAS I	TRANSACTION PAI	RT OF AN ASSIGN	MENT OR RELOCATION	N? □ Y <del>□ N</del>							
1. Actual Cash Conside	eration	2. Other Consideration		3. Total Consideration								
\$1,811.38 4. County Assessed Val		+ -0-		= \$1,811.38								
\$15,526.00	ue I	5. Common Level Ratio 3 x 3.69	ractor	6. Fair Market Value = \$57,290,94								
F. EXEMPTIO	ጋለ ከልተል			- \$37,290,94								
1a. Amount of Exempti		1b. Percentage of Interes	st Conveyed	1c. Percentage of Grantor's Inte	or's Interest Conveyed							
100%		100%		100 %	· ·							
2. Check Appropriate	Roy Ralow for Wa	comption Claimed										
☐ Will or intestate su		compilent Cramico										
= Will of filestate st	iccession	(Name of Decedant)	(Est	ate File Number)	•							
Transfer to trust. (.	Attach complete	copy of trust agreement i	·	•								
Transfer from trus			acimi jing an ochemen	1103. j								
		of original and amended	trust.	——————————————————————————————————————	<del></del>							
		nt/straw party. (Attach o		/straw narty agreement )								
				dication, condemnation or in lie	or of condemnation							
(if condemnation	n or in lieu of c	ondemnation, attach a	copy of resolution.)	dication, condemnation of mine	d of condemnation,							
_				rtgage and note/Assignment.)								
		emnation, attach copy of		regugo una noto/resignmente)								
Corrective or conf	irmatory deed. (a	Attach complete copy of	the prior deed being cor	rected or confirmed.)								
		merger or division. (Atta-		· · · · · · · · · · · · · · · · · · ·								
		aimed, if other than liste										
TRANSFER TO FED	DERAL HOME	LOAN MORTGAGE C	CORPORATION, Thi	s transfer is an exempt transa	ction based on 72 P.S. Sect. 8103							
C.3.(2) and 12 U.S.C.	Sect . 1452(e)											
Harding Day, 52			1744		<u></u>							
Under Penalties of lav <u>knowledge</u> and belief	v, I Geciare that f. it is true, corr	I have examined this Si	tatement, including ac	companying information, and	to the best of my							
Signature of Correspond	lent or Responsible	Party 10	<del>\</del>		Date:							
Nora M. Ferrer	-	March	( )		September 23, 2010							
ALLIRE TO COMP	LETE THIS FO	DW DDODRDI V OD	TTACIO A PRILICIA P	LE DOCTIMENTATION SEE								

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

### CRITERIA

Field		Beginning Value		Ending Value	And/Or
Doc Ref#	i say Maria	86ED2010%	То		
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				<b>€</b>	

### RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier
253 <u>97</u>	25 <u>397</u>	PENNSYLVANIA HOUSING FINANCE AGENCY	<u>Sh</u> eriff	86ED2 <u>010</u>	6/7 <u>/2010</u>	POST
<u>2539</u> 8	<u>2539</u> 8	UNITED STATES INTERNAL REVENUE	Sheriff	8 <u>6ED201</u> 0	6/7/2010	POST
<u>2539</u> 9	<u>253</u> 99	US <u>DEPT OF JUSTICE</u>	S <u>heriff</u>	8 <u>6ED201</u> 0	<u>6/7/2</u> 010	POST
<u>2540</u> 0	COP	COMMONWEALTH OF PENNSYLVANIA	Sh <u>eriff</u>	86 <u>ED2010</u>	6/7/2010	POST
<u>25401</u>	<u>FAIR</u>	OFFICE OF F.A.I.R.	S <u>heriff</u>	8 <u>6ED201</u> 0	<u>6/7/2</u> 010	<u>PO</u> ST
<u>254</u> 02	<u>SB</u> A	U. <u>S. Smal</u> l Bu <u>siness Administrat</u> ion	S <u>heriff</u>	8 <u>6ED20</u> 10	<u>6/7/2010</u>	<u>P</u> OST
<u>2540</u> 3	<u>IRS</u>	<u>INTERNAL REVENUE SERVICE</u>	Sh <u>eriff</u>	8 <u>6ED201</u> 0	6/7/2010	<u>PO</u> ST

Records: 1 - 7 of 7



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

Don Britton

Signature of Recipient:

Address of Recipient:

P. Bax

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 representitive.

Sincerely,

United States Postal Service



### 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:

Address of Recipient:

Delivery Section

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 representitive.

Sincerely,

United States Postal Service



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

Jun-Deleng 5 us an Helandez P.O. BOX11754

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 representitive.

Sincerely,

United States Postal Service



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

Susan Helandez P.O. BOX11758

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 representitive.

Sincerely,

United States Postal Service



### 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:

| Compared to the com

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 representitive.

Sincerely,

United States Postal Service



### 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:

Address of Recipient:

The section of Recipient:

The section of Recipient:

The section of Recipient:

The section 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 representitive.

Sincerely,

United States Postal Service



### 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:

DAVD RIBG-VEN

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 representitive.

Sincerely,

United States Postal Service

### 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 list day of September 20.1-
	Notarial Seal  Notarial Seal  Dennis L. Ashenfelder, Notary Public  Scott Twp., Columbia County  My Commission Expires July 3, 2011  Member, Panisylvania Association of Notaries
	, 20for publishing the foregoing notice, and the n 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.	: COLUMBIA COUNTY
Plaintiff,	COURT OF COMMON PLEAS
v.	: CIVIL DIVISION
BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE Defendant(s)	No. 640CV2009
AFFIDAVIT OF SERVICE PU	RSUANT TO RULE 3129.1
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY	) ) SS:
the persons or parties named, at that address, s applicable. A copy of the Certificate of Mailing Receipt stamped by the U.S. Postal Service is at	(Form 3817) and/or Certified Mail Return
Date: 8/20/10	Attorney for Plaintiff

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.

v.  BRAD	MORTGAGE, INC. S/B/M TO AN AMR RTGAGE GROUP, INC. Plaintiff DLEY R. STACKHOUSE, SR CY L. STACKHOUSE Defendant(s)	CO T OF COMMON PLEAS  CIVIL DIVISION  NO. 640CV2009  COLUMBIA COUNTY  PHS # 202725  Amended									
	<u>AFFIDAVIT PUI</u>	RSUANT TO RULE 3129.1									
undersi real pro	CITIMORTGAGE, INC. S/B/M TO ABN AMRO gned attorney, sets forth as of the date the Praecipe for the perty located at 4624 RED ROCK ROAD, BENTON,	MORTGAGE GROUP, INC., Plaintiff in the above action, by the le Writ of Execution was filed, the following information concerning the 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 cred Name	editor whose judgment is a record lien on the real property to be sold:  Address (if address cannot be reasonably ascertained, please indicate)									
	None.										
4.	Name and address of last recorded holder of every me Name	ortgage of record: Address (if address cannot be reasonably ascertained, please indicate)									
	PENNSYLVANIA HOUSING FINANCE AGENCY	211 NORTH FRONT STREET P.O. BOX 15530 HARRISBURG PA 17101-1406									
5.	Name and address of every other person who has any Name	record lien on the property: Address (if address cannot be reasonably ascertained, please indicate)									
	None.										
6.	Name and address of every other person who has any sale. Name	record interest in the property and whose interest may be affected by the  Address (if address cannot be reasonably ascertained, please indicate)									
	None.										

7.	be directed by the sale.	the plaintiff has knowledge who has any interest in the property which may
	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
knowl of 18	I verify that the statements made in this af edge or information and belief. I understan Pa. C.S.A. § 4904 relating to unsworn falsi	fidavit are true and correct to the best of my personal and that false statements herein are made subject to the penalties fication to authorities.
knowl of 18 :	edge or information and belief. I understan	and that false statements herein are made subject to the penalties fication to authorities.  By:
01 10	edge or information and belief. I understan	By:  Attorney for Plaintiff  Phelan Hallinan & Schmieg, LLP
01 10	edge or information and belief. I understan	By:  Attorney for Plaintiff  Phelan Hallinan & Schmieg, LLP  Lawrence T. Phelan, Esq., Id. No. 32227  Francis S. Hallinan, Esq., Id. No. 62695
01 10	edge or information and belief. I understan	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
01 10	edge or information and belief. I understan	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. 6205  Michele M. Bradford, Esq., Id. No. 69849  Judith T. Romano, Esq., Id. No. 58745
01 10	edge or information and belief. I understan	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
01 10	edge or information and belief. I understan	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  Jedith 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
01 10	edge or information and belief. I understan	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
01 10	edge or information and belief. I understan	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  Ladith 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
01 10	edge or information and belief. I understan	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. 6849  Ladith 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. 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

Name and Address



Phelan Hallinan & Schmieg, LLP 1617 JFK Boulevard, Suite 1400

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  | U.S. Department of Justic  | Pittsburgh, PA 15222  | 1001 Liberty Avenue   | 13th Floor, Suite 1300  | Special Procedures Brance Federated Investors Towe  | United States Internal Re   
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  | COLUMBIA COUNTY  | BENTON, PA 17814-7609  | 4624 RED ROCK ROAD  | TENANT/OCCUPANT  
  | Name of Addressee, Stree  | Philadelphia, PA 19103  | 1617 JFK Boulevard, Suite 1400<br>One Penn Center Plaza  | | | | |
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Of Sender Address Name and

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

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	RE: BRADLEY R. STACKHOUSE, SR (COLUMBIA) TEAM 3 PHS# 202725														PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET P.O. BOX 15530 HARRISBURG PA 17101-1406	Name of Addressee, Street, and Post Office Address	
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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 Expr. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. R900 S913 and S921 for limitations of coverage.

Pieces Listed by Sende Total Number of

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)



### **TIMOTHY T. CHAMBERLAIN**



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815 FAX: (570) 389-5625 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:

EPUTY SHERAFF

TİMOTHY T. CHAMBERLAIN

**SHERIFF** 

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> 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



PHONE (\$70) 389:5622

24 HOUR PHONE (\$70) 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

Notarial Seal SARAH JANE KLINGAMAN Notary Public

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

J. ARTER

SHERIFF

DEPUTY SHERIFF

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

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

24 HOUR PHONE (\$70) 784-6300

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

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—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 Seai SARAH JANE KLINGAMAN Notary Public

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

J. ARTER

DEPUTY SHERIFF

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

REAL ESTATE TAX CERTIFICATION
Foe: \$5.00 Cer Date: 06/09/2010 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

3y: Timothy	T. Chamber lain	Sheriff	Per:	m.
7	]			

DATE RECEIVED 6/4		DOCKET # 86	- OF - 13 SERVICES ED2010
PLAINTIFF	CITIMORTG GROUP, INC		TO ABN AMRO MORTGAGE
DEFENDANT	STACY L. S'	R. STACKHOUSE, FACKHOUSE	SR.
ATTORNEY FIRM		LLINAN AND SC	HMIEG
PERSON/CORP TO SI	ERVED		
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OFFICER: J. AR DATE RECEIVED 6		SERVICE# DOCKET#	2 - OF - 13 SERVICES 86ED2010	
PLAINTIFF	CITIMOR GROUP, I		M TO ABN AMRO MORT	GAGE
DEFENDANT		Y R. STACKHOUS . STACKHOUSE	E, SR.	
ATTORNEY FIRM	PHELAN	HALLINAN AND S	SCHMIEG	
PERSON/CORP TO		PAPERS TO	) SERVED	
STACY STACKHOUS	SE	MORTGAG!	E FORECLOSURE	
4624 RED ROCK ROA	AD			
BENTON				
SERVED UPON	Bradler Stack	house Sr		
			ICATION	
DATE 6-8-10TH	ме <u>11,46                                   </u>	MILEAGE	OTHER	
			Age Military _	
TYPE OF SERVICE:	C. CORPORATION D. REGISTERED E. NOT FOUND	O MEMBER: 18+ Y ON MANAGING AG O AGENT AT PLACE OF AT	Y_POBPOECCS EARS OF AGE AT POA GENT TEMPTED SERVICE	
ATTEMPTS DATE	TIME	OFFICER	REMARKS	
DEPUTY (		DATE	6-8-10	
( /				

OFFICER: J. ART DATE RECEIVED 6/		SERVICE# 6 - DOCKET # 86E		RVICES
PLAINTIFF	CITIMORTGA GROUP, INC.	GE, INC. S/B/M T	ÎO ABN AN	MRO MORTGAGE
DEFENDANT	BRADLEY R. STACY L, STA	STACKHOUSE, S ACKHOUSE	SR.	
ATTORNEY FIRM	PHELAN HAL	LINAN AND SCI	IMIEG	
PERSON/CORP TO S	ERVED	PAPERS TO SI	ERVED	
CATHY GORDON-TA	X COLLECTOR	MORTGAGE F	ORECLOSU	URE
85 GORDON ROAD				
BENTON	, <u></u> ,,			
SERVED UPON	ATLY GO	rdon		
RELATIONSHIP I 19	x-Callector	IDENTIFICA	TION	<u></u>
DATE 6-8-10 TIN	ME <u>7045</u> MILE	AGE	OTHER	
Race Sex He	eight Weight	Eyes Hair	Age	_ Military
TYPE OF SERVICE:	A. PERSONAL SERV B. HOUSEHOLD ME C. CORPORATION N D. REGISTERED AG E. NOT FOUND AT I	MBER: 18+ ÝÈA MANAGING AGEI ENT	RS OF AGE NT	E AT POA
	F. OTHER (SPECIFY	)		
ATTEMPTS DATE	TIME O	FFICER	REMAR	RKS
DEPUTY ,		DATE /	n-8-1	^
DEIOTI	, Comments	DAIE <u>Y</u>	7-8 - i	<u> </u>

OFFICER: DATE RECEIVED 6/4/20	10	SERVICE# 7 - DOCKET#86E		CES
PLAINTIFF	CITIMORTGA GROUP, INC.	GE, INC. S/B/M T	O ABN AMRO	MORTGAGE
DEFENDANT	BRADLEY R. S STACY L. STA	STACKHOUSE, S CKHOUSE	R.	
ATTORNEY FIRM		LINAN AND SCH	IMIEG	
PERSON/CORP TO SERV	·	PAPERS TO SE		
DOMESTIC RELATIONS	,	MORTGAGE FO		
15 PERRY AVE.				
BLOOMSBURG	<u></u>			
SERVED UPON Mau	ureen Col	<u> </u>		
RELATIONSHIP CLOT	omer sen	<u>X</u> QIDENTIFICA	TION	
DATE 6-8-10 TIME (	1902 MILE	AGE	OTHER	
Race Sex Height				
C. • D.	PERSONAL SERVI HOUSEHOLD MEN CORPORATION M REGISTERED AGE NOT FOUND AT P	MBER: 18+ YEAI ANAGING AGEN ENT	NT	POA
F. 9	OTHER (SPECIFY)			
ATTEMPTS DATE TIM	E OF	FICER	REMARKS	
DEPUTY DEPUTY	llismo	DATE	6-8-10	

OFFICER: DATE RECEIVED 6/4/2010	SERVICE# 10 - OF - 13 SERVICES DOCKET # 86ED2010
	ORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE JP, INC.
	DLEY R. STACKHOUSE, SR. Y L. STACKHOUSE
ATTORNEY FIRM PHELA	
PERSON/CORP TO SERVED	
COLUMBIA COUNTY TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	
SERVEDUPON Renae	Newhart
RELATIONSHIP OFFICE Mane	identification
DATE 6-7-10 TIME 1603	MILEAGE OTHER
Race Sex Height Wei	ight Eyes Hair Age Military
B. HOUSEHO C. CORPORA D. REGISTER	L SERVICE AT POA POB _X POE CCSO OLD MEMBER: 18+ YEARS OF AGE AT POA ATION MANAGING AGENT RED AGENT ND AT PLACE OF ATTEMPTED SERVICE
F. OTHER (S	SPECIFY)
ATTEMPTS DATE TIME	OFFICER REMARKS
DEPUTY Alling	cm DATE 6-7-10

### 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 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.

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.

IMPORT ANT 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

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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

### REAL ESTATE OUTLINE

ED# 86-70 DATE RECEIVED DOCKET AND INDEX CHECK FOR PROPER INFO. WRIT OF EXECUTION COPY OF DESCRIPTION WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR \*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\* SALE DATE POSTING DATE 1<sup>ST</sup> WEEK ADV. DATES FOR NEWSPAPER 2<sup>ND</sup> WEEK

3<sup>RD</sup> WEEK

### WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

C.P. 3180-3183 and Rule 3257 Pa

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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 640CV2009

**COLUMBIA COUNTY** 

2010-ED-86

VS.

BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE 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: 4624 RED ROCK ROAD, BENTON, PA 17814-7609 (See Legal Description attached)

> 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.

PHS # 202725

of Columbia County, Penna.

Proth & Clerk of Sev. Courts My Com. Ex. 1° Menday 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

Tracking #:

9171924291001000002475

Doc Ref#:

86ED2010

PHILADELPHIA PA 19106

### 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** 

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

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

Trans#

25399

Carrier / service:

**POST** 

2PM

6/7/2010

Ship to:

25399

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

Tracking #:

9171924291001000002437

PO BOX 11754

Doc Ref#:

86ED2010

HARRISBURG

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

Trans#

25397

Carrier / service:

POST

2PM

6/7/2010

Ship to:

25397

PENNSYLVANIA HOUSING FINANCE AGENCY

Tracking #:

9171924291001000002413

Doc Ref#:

86ED2010

HARRISBURG

PO BOX 15530

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	:	COLUMBIA COUNTY
GROUP, INC.	;	

COURT OF COMMON PLEAS

Andrew C. Bramblett, Esq., Id. No. 208375

CIVIL DIVISION VS.

BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE

No. 640CV2009

#### **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.

uthorities	Whill
	Attorney for Plaintiff Phelan Hallinan & Schmieg, LLP
	☐ Lawrence T. Phelan, Esq., Id. No. 32227
	Trancis S. Hallinan, Esq., Id. No. 62695
	Daniel G. Schmieg, Esq., Id. No. 62205
	Michele M. Bradford, Esq., Id. No. 69849
	☐ Judith T. Romano, Esq., 1d. 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. Mulcaby, 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

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	:	COLUMBIA COUNTY
GROUP, INC.	:	

COURT OF COMMON PLEAS

vs. CIVIL DIVISION

BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE

aut

No. 640CV2009

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	This statement is made subject to the penalties of IB Pa. C.S.A § 4904 relating to unsworn falsification to
horities	Mill
	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., fd. 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. Fabas, Esq., Id. No. 93337
	☐ Vivek Srivastava, Esq., Id. No. 202334
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	Courtenay R. Dunn, Esq., Id. No. 206779
	Andrew C. Bramblett, Esq., Id. No. 208375

COURT OF COMMON PLEAS CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. : CIVIL DIVISION Plaintiff : 87-10 NO. 640CV2009 v. COLUMBIA COUNTY BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE PHS # 202725 Defendant(s) 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): Address tif address cannot be reasonably Name ascertained, please so indicate) 4624 RED ROCK ROAD BRADLEY R. STACKHOUSE, SR BENTON, PA 17814-7609 STACY L. STACKHOUSE 4624 RED ROCK ROAD BENTON, PA 17814-7609 Name and address of Defendant(s) in the judgment: 2. Address (if address cannot be reasonably Name ascertained, please so indicate) SAME AS ABOVE Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3. Address (if address cannot be Name reasonably ascertained, please indicate) None. Name and address of last recorded holder of every mortgage of record: 4. Address (if address cannot be Name reasonably, ascertained, please indicate) 211 NORTH FRONT STREET PENNSYLVANIA HOUSING FINANCE P.O. BOX 15530 AGENCY CITY OF HARRISBURG, PA 17128 Name and address of every other person who has any record lien on the property: 5. Address (if address cannot be Name reasonably ascertained, please indicate) None. Name and address of every other person who has any record interest in the property and whose interest may be affected by the 6. sale. Address (if address cannot be Name reasonably ascertained, please indicate) None.

7.		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				
	Pa. C.S.A. § 4904 relating to unsworn falsi	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. 62695  Michele M. Bradford, Esq., Id. No. 6849  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. 93337  Vivek Srivastava, Esq., Id. No. 90331  Jay B. Jones, Esq., Id. No. 86657  Peter J. Mulcahy, Esq., Id. No. 61791  Andrew L. Spivack, 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				

CITIMORTGAGE, INC. S/B/M TO A. . AMRO COL COF COMMON PLEAS MORTGAGE GROUP, INC. Plaintiff CIVIL DIVISION NO. 640CV2009 v. BRADLEY R. STACKHOUSE, SR COLUMBIA COUNTY STACY L. STACKHOUSE Defendant(s) 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. Name and address of Owner(s) or reputed Owner(s): Ì. Address (if address cannot be reasonably Name ascertained, please so indicate) BRADLEY R. STACKHOUSE, SR 4624 RED ROCK ROAD BENTON, PA 17814-7609 4624 RED ROCK ROAD STACY L. STACKHOUSE BENTON, PA 17814-7609 Name and address of Defendant(s) in the judgment: 2. Name Address (if address cannot be reasonably ascertained, please so indicate) SAME AS ABOVE Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3. Address (if address cannot be Name reasonably ascertained, please indicate) None. 4. Name and address of last recorded holder of every mortgage of record: Address (if address cannot be Name reasonably ascertained, please indicate) 211 NORTH FRONT STREET PENNSYLVANIA HOUSING FINANCE P.O. BOX 15530 AGENCY CITY OF HARRISBURG, PA 17128 Name and address of every other person who has any record lien on the property: 5. Address (if address cannot be Name reasonably ascertained, please indicate) None. Name and address of every other person who has any record interest in the property and whose interest may be affected by the 6. sale. Address (if address cannot be Name reasonably ascertained, please indicate) None.

7.	Name and address of every other pers be affected by the sale:	f whom the plaintiff has knowledge who has . interest in the property which may
	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 o	Federal Building, P.O. Box 11754  f PA 228 Walnut Street Harrisburg, PA 17108
knowl of 18 l	I verify that the statements made in edge or information and belief. I un Pa. C.S.A. § 4904 relating to unswoods. 2010 6/3/10	athis affidavit are true and correct to the best of my personal aderstand that false statements herein are made subject to the penaltics orn 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. 93337  Vivek Srivastava, Esq., Id. No. 6657  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. 903047  Chrisovalante P. Fliakos, 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 : COURT OF COMMON PLEAS

GROUP, INC.

CIVIL DIVISION

Plaintiff :

NO. 640CV2009

vs.

.NO. 640C V 2009

٠,

: 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 4	624 RED ROCK ROAD, BEN	FON, PA 17814-7609 is scheduled to be sold
at the Sheriff's Sale on	at <u>.                                    </u>	
Columbia County Courthouse, 35	West Main Street, Bloomsbur	g, PA 17815 to enforce the court judgment of
S57,802.40 obtained by CITIMOR	TGAGE, INC. S/B/M TO ABN	AMRO MORTGAGE GROUP, INC. (the
mortgagee) against you. In the ever	nt the sale is continued, an announce	ancement will be made at said sale in
compliance with Pa.R.C.P. Rule 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 <u>215-563-7000</u>.
- 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

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

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

BRADLEY R. STACKHOUSE, SE 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

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:

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

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

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

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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

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

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Improvements thereon: RESIDENTIAL DWELLING

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Attorneys for Plaintiff

By virtue of a Writ of Execution NO. 640CV2009

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

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BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE

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(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

### SHERIFF'S RETURN

# <u>CITIMORTGAGE</u>, INC. <u>S/B/M TO ABN AMRO MORTGAGE</u> GROUP, INC.

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

VS.

No. 640CV2009 CD

BRADLEY R. STACKHOUSE, SR. STACY L. STACKHOUSE

WRIT

ISSUED

1)	efe	n/d	21	١tc

	1301011ddillo	
NOW.	20_1,	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		
<del></del>	<del> </del>	
		Sheriff, Columbia County, Pennsylvania
		Ву
	AFFIDAVIT OF	By Deputy Sheriff
Now,		O'Clock m., served the within
upon		
		by handing to
		a true and correct copy of the original Notice of
Sale and made known to		
Sworn and Subscribed before me		So Answers,
this		_
day of	20	
Notary Public		BY:Sheriff
•		
		County, Pennsylvania, and made a part of this
return		
		So Answers,
		Sheriff
		13
		Deputy Sheriff

# SHERIFF'S DEPARTMENT SHERIFF SERVICE INSTRUCTIONS: Please type or print legibly, insuring

Expiration date  CHIMORITGAGE, INC. STRM TO ABN AMRO MORTGAGE GROUP, INC.  CHOCK Manager  I specification of the complicated of the complete o		PROCESS RECEIPT and AFFIL	DAVIT OF RETURN	readability of	'all copies. I	Do not detach any copies.
PICTAL INSTRUCTIONS THAT THE SHERIFF'S HANDBILL OF SALE.  SALE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.  SOLECULAR ON WITH COMPLY THAT WILL ASSIST IN EXPEDITING SERVICE.  LEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.  SOLECULAR ON THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.  SOLECULAR ON THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.  SOLECULAR ON THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.  SOLECULAR ON THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.  SOLECULAR OF SALE.  SOLECULAR OF SALE.  SOLECULAR OF SALE.  SOLECULAR ON THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.  SOLECULAR ONLY VIPIL CABLL ON WRIT OF EXECUTION. N.B. WAIVER OF WATCHMAN. An execute the within and make return thereof according to law.  SOLECULAR ONLY VIPIL CABLL ON WRIT OF EXECUTION. N.B. WAIVER OF WATCHMAN. An execute of the motifying person of lavy or attachment without lability on the part of such departy or sheriff to any plantiff thereof for any loss, destruction or removal of any such property hefore and of the execute.  SOLECULAR OF THE PREMISES WITH THE SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE.  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE.  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE.  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE.  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE.  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE.  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE.  SIgnature of Days Sheriff.  Jack Sheri				Expiration of	late	
BRADLEY R. STACKHOUSE. SR  TACY I. STACKHOUSE.  NAME OF INDIVIDUAL COMPANY, CORPORATION, FIC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVED, ATTACHED OR SALE  ADDRESS (Street or REP. Apartment No., City, Boro, Twy., State and Zip Code)  4624 RED ROCK ROAD  BENTON, PA. 17814-7609  FICLAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.  CIV.  20. L. Shortl of COLUMBIA County, The Aberby depaths 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. WALVER OF WARTCHMAN. Any depath, sheriff levying upon or attaching any property taider within with make leave same without a watchman, in custeds of whomever is board in possession, after auditying person of levy or attachment without labelity on the part of such deputy or sheriff to any plantiff herein for any loss, destruction or removal of any such property before severy a few following person of levy or attachment without labelity on the part of such deputy or sheriff to any plantiff herein for any loss, destruction or removal of any such property before severy a few following person of levy or attachment without labelity on the part of such deputy or sheriff to any plantiff herein for any loss, destruction or removal of any such property before severy and the Coleman Nation, 1617 Times. Kennedy Boulevard, Suite 1400  [215)563-7000  [215)563-7000  [215)563-7000  [215)563-7000  [216] SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE  [227] Court Number  [238] Space of Dep Sheriff  [248] Signature of Dep Sheriff  [249] Signature of Dep Sheriff  [240] Signature of Dep Sheriff  [241] Date		GAGE, INC. S/B/M TO ABN AMRO	) MORTGAGE GROUP,			
AT ADDRESS (Street or RFD. Againtment No., Cay, Boro, Twp., State and Zip Code)  4624 RED ROCK ROAD  SENTON, PA 17814-7609  FENTAN, PA 17	RADLEY	STACKHOUSE		L		
### FUND IN THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.    Common Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of COLUMBIA County, Pa do hereby deputize the Sheriff of COLUMBIA County, Penna.    NOTE ONLY APPLICABLE ON WRIT OF EXECUTION NEW WAIVER OF WA	ERVE				OPERTY TO BE I	FVIED, ATTACHED OR SALE
LEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.  OW. 20_1. 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.  NOTEONLY APPLICABLE ON WRIT OF EXECUTION. N.B. WAIVER OF WATCHMAN. Any deputs sheriff levying upon or attaching any property under outline with one labelity on the pan of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before steeper set thereof.  In the county of the county of the county of the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before steeper set thereof.  In the county of the Columbia Station, 1617 John L. Kennedy Boulevard. State 1400 (215)563-7000 (215)563-7000  SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE  Court Number  ETHRNED:  FIRMI-D and subscribed to before me this day Signature of Dep Sheriff.  20  Signature of Sheriff.  Date  Signature of Sheriff.  Date	AT		, Boro, Twp., State and Zip Code)			
LEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.  ON. 20 L Sheriff of COLUMBIA County, PA do hereby deputive the Sheriff of Junity. To execute the within and make return thereof according to law  Sheriff of COLUMBIA County, Penna.  NOTE ONLY APPLICABILL ON WRIT OF EXECUTION. N.B. WAIVER OF WATCHMAN.  NOTE ONLY APPLICABILL ON WRIT OF EXECUTION. N.B. WAIVER OF WATCHMAN.  In custody of whomever is found in possession, after notifying person of keys or attachment without hability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before specify such thereof.  In the part of such deputy of sheriff to any plaintiff herein for any loss, destruction or removal of any such property before specify such thereof.  In the part of such deputy of sheriff to any plaintiff herein for any loss, destruction or removal of any such property before specify to the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before specify to the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before specify at the part of such deputy of sheriff to any plaintiff herein for any loss, destruction or removal of any such property before specify at the part of such deputy of sheriff to any plaintiff herein for any loss, destruction or removal of any such property before specify at the possession. After notifying open or attaching any property before specify at the possession. After notifying open or attaching any possession. After notifying open or attaching any property before specify of whomever is found in possession. After notifying open or attaching any property before specify of whomever is found in possession. After notifying open or attaching any property before specify of whomever is found in possession. After notifying open or attaching any possession.  The part of the part of the part of the possession.  Specify of the part of the par	ENTON, I	PA 17814-7609				
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# "HERIFF'S DEPARTMENT

# SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

Plaintiff

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

Expiration date

Court Number

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MOS	RTGAGE	GROUP, INC.		640CV2009	
Defendant BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE				Type or Writ o EXECUTIO	fComplaint DN/NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION BRADLEY R. STACKHOUSE, SR	ON EIC , TO	SERVICE OR DESC		PROPERTY TO B	E LEVIED, ATTACHED OR SALE
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Table 1997)  4624 RED ROCK ROAD	l'wp., State and	d Zip Code)			
BENTON, PA 17814-7609					· · · ·
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT W	VII.I ASSIS	T IN EXPEDITING	G SERVICE	· · · · · · · · · · · · · · · · · · ·	
PLEASE SERVE DEFENDANT WITH THE NOTION. 20 1, Sheriff of COLUMN to execute the within and make return thereof according to be	MBIA Count		leputize the S	Sheriff of [	
		Sheriff of 0	COLUMBIA	County, Penna	<del></del>
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION IN property under within writ may leave same without a watchman attachment without liability on the part of such deputy or sheriff sheriffs a leavered.  Signature of Artovery righer ongreator requesting service on behalf	n, in custody f to any plan  f of XX Pla	of whomever is for ntiff herein for any untiff efendant	and in posses	ssion, after notify from or removal c	ing person of levy of
ADDRESS One tlenn Center at Suburban Station, 1617 John F. Kei Philadelphia, PA 19103-1814	nnedy Boule	evard, Suite 1400	(215)56	3-7000	6/3/10
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PEAINTIFF				Court Number	
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ot	20	Signature of Sh	eriff		Date
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## **THERIFF'S DEPARTMENT**

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Plaintiff				Lapitatio	Court Number	
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Defendant					Type or Writ of Com	
	R. STACKHOUSE, SR				EXECUTION/N	OTICE OF SALE
	TACKHOUSE				I	
SERVE	NAME OF INDIVIDUAL, COMPANY CORPORAT STACY I., STACKHOUSE				PROPERTY TO BE LEV	/IED, ATTACHED OR SALE.
AT	ACOURTESS (Street or RFD, Apartment No., City, Born 4624 RED ROCK ROAD	, Twp , State ar	id Zip Codei			
BENTON, P	A 17814-7609					
	RUCTIONS OR OTHER INFORMATION THAT	WILL ASSIS	ST IN EXPEDITIN	G SERVICE		
	ERVE DEFENDANT WITH THE NOT					
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			Sheriff of	COLUMBIA	A County, Penna.	<del></del>
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Signature of Al.	orne of other Original of remaining service on behi	alf of XX Pi	aintiff	Telephone	e Number	Date
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		T	efendant			1.1115
ADDRESS 0	ne Jenn Center at Suburban Station, 1617 John F. K hiladelphia, PA 19103-1814	emiedy Boul	evard, Suite 1400	(215)56	3-7000	/#I5IW
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			Sheriff of			

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

PRAECIPE FOR WRI' >F EXECUTION - (MORTGAGE FOI (LOSURE) Pa.R.C.P. 3180-3183 CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE COURT OF COMMON PLEAS GROUP, INC. CIVIL DIVISION vs. NO. 640CV2009 BRADLEY R. STACKHOUSE, SR COLUMBIA COUNTY STACY L. STACKHOUSE To the PROTHONOTARY. Issue writ of execution in the above matter: 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 Attorney for Plaintiff Phelan Halfinan & Schmieg, LLP Layrence T. Phelan, Esq., Id. No. 32227 Francis S. Hallinan, Esq., Id. No. 62695 aniel 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 In 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

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

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.	: COURT OF COMMON PLEAS
Plaintiff	: CIVIL DIVISION
v.	: NO. 640CV2009
BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE Defendant(s)	: 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.

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Phelan Hallinan & Schmieg, LLP Lawrence T. Phelan, Esq., Id, No. 32227 rancis 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

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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.	: COURT OF COMMON PLEAS
Plaintiff	: CIVIL DIVISION
v.	: NO. 640CV2009
BRADLEY R. STACKHOUSE, SR STACY L. STACKHOUSE	: COLUMBIA COUNTY
Defendant(s)	:

#### CERTIFICATION

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authorities.

By: WWW.
Attorney for Plaintiff
Phelan Halfinan & Schmieg, LLP
Lawrence T. Phelan, Esq., Id. No. 32227
rancis S. Hallinan, Esq., Id. No. 62695
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🔲 Joshua I. Goldman, Esq., 1d. No. 205047
Courtenay R. Dunn, Esq., ld. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375

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#### IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

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

.

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

TU TO TO

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

Upon Consideration of the Motion of CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. (Movant), and after Notice of Default and the filing of a Certification of Default, it is:

ORDERED AND DECREED THAT: The Automatic stay of all proceedings, as provided by 11 U.S.C. 362 is modified with respect to premises, 4624 RED ROCK ROAD, BENTON, PA 17814-7609, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant to foreclose on its mortgage or take any legal or consensual action enforcement of its right to possession of, or title to, said premises (such actions may include but are not limited to the signing of a deed in lieu of foreclosure or entering into a loan modification agreement) and to allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises.

By the Court,

Rus V. Ogar II

Robert N. Oper, II, Bankruptcy Judge

(BC)

This document is electronically signed and filed on the same date.

Dated: April 22, 2010

PHELAN 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

00.098,5\*\*\*\*\* CHECK 956425 05/28/2010 AMOUNT ă S 05/28/2010 DATE

MIT

Void after 180 days

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS Pay

Sheriff of Columbia County To The Order

35 W Main Street Bloomsburg, PA 17815

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<u>.</u> #956425# #036001808#36 150868

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

TO BANK, N.A. PHILADELPHIA, PA 19148

ş

CHECK NO 1007682

3-180/360

\*\*\*\*\*\*\*461.38 09/23/2010 DATE

AMOUNT

Void after 180 days

FOUR HUNDRED SIXTY ONE AND 38/100 DOLLARS Pay

To The order of

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

<u>.</u> \*\*1007682\*\* \*\*036001808\*35 150866