

# SHERIFF'S SALE COST SHEET

US Bank vs. Silvestri  
 NO. 92-10 ED NO. 1872-08 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>710.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>50.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>394.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>923.64</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL ***** \$ <u>1073.64</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</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-</u>

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. <u>ids, 3142358 x .02</u>	\$ <u>628.46</u>	
TOTAL *****		\$ <u>628.46</u>

TOTAL COSTS (OPENING BID)	\$ <u>2251.10</u>
	<u>1350.60</u>

Date 7/01/10

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

TD BANK N.A.  
PHILADELPHIA, PA 19148

3-180/380

CHECK NO  
1068895

Pay NINE HUNDRED ONE AND 10/100 DOLLARS

DATE	AMOUNT
03/07/2011	*****901.10

Void after 180 days

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

*Thomas S. Hallinan*

⑈1068895⑈ ⑆036001808⑆36 150866 6⑈



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

PHONE:  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

## FACSIMILE TRANSMITTAL SHEET

TO: <i>Patrick</i>	FROM: <i>Chamberlain</i>
COMPANY:	DATE: <i>1-21-11</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>5</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>Cost Acc</i>	YOUR REFERENCE NUMBER:

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

## NOTES/COMMENTS:

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

*215-563-8656*

*Attn,  
Patrick*

Representing Lenders in  
Pennsylvania and New Jersey



Suite 1400  
1617 JFK Boulevard  
Philadelphia, PA 19103-1814  
Phone: (215) 320-0007 ext. 1125  
Fax: 215-567-0072  
Patricia.singiser@fedphe.com

Patricia Singiser, ext. 1125  
Legal assistant

March 7, 2011

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

Re: **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1**  
**v.**  
**PATRICK SILVETTI**  
**TARA L. SILVETTI**  
**No. 1872-CV-2008**

Dear Sheriff Chamberlain:

Attached is check #1068895 in the amount of \$901.10 to settle sheriff's costs owed on the above referenced case.

I am still waiting on funds from our client for settlement of costs on JAMES L. & PAULA L. FRY No. 1650 CV 2010 and DEBORAH M. PARKS AND JAMES L. PARKS JR. NO. 2009-CV-1291. I will continue to send follow ups to our client for funds and will forward payment to you as soon as those funds are received.

Please, contact me with any questions or concerns.

Very truly yours,

Patricia A. Singiser  
On behalf of Phelan Hallinan & Schmieg, LLP

## SHERIFF'S SALE COST SHEET

PHS189477

YS Bank vs. Silveti  
 NO. 72-10 ED NO. 1872-08 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>50.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>15.00</u>

TOTAL \*\*\*\*\* \$ 394.00

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>923.64</u>
SOLICITOR'S SERVICES	\$75.00

TOTAL \*\*\*\*\* \$ 1073.64

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ _____

TOTAL \*\*\*\*\* \$ -0-

## REAL ESTATE TAXES:

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

TOTAL \*\*\*\*\* \$ 5.00

## MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____

TOTAL \*\*\*\*\* \$ -0-

## SURCHARGE FEE (DSTE)

MISC. <u>Pds, 3142308 x .02</u>	\$ <u>628.46</u>	\$ <u>150.00</u>
	\$ _____	

TOTAL \*\*\*\*\* \$ 628.46

TOTAL COSTS (OPENING BID)

\$ 2251.10  
1350.00

Due \$ 901.10

*Check attached*

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

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

November 10, 2010

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1  
v.  
PATRICK SILVETTI and TARA L. SILVETTI  
1732 SPRING GARDEN AVENUE BERWICK, PA 18603-2529  
No.: 1872-CV-2008

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for January 26, 2011 due to the following: Account Reinstated.

\$31,423.08 was received in consideration of the stay.

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

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

Thank you for your cooperation in this matter.

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

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

## COLUMBIA COUNTY SHERIFF'S OFFICE

# Fax

**To:** Elizabeth Hallinan

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** 11/10/10

**Re:** Silvetti

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

● **Comments:**

I received your stay and attaché a cost sheet showing a balance due of \$901.10

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**  
**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC**  
**2005AJIL1**

**COLUMBIA COUNTY**  
**PHS # 189477**

**DEFENDANT**  
**PATRICK SILVETTI**  
**TARA L. SILVETTI**

**SERVICE TEAM/las**  
**COURT NO.: 1872-CV-2008**

**SERVE TARA L. SILVETTI AT:**  
**620 BRIAR MANOR**  
**BERWICK, PA 18603**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: 09/22/2010**

**SERVED**

Served and made known to TARA L. SILVETTI, Defendant on the 6<sup>th</sup> day of August, 2010, at 6:10 o'clock P. M., at 235 RED ROCK RD, BERWICK, PA\*, in the manner described below:

- ☒ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
     Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant's company.  
☐ Other: \_\_\_\_\_

Description: Age 30<sup>s</sup> Height 5'4" Weight 125 Race W Sex F Other \_\_\_\_\_

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. **\* DEFENDANT RECENTLY MOVED TO**

**235 RED ROCK RD**  
**BERWICK, PA.**

Sworn to and subscribed  
before me this 6<sup>th</sup> day  
of Aug, 2010

Notary: \_\_\_\_\_

By: \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:

- ☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Notary: \_\_\_\_\_

**ATTORNEY FOR PLAINTIFF**

Lawrence T. Proctor, Esq., Id. No. 32227  
Francis S. Hoffman, Esq., Id. No. 62695  
Daniel G. Schaefer, Esq., Id. No. 62805  
Michael M. Bradford, Esq., Id. No. 69949  
Judith T. Romano, Esq., Id. No. 58745  
Sheetal R. Shah-Jani, Esq., Id. No. 81760  
Jonnie R. Davey, Esq., Id. No. 87077  
Lauren R. Talbot, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202331  
Jay R. Jones, Esq., Id. No. 84657  
Peter J. Mulcahy, Esq., Id. No. 61791  
Andrew L. Spinack, Esq., Id. No. 84439  
Jaime McGuinness, Esq., Id. No. 90134  
Christovante P. Flakas, Esq., Id. No. 94620  
Joshua I. Goldstein, Esq., Id. No. 205047  
Courtney R. Davis, Esq., Id. No. 206779  
Andrew C. Brambilla, Esq., Id. No. 208375  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

KELLY MINAREK

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES JULY 31, 2014

# AFIDAVIT OF SERVICE

PLAINTIFF  
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC  
2005AHL1

COLUMBIA COUNTY

PHS # 189477

DEFENDANT  
PATRICK SILVETTI  
TARA L. SILVETTI

SERVICE TEAM/ las  
COURT NO.: 1872-CV-2008

SERVE PATRICK SILVETTI AT:  
1732 SPRING GARDEN AVENUE  
BERWICK, PA 18603-2529

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 09/22/2010

## SERVED

Served and made known to PATRICK SILVETTI, Defendant on the 2nd day of August, 2010, at 6:49 o'clock P. M., at 1732 SPRING GARDEN AVENUE, in the manner described below:

☒ Defendant personally served. BERWICK, PA,

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 30<sup>s</sup> Height 5'10" Weight 130 Race W Sex M Other \_\_\_\_\_

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 2nd day  
of Aug, 2010

Notary: \_\_\_\_\_

By: \_\_\_\_\_

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

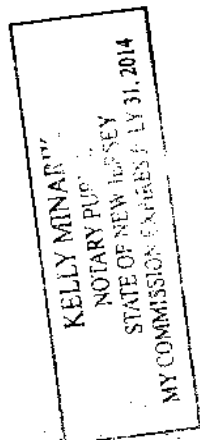
Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Notary: \_\_\_\_\_

## ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Halligan, Esq., Id. No. 62495  
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. 87877  
Lauren R. Tabas, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202331  
Jay B. Jones, Esq., Id. No. 86657  
Peter J. Muckay, Esq., Id. No. 61791  
Andrew L. Sprick, Esq., Id. No. 64439  
Jalene McGuinness, Esq., Id. No. 90134  
Chrysoulanite P. Flakor, Esq., Id. No. 94628  
Joshua I. Goldman, Esq., Id. No. 285047  
Courtney R. Dunn, Esq., Id. No. 286779  
Andrew C. Bramblett, Esq., Id. No. 288375  
One Penn Center at Suburban Station  
1417 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000



## CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	92ED2010%	To	
		To	
		To	
		To	

Search Clear

9/23/2010

## RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
<u>26917</u>	<u>26917</u>	<u>UNITED STATES INTERNAL REVENUE</u>	<u>Sheriff</u>	<u>92ED2010</u>	<u>6/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>26918</u>	<u>26918</u>	<u>US DEPT OF JUSTICE</u>	<u>Sheriff</u>	<u>92ED2010</u>	<u>6/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>26919</u>	<u>26919</u>	<u>COMMONWEALTH OF PA</u>	<u>Sheriff</u>	<u>92ED2010</u>	<u>6/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>26920</u>	<u>26920</u>	<u>DEPT OF PUBLIC WELFARE</u>	<u>Sheriff</u>	<u>92ED2010</u>	<u>6/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>26921</u>	<u>COP</u>	<u>COMMONWEALTH OF PENNSYLVANIA</u>	<u>Sheriff</u>	<u>92ED2010</u>	<u>6/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>26922</u>	<u>FAIR</u>	<u>OFFICE OF F.A.I.R.</u>	<u>Sheriff</u>	<u>92ED2010</u>	<u>6/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>26923</u>	<u>SBA</u>	<u>U.S. Small Business Administration</u>	<u>Sheriff</u>	<u>92ED2010</u>	<u>6/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>26924</u>	<u>IRS</u>	<u>INTERNAL REVENUE SERVICE</u>	<u>Sheriff</u>	<u>92ED2010</u>	<u>6/21/2010</u>	<u>POST</u>	<u>91719;</u>

Records: 1 - 8 of 8

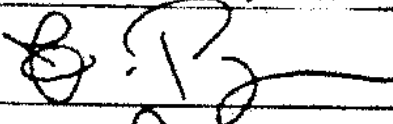


Date Produced: 06/28/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2659. Our records indicate that this item was delivered on 06/24/2010 at 10:29 a.m. in PITTSBURGH, PA, 15222. The scanned image of the recipient information is provided below

Signature of Recipient:

Delivery Section	
Signature	
Name	J. Paine

Address of Recipient:

Address	1000 LIBERTY AVE / PITTSBURGH PA 15222
---------	--

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: 07/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2666. Our records indicate that this item was delivered on 06/28/2010 at 09:20 a.m. in BLOOMSBURG, PA, 17815. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to be "R. J. H." or similar, written over a faint, illegible background.

Address of Recipient:

A handwritten address in black ink, appearing to be "R. J. H." or similar, written over a faint, illegible 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: 06/28/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2673. Our records indicate that this item was delivered on 06/25/2010 at 09:56 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

David Stauffer

Address of Recipient:

1325 N. 10th St.  
Harrisburg, PA 17107

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: 06/28/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2673. Our records indicate that this item was delivered on 06/25/2010 at 09:56 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

David Stauffer

Address of Recipient:

1000 1st St  
Harrisburg, PA

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: 06/28/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2697. Our records indicate that this item was delivered on 06/25/2010 at 09:56 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

Paul Stauter  
David Stauter

Address of Recipient:

17107-1400  
Harrisburg, PA

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: 06/28/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2697. Our records indicate that this item was delivered on 06/25/2010 at 09:56 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

Del Stauffer  
David Stauffer

Address of Recipient:

1224 H. Jones  
Harrisburg, PA

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: 06/28/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2710. Our records indicate that this item was delivered on 06/24/2010 at 11:13 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature in black ink, appearing to read "J. A. Agnew", written over a horizontal line.

Address of Recipient:

A scanned image of a handwritten address in black ink, reading "1150 1<sup>st</sup> AVE STE 100", written over a horizontal line.

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.

**SHERIFF'S SALE**

**WEDNESDAY SEPTEMBER 22, 2010 AT 9:00 AM**

BY VIRTUE OF A WRIT OF EXECUTION NO. 92 OF 2010 ED AND CIVIL WRIT NO. 1872 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All THAT certain piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the southerly side of Spring Garden Avenue, said point being on line between lots #9 and #10 of M.F.D. Scanlan & Company's Plot or Plan; THENCE ALONG Spring Garden Avenue South 87 degrees 30 minutes West along the northerly line of lot #10 a distance of Forty-five (45) feet to line of Lot #11; THENCE South 2 degrees 30 minutes East along line of Lot #11 a distance of One Hundred and Seventy (170) feet, more or less, to an alley; THENCE along said alley North 87 degrees 30 minutes East along the southerly end of Lot #10 a distance of Forty-five (45) Feet in the line of Lot #9; THENCE north 2 degrees 30 minutes West along line of Lot #9 a distance of One Hundred and Seventy (170) feet, more or less, to Spring Garden Avenue, the place of beginning. BEING Lot #10 as marked and numbered on M.F.D. Scanlan & Company's Plot or Plan and BEING the same premises conveyed to W.S. Fedder and Theresa Fedder, his wife, by deed of William S. Shortess and Verda Shortess, his wife, dated March 9, 1946 and recorded in Columbia County April 29, 1946 in Deed Book 128 Page 380.

TITLE TO SAID PREMISES IS VESTED IN Patrick Silveti and Tara L. Silveti, his wife, by Deed from Fayette L. Lowery and Wava M. Wynings, individually and as Executrices of the Estate of Theresa M. Fedder, deceased, dated 07/24/2002, recorded 08/12/2002 in Instrument Number 200209516.

Premises being: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529

Tax Parcel #04D-02-039-00.000

**TERMS OF SALE**

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

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney  
Peter Mulcahy  
1617 JFK Blvd  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain

[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

} SS

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 g, County of Columbia and State of Pennsylvania, and was ch, 1902, and has been published daily, continuously in said t day and on the attached notice September 1, 8, 15, 2010 as iant is one of the officers or publisher or designated agent of vspaper in which legal advertisement was published; that prise is interested in the subject matter of said notice and llegations in the foregoing statement as to time, place, and

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

....., 20....., I hereby certify that the advertising and  
\$.....for publishing the foregoing notice, and the  
aid in full.

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

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

September 15, 2010

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1**  
**v.**  
**PATRICK SILVETTI and TARA L. SILVETTI**  
**1732 SPRING GARDEN AVENUE BERWICK, PA 18603-2529**  
**Court No. 1872-CV-2008**

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 22, 2010 due to the following: **PHFA**.

The Property is to be relisted for the January 26, 2011 Sheriff Sale at 9:00 AM.

Thank you for your cooperation in this matter.

Very Truly Yours,  
**ELIZABETH HALLINAN** for  
**Phelan Hallinan & Schunieg, LLP**

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan &  
Schmieg, LLP**

# Fax

**To:** Columbia County Sheriff Office

**From:** Elizabeth Hallinan

**Fax:** 570-389-5625

**Date:** September 15, 2010

**Phone:**

**Pages:** 1

**Re:** Postpone Sale Date – 9/22/10 Sale

**CC:**

**Urgent**

**For Review**

**Please Comment**

**Please Reply**

**Please Recycle**

**•Comments:**

Good Afternoon,

We would like to postpone our scheduled sheriff sale for 90 days. Currently the sale is set for 9/22/10 at 9:00 AM. Please provide a new sale date and time as soon as possible.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR 2005AHL1 v.  
PATRICK SILVETTI and TARA L. SILVETTI  
1732 SPRING GARDEN AVENUE BERWICK, PA 18603-2529  
Court No. 1872-CV-2008

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Elizabeth Hallinan

Fax – 215-563-8656

8

31

30

31

26

100

126

PHS# 188477

Dec 8 } left  
Jan 26 } mess  
9-15-10

**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. 1872-CV-2008

**Re: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1 VS. PATRICK  
SILVETTI, and TARA L. SILVETTI**  
**No. 1872-CV-2008**

**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

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR RASC 2005AHL1  
Plaintiff,

v.

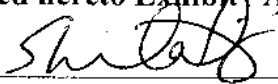
PATRICK SILVETTI  
TARA L. SILVETTI  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 1872-CV-2008  
:

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.

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR RASC 2005AHL1**

Plaintiff

v.

**PATRICK SILVETTI  
TARA L. SILVETTI**

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 1872-CV-2008  
:  
: COLUMBIA COUNTY

PHS # 189477

**Amended**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1, 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 **1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529**.

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

Name

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

**PATRICK SILVETTI**

**1732 SPRING GARDEN AVENUE  
BERWICK, PA 18603-2529**

**TARA L. SILVETTI**

**620 BRIAR MANOR  
BERWICK, PA 18603**

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)

**None.**

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 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**

**1732 SPRING GARDEN AVENUE  
BERWICK, PA 18603-2529**

**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**

**Commonwealth of Pennsylvania  
Bureau of Individual Tax  
Inheritance Tax Division**

**6th Floor, Strawberry Sq.  
Dept 28061, Harrisburg, PA 17128**

**Internal Revenue Service  
Federated Investors Tower**

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

**Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program**

**P.O. Box 8486  
Willow Oak Building  
Harrisburg, PA 17105**

**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
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- ☐ 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

Name and Address Of Sender



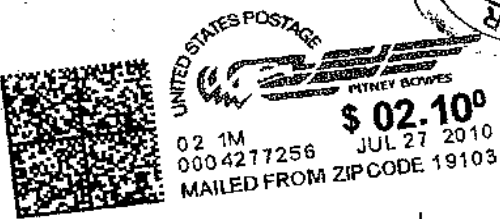
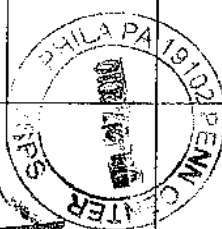
Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

JOT/JSC -

SALE

9/22/10  
9AM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 1732 SPRING GARDEN AVENUE BERWICK, PA 18603-2529		
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				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: PATRICK SILVETTI (COLUMBIA) TEAM 3 PHS# 189477		
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 maximum indemnity payable for the reconstruction of negotiable 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.



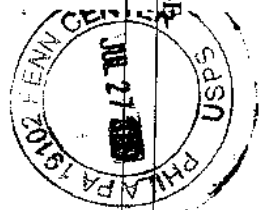
Name and Address Of Sender

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

JOT/JSC

7/22/10  
JAM

SALE



Postage

Fee

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail item insurance 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.
1	****	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 28061, Harrisburg, PA 17128		
2	****	Internal Revenue Service Federated Investors Tower 13TH Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222		
3	****	Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105		
4	****			
5	****			
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****	RE: PATRICK SILVETTI (COLUMBIA) TEAM 3 PHS# 189477		



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

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR RASC 2005AHL1  
VS

Docket # 92ED2010

MORTGAGE FORECLOSURE

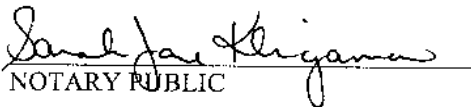
PATRICK SILVETTI  
TARA L. SILVETTI


AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 24, 2010, AT 12:10 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON TARA SILVETTI AT 620 BRIAR MANOR, BERWICK BY  
HANDING TO TARA SILVETTI, 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 WEDNESDAY, AUGUST 18, 2010

  
NOTARY PUBLIC

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

X   
P. D'ANGELO  
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

US BANK NA

VS.

PATRICK & TARA SILVETTI

WRIT OF EXECUTION #92 OF 2010 ED

POSTING OF PROPERTY

AUGUST 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF PATRICK & TARA SILVETTI AT 1732 SPRING GARDEN AVE BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY 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



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) 284-6300

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR RASC 2005AHL1

VS

Docket # 92ED2010

MORTGAGE FORECLOSURE

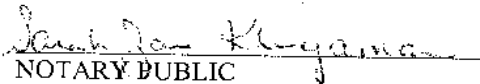
PATRICK SILVETTI  
TARA L. SILVETTI

AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, JUNE 28, 2010, AT 6:00 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON PATRICK SILVETTI AT 1732 SPRING GARDEN AVENUE, BERWICK  
BY HANDING TO PATRICK SILVETTI, 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 29, 2010

  
NOTARY PUBLIC

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

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 6/21/2010

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 92ED2010

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
RASC 2005AHL1

DEFENDANT PATRICK SILVETTI  
TARA L. SILVETTI  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TARA SILVETTI	MORTGAGE FORECLOSURE
620 BRIAR MANOR	
BERWICK	

SERVED UPON TARA SILVETTI

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

DATE 06.24.10 TIME 1210 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>06-22-10</u>	<u>0940</u>	<u>D'ANGELO</u>	<u>1/1</u>
<u>06-23-10</u>	<u>0850</u>	<u>D'ANGELO</u>	<u>1/1</u>

DEPUTY

[Signature]

DATE

06/24/10

2008 18 2 2

2008 18 2 2

**IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA**

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR RASC 2005AHL1  
Plaintiff

vs.

PATRICK SILVETTI  
TARA L. SILVETTI

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 1872-CV-2008

**ORDER**

AND NOW, this 18th day of August, 2010 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$80,218.15
Interest Through September 22, 2010	\$13,577.71
Per Diem \$20.55	
Late Charges	\$2,403.27
Legal fees	\$1,675.00
Cost of Suit and Title	\$1,907.50
Sheriff's Sale Costs	\$1,437.68
Property Inspections/ Property Preservation	\$342.00
Appraisal/Brokers Price Opinion	\$527.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$732.30)
Escrow Deficit	\$2,411.14

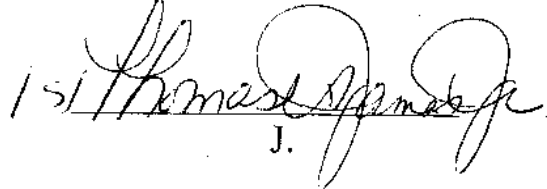
**TOTAL**

\$103,767.15

Plus interest from September 22, 2010 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

  
J.



July 8, 2010

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

**US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR TASC  
2005AHL1**

**VS.**

**PATRICK SILVETTI  
TARA L SILVETTI**

**DOCKET # 92ED2010**

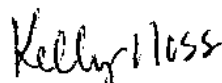
**JD # 1872JD2008**

Dear Timothy:

The amount due on the sewer account #115043 for the property located at 1732 Spring Garden Avenue Berwick, Pa through September 30, 2010 is \$476.77.

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

Sincerely,

  
Kelly Noss  
Authority Clerk

Hearing Impaired 711  
"BAJSA is an Equal Opportunity Provider and Provider"  
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 6/18/2010

SERVICE# 13 - OF - 13 SERVICES  
DOCKET # 90ED2010

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT DENNIS W. STACKHOUSE  
TAMMY J. STACKHOUSE  
UNITED STATES OF AMERICA

ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED

TENANT(S)

105 GREEN STREET

MILLVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Britney Dill

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

DATE 6-30-10 TIME 1710 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

6-28-10 0920 2 C.C.

6-29-10 0750 2 Called L.M.

DEPUTY

[Signature]

DATE 6-30-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 6/18/2010

SERVICE# 14 - OF - 13 SERVICES  
DOCKET # 90ED2010

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT DENNIS W. STACKHOUSE  
TAMMY J. STACKHOUSE  
UNITED STATES OF AMERICA

ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED

TENANT(S)

105 GREEN STREET

MILLVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON BRYAN HESS JR.

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

DATE 6-30-10 TIME 1720 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

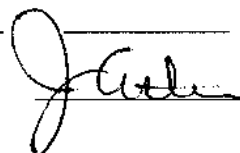
TIME

OFFICER

REMARKS

6-28-10 0920 Z L.C.

DEPUTY



DATE 6-30-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 6/21/2010

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 92ED2010

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
RASC 2005AHL1

DEFENDANT PATRICK SILVETTI  
TARA L. SILVETTI

*HOME AFTER  
6 PM*

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
PATRICK SILVETTI	MORTGAGE FORECLOSURE
1732 SPRING GARDEN AVENUE	
BERWICK	

SERVED UPON PAT SILVETTI

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

DATE 06-28-10 TIME 1800 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

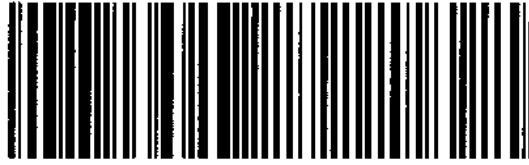
ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>06-22-10</u>	<u>1100</u>	<u>D'ANGELO</u>	<u>L/C</u>

DEPUTY

*[Signature]*

DATE 06-28-10

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



91 7192 4291 0010 0000 2666

US DEPT OF JUSTICE  
228 WALNUT STREET  
HARRISBURG PA 17108

92ED2010

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

Monday, June 21, 2010

**US DEPT OF JUSTICE  
228 WALNUT STREET  
HARRISBURG, PA 17108-**

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1  
VS  
PATRICK SILVETTI  
TARA L. SILVETTI**

**DOCKET # 92ED2010**

**JD # 1872JD2008**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
RASC 2005AHL1

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

Plaintiff :

: NO. 1872-CV-2008

:

: COLUMBIA COUNTY

:

:

vs.

PATRICK SILVETTI  
TARA L. SILVETTI

Defendant(s)

92ED2010

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

TO: PATRICK SILVETTI  
1732 SPRING GARDEN AVENUE  
BERWICK, PA 18603-2529

TARA L. SILVETTI  
620 BRIAR MANOR  
BERWICK, PA 18603

**\*\*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 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529 is scheduled to be sold at the Sheriff's Sale on September 22, 2010 at 9:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of \$88,958.74 obtained by U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

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

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

### LEGAL DESCRIPTION

All THAT certain piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Spring Garden Avenue, said point being on line between lots #9 and #10 of M.F.D. Scanlan & Company's Plot or Plan; THENCE ALONG Spring Garden Avenue South 87 degrees 30 minutes West along the northerly line of lot #10 a distance of Forty-five (45) feet to line of Lot #11; THENCE South 2 degrees 30 minutes East along line of Lot #11 a distance of One Hundred and Seventy (170) feet, more or less, to an alley; THENCE along said alley North 87 degrees 30 minutes East along the southerly end of Lot #10 a distance of Forty-five (45) Feet in the line of Lot #9; THENCE north 2 degrees 30 minutes West along line of Lot #9 a distance of One Hundred and Seventy (170) feet, more or less, to Spring Garden Avenue, the place of beginning. BEING Lot #10 as marked and numbered on M.F.D. Scanlan & Company's Plot or Plan and BEING the same premises conveyed to W.S. Fedder and Theresa Fedder, his wife, by deed of William S. Shortess and Verda Shortess, his wife, dated March 9, 1946 and recorded in Columbia County April 29, 1946 in Deed Book 126 Page 380.

TITLE TO SAID PREMISES IS VESTED IN Patrick Silvetti and Tara L. Silvetti, his wife, by Deed from Fayette L. Lowery and Wava M. Wynings, individually and as Executrices of the Estate of Theresa M. Fedder, deceased, dated 07/24/2002, recorded 08/12/2002 in Instrument Number 200209516.

Premises being: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529

Tax Parcel # 04D-02-039-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 1872-CV-2008**

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1**

**vs.**

**PATRICK SILVETTI**

**TARA L. SILVETTI**

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

**(Municipality)**

**1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529**

**Parcel No. 04D-02-039-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$88,958.74**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 6/21/2010

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 92ED2010

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
RASC 2005AHL1

DEFENDANT PATRICK SILVETTI  
TARA L. SILVETTI  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Margaret Fritz

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

DATE 062210 TIME 0935 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

Flan Hill

DATE 062210

**Tax Notice** 2010 County & Municipality  
**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS  
 CLOSED HOLIDAYS  
**PHONE:** 570-752-7442

FOR: COLUMBIA County			DATE 03/01/2010	BILL NO. 5937	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,244	6.146	146.02	149.00	163.90
SINKING		1.345	31.96	32.61	35.87
FIRE		1.25	29.70	30.31	31.83
LIGHT		1.75	41.58	42.43	44.55
BORO RE		11.1	263.73	269.11	282.57
The discount & penalty have been calculated for your convenience			512.99 April 30 If paid on or before	523.46 June 30 If paid on or before	558.72 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

SILVETTI PARTRICK & TARA L  
 1732 SPRING GARDEN AVENUE  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04D-02-039-00,000  
 1732 SPRING GARDEN AVE  
 .1756 Acres Land 3,060  
 Buildings 21,184  
 Total Assessment 24,244

*W 503*

This tax returned to  
 courthouse on:  
 January 1, 2011

FILE COPY

*6 MAC*

*4/30/10*

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

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

REAL ESTATE TAX CERTIFICATION

Date: 06/22/2010

Fee: \$5.00

Cert. NO: 8205

SILVETTI PARTRICK & TARA L  
1732 SPRING GARDEN AVENUE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20020 -9516  
Location: 1732 SPR GDN AVE LOT  
Parcel Id: 04D-02 -039-00,000

Assessment: 24,244

Balances as of 06/22/2010

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: P. D'ANGELO  
DATE RECEIVED 6/21/2010

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 92ED2010

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
RASC 2005AHL1

DEFENDANT PATRICK SILVETTI  
TARA L. SILVETTI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEK

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

DATE 06.22.10 TIME 1550 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

06.22.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/21/2010

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 92ED2010

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
RASC 2005AHL1

DEFENDANT PATRICK SILVETTI  
TARA L. SILVETTI

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 6-22-10 TIME 1350 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 6-22-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/21/2010

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 92ED2010

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
RASC 2005AHLI

DEFENDANT PATRICK SILVETTI  
TARA L. SILVETTI

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 Rena Newhart

RELATIONSHIP office manager IDENTIFICATION \_\_\_\_\_

DATE 6-22-10 TIME 0811 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. OTIHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J Allison

DATE

6-22-10

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 92 OF 2010 ED AND CIVIL WRIT NO. 1872 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All THAT certain piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Spring Garden Avenue, said point being on line between lots #9 and #10 of M.F.D. Scanlan & Company's Plot or Plan; THENCE ALONG Spring Garden Avenue South 87 degrees 30 minutes West along the northerly line of lot #10 a distance of Forty-five (45) feet to line of Lot #11; THENCE South 2 degrees 30 minutes East along line of Lot #11 a distance of One Hundred and Seventy (170) feet, more or less, to an alley; THENCE along said alley North 87 degrees 30 minutes East along the southerly end of Lot #10 a distance of Forty-five (45) Feet in the line of Lot #9; THENCE north 2 degrees 30 minutes West along line of Lot #9 a distance of One Hundred and Seventy (170) feet, more or less, to Spring Garden Avenue, the place of beginning. BEING Lot #10 as marked and numbered on M.F.D. Scanlan & Company's Plot or Plan and BEING the same premises conveyed to W.S. Fedder and Theresa Fedder, his wife, by deed of William S. Shortess and Verda Shortess, his wife, dated March 9, 1946 and recorded in Columbia County April 29, 1946 in Deed Book 126 Page 380.

TITLE TO SAID PREMISES IS VESTED IN Patrick Silvetti and Tara S. Silvetti, his wife, by Deed from Fayette L. Lowery and Wava M. Wynings, individually and as Executrices of the Estate of Theresa M. Fedder, deceased, dated 07/24/2002, recorded 08/12/2002 in Instrument Number 200209516.

Premises being: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529

Tax Parcel #04D-02-039-00.000

## TERMS OF SALE

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

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

Plaintiff's Attorney  
Peter Mulcahy  
1617 JFK Blvd  
Philadelphia, PA 19106

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

Document Receipt

---

Trans # 26924 Carrier / service: POST 2PM 6/21/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000002727

Doc Ref #: 92ED2010

Document Receipt

---

Trans # 26923 Carrier / service: POST 2PM 6/21/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000002710

Doc Ref #: 92ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 26922 Carrier / service: POST 2PM 6/21/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000002703

Doc Ref #: 92ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 26921 Carrier / service: POST 2PM 6/21/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000002697

DEPARTMENT 281230

Doc Ref #: 92ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 26920 Carrier / service: POST 2PM 6/21/2010

Ship to: 26920

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000002680

Doc Ref #: 92ED2010

HARRISBURG PA 17105

Document Receipt

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Trans #      26919      Carrier / service:   POST      2PM      6/21/2010

Ship to:      26919

COMMONWEALTH OF PA

DEPT 280601

Tracking #:      9171924291001000002673

Doc Ref #:      92ED2010

HARRISBURG      PA      17128

Document Receipt

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Trans # 26918 Carrier / service: POST 2PM 6/21/2010

Ship to: 26918

US DEPT OF JUSTICE

228 WALNUT STREET

Tracking #: 9171924291001000002666

Doc Ref #: 92ED2010

HARRISBURG PA 17108

Document Receipt

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Trans # 26917 Carrier / service: POST 2PM 6/21/2010

Ship to: 26917

UNITED STATES INTERNAL REVENUE

1001 LIBERTY AVENUE

Tracking #: 9171924291001000002659

Doc Ref #: 92ED2010

PITTSBURGH PA 15222

# REAL ESTATE OUTLINE

ED # 92-10

DATE RECEIVED 6-21-10  
DOCKET AND INDEX 6-21-10

## 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>953297</u>

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

SALE DATE	<u>Sept. 22, 10</u>	TIME <u>0900</u>
POSTING DATE	<u>Aug. 18, 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Sept. 1</u>	
	2 <sup>ND</sup> WEEK <u>8</u>	
	3 <sup>RD</sup> WEEK <u>15, 10</u>	

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC  
2005AHLI

vs.

PATRICK SILVETTI  
TARA L. SILVETTI  
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 1872-CV-2008

2010-ED-92  
COLUMBIA COUNTY

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: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529  
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 12/06/2008 to Date of Sale

@ \$14.62 per diem

\$88,958.74

\$3,802.18

\$\_\_\_\_\_ and costs.

Dated 6-21-10  
(SEAL)

PHS # 189477

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

FILED  
JUL 11 2008  
CLERK OF COURT

**Phelan Hallinan & Schmieg, LLP**

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

ATTORNEY FOR PLAINTIFF

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

**U.S. BANK NATIONAL ASSOCIATION AS :** COURT OF COMMON PLEAS  
**TRUSTEE FOR 2005AHL1 :** COLUMBIA COUNTY  
: No. 1872-CV-2008

Plaintiff :

Vs. :

**PATRICK SILVETTI :**  
**TARA L. SILVETTI :**

Defendant(s) :

**PRAECIPE FOR VOLUNTARY SUBSTITUTION OF PARTY PLAINTIFF**  
**PURSUANT TO Pa.R.C.P., 2352**

TO THE PROTHONOTARY:

Kindly substitute U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1 as successor Plaintiff for the originally named Plaintiff.

The material facts on which the right of succession and substitution are based as follows:

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1 is the current holder of the mortgage by virtue of that certain Assignment of Mortgage, which Assignment was recorded 06/17/2009 in Instrument Number 200905563 of the Recorder of Deeds Office in and for Columbia County.

Kindly amend the information on the docket accordingly.

Date: 6-17-10

PHELAN HALLINAN & SCHMIEG, LLP

By: 

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
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- ☐ 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

Attorneys for Plaintiff

11-20

**Phelan Hallinan & Schmieg, LLP**

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 Francis S. Hallinan, Esq., Id. No. 62695  
 Daniel G. Schmieg, Esq., Id. No. 62205  
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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

ATTORNEY FOR PLAINTIFF

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

**U.S. BANK NATIONAL ASSOCIATION AS :** COURT OF COMMON PLEAS  
**TRUSTEE FOR 2005AHL1 :** COLUMBIA COUNTY  
**:** No. 1872-CV-2008

Plaintiff :

Vs. :

**PATRICK SILVETTI**  
**TARA L. SILVETTI**

Defendant(s) :

**PRAECIPE FOR VOLUNTARY SUBSTITUTION OF PARTY PLAINTIFF**  
**PURSUANT TO Pa.R.C.P., 2352**

TO THE PROTHONOTARY:

Kindly substitute U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1 as successor Plaintiff for the originally named Plaintiff.

The material facts on which the right of succession and substitution are based as follows:

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1 is the current holder of the mortgage by virtue of that certain Assignment of Mortgage, which Assignment was recorded 06/17/2009 in Instrument Number 200905563 of the Recorder of Deeds Office in and for Columbia County.

Kindly amend the information on the docket accordingly.

Date: 6-17-10

PHELAN HALLINAN & SCHMIEG, LLP

By: 

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
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- ☐ 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

Attorneys for Plaintiff

**Pheian Hallinan & Schmieg, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Main Fax - 215-568-7616

Joe Taylor  
Legal Assistant, Ext. 1278

Representing Lenders in  
Pennsylvania and New Jersey

June 16, 2010

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

**RE: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1**  
**v.**  
**PATRICK SILVETTI**  
**TARA L. SILVETTI**

**No. 1872-CV-2008**

**Action in Mortgage Foreclosure**

**Premises: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529**

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for \_\_\_\_\_.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Writ of Execution in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

JOT/ JSC for  
Pheian Hallinan & Schmieg, LLP

### LEGAL DESCRIPTION

All THAT certain piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Spring Garden Avenue, said point being on line between lots #9 and #10 of M.F.D. Scanlan & Company's Plot or Plan; THENCE ALONG Spring Garden Avenue South 87 degrees 30 minutes West along the northerly line of lot #10 a distance of Forty-five (45) feet to line of Lot #11; THENCE South 2 degrees 30 minutes East along line of Lot #11 a distance of One Hundred and Seventy (170) feet, more or less, to an alley; THENCE along said alley North 87 degrees 30 minutes East along the southerly end of Lot #10 a distance of Forty-five (45) Feet in the line of Lot #9; THENCE north 2 degrees 30 minutes West along line of Lot #9 a distance of One Hundred and Seventy (170) feet, more or less, to Spring Garden Avenue, the place of beginning. BEING Lot #10 as marked and numbered on M.F.D. Scanlan & Company's Plot or Plan and BEING the same premises conveyed to W.S. Fedder and Theresa Fedder, his wife, by deed of William S. Shortess and Verda Shortess, his wife, dated March 9, 1946 and recorded in Columbia County April 29, 1946 in Deed Book 126 Page 380.

TITLE TO SAID PREMISES IS VESTED IN Patrick Silvetti and Tara L. Silvetti, his wife, by Deed from Fayette L. Lowery and Wava M. Wynings, individually and as Executrices of the Estate of Theresa M. Fedder, deceased, dated 07/24/2002, recorded 08/12/2002 in Instrument Number 200209516.

Premises being: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529

Tax Parcel # 04D-02-039-00,000

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR RASC 2005AHL1**

Plaintiff

**v.**

**PATRICK SILVETTI  
TARA L. SILVETTI**

Defendant(s)

**: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 1872-CV-2008  
:  
: COLUMBIA COUNTY**

**PHS # 189477**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1, 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 **1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529**.

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

Name

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

**PATRICK SILVETTI**

**1732 SPRING GARDEN AVENUE  
BERWICK, PA 18603-2529**

**TARA L. SILVETTI**

**620 BRIAR MANOR  
BERWICK, PA 18603**

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)

**None.**

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

Name

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

**None.**

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name

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

**None.**

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

Name

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

**TENANT/OCCUPANT**

**1732 SPRING GARDEN AVENUE  
BERWICK, PA 18603-2529**

**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**

**Commonwealth of Pennsylvania  
Bureau of Individual Tax  
Inheritance Tax Division**

**6th Floor, Strawberry Sq.  
Dept 28061, Harrisburg, PA 17128**

**Internal Revenue Service  
Federated Investors Tower**

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

**Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program**

**P.O. Box 8486  
Willow Oak Building  
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.

June 16, 2010

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
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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

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR	:	COURT OF COMMON PLEAS
RASC 2005AHL1	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO. 1872-CV-2008
vs.	:	
	:	COLUMBIA COUNTY
PATRICK SILVETTI	:	
TARA L. SILVETTI	:	
Defendant(s)	:	

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

<b>TO: PATRICK SILVETTI</b>	<b>TARA L. SILVETTI</b>
<b>1732 SPRING GARDEN AVENUE</b>	<b>620 BRIAR MANOR</b>
<b>BERWICK, PA 18603-2529</b>	<b>BERWICK, PA 18603</b>

**\*\*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 **1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529** 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 **\$88,958.74** obtained by **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

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

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

### LEGAL DESCRIPTION

All THAT certain piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Spring Garden Avenue, said point being on line between lots #9 and #10 of M.F.D. Scanlan & Company's Plot or Plan; THENCE ALONG Spring Garden Avenue South 87 degrees 30 minutes West along the northerly line of lot #10 a distance of Forty-five (45) feet to line of Lot #11; THENCE South 2 degrees 30 minutes East along line of Lot #11 a distance of One Hundred and Seventy (170) feet, more or less, to an alley; THENCE along said alley North 87 degrees 30 minutes East along the southerly end of Lot #10 a distance of Forty-five (45) Feet in the line of Lot #9; THENCE north 2 degrees 30 minutes West along line of Lot #9 a distance of One Hundred and Seventy (170) feet, more or less, to Spring Garden Avenue, the place of beginning. BEING Lot #10 as marked and numbered on M.F.D. Scanlan & Company's Plot or Plan and BEING the same premises conveyed to W.S. Fedder and Theresa Fedder, his wife, by deed of William S. Shortess and Verda Shortess, his wife, dated March 9, 1946 and recorded in Columbia County April 29, 1946 in Deed Book 126 Page 380.

TITLE TO SAID PREMISES IS VESTED IN Patrick Silvetti and Tara L. Silvetti, his wife, by Deed from Fayette L. Lowery and Wava M. Wynings, individually and as Executrices of the Estate of Theresa M. Fedder, deceased, dated 07/24/2002, recorded 08/12/2002 in Instrument Number 200209516.

Premises being: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529

Tax Parcel # 04D-02-039-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 1872-CV-2008**

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1**

**vs.**

**PATRICK SILVETTI**

**TARA L. SILVETTI**

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

**(Municipality)**

**1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529**

**Parcel No. 04D-02-039-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$88,958.74**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

### LEGAL DESCRIPTION

All THAT certain piece or parcel of land situate in the Borough of Berwick County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Spring Garden Avenue, said point being on line between lots #9 and #10 of M.F.D. Scanlan & Company's Plot or Plan; THENCE ALONG Spring Garden Avenue South 87 degrees 30 minutes West along the northerly line of lot #10 a distance of Forty-five (45) feet to line of Lot #11; THENCE South 2 degrees 30 minutes East along line of Lot #11 a distance of One Hundred and Seventy (170) feet, more or less, to an alley; THENCE along said alley North 87 degrees 30 minutes East along the southerly end of Lot #10 a distance of Forty-five (45) Feet in the line of Lot #9; THENCE north 2 degrees 30 minutes West along line of Lot #9 a distance of One Hundred and Seventy (170) feet, more or less, to Spring Garden Avenue, the place of beginning. BEING Lot #10 as marked and numbered on M.F.D. Scanlan & Company's Plot or Plan and BEING the same premises conveyed to W.S. Fedder and Theresa Fedder, his wife, by deed of William S. Shortess and Verda Shortess, his wife, dated March 9, 1946 and recorded in Columbia County April 29, 1946 in Deed Book 126 Page 380.

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Premises being: 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529

Tax Parcel # 04D-02-039-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 1872-CV-2008**

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1**

**vs.**

**PATRICK SILVETTI**

**TARA L. SILVETTI**

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

**(Municipality)**

**1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529**

**Parcel No. 04D-02-039-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$88,958.74**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

# SHERIFF'S RETURN

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC  
2005AHLI

Plaintiff

vs.

PATRICK SILVETTI  
TARA L. SILVETTI

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 1872-CV-2008 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

Plaintiff U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1	Court Number 1872-CV-2008
Defendant PATRICK SILVETTI TARA L. SILVETTI	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

**SERVE** **AT** {

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
1732 SPRING GARDEN AVENUE

BERWICK, PA 18603-2529

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

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

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> 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 6-17-10
--	-----------------------------------	-----------------

**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  Signature of Sheriff  Sheriff of _____	Date  Date
--	---	------------------

# 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 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1	Court Number 1872-CV-2008
Defendant PATRICK SILVETTI TARA L. SILVETTI	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.  
PATRICK SILVETTI

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
1732 SPRING GARDEN AVENUE

BERWICK, PA 18603-2529

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> 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 6-17-10
---	-----------------------------------	-----------------

**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____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;">           SO ANSWERS            Signature of Dep. Sheriff         </td> <td style="width: 20%; padding: 5px;">           Date         </td> </tr> <tr> <td style="padding: 5px;">           Signature of Sheriff         </td> <td style="padding: 5px;">           Date         </td> </tr> <tr> <td colspan="2" style="padding: 5px;">           Sheriff of _____         </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1	Court Number 1872-CV-2008
Defendant PATRICK SILVETTI TARA L. SILVETTI	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.  
PATRICK SILVETTI

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
1732 SPRING GARDEN AVENUE

BERWICK, PA 18603-2529

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <u>61791</u> 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 6-17-10
---	-----------------------------------	-----------------

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

PLAINTIFF	Court Number
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### RETURNED:

AFFIRMED and subscribed to before me this _____ day  of _____ 20__	SO ANSWERS Signature of Dep. Sheriff  Signature of Sheriff  Sheriff of _____	Date  Date
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# 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 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1	Court Number 1872-CV-2008
Defendant PATRICK SILVETTI TARA L. SILVETTI	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.  
TARA L. SILVETTI

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

BERWICK, PA 18603

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

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

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <div style="text-align: center;">           Defendant       </div>	Telephone Number (215)563-7000	Date 6-17-10
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____	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 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005AHL1	Court Number 1872-CV-2008
Defendant PATRICK SILVETTI TARA L. SILVETTI	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  
TARA L. SILVETTI

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
620 BRIAR MANOR  
BERWICK, PA 18603

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff <div style="text-align: center;">           61791          Defendant       </div>	Telephone Number (215)563-7000	Date  
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____	SO ANSWERS Signature of Dep. Sheriff  Signature of Sheriff  Sheriff of _____	Date  Date
---	---	------------------

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

Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
RASC 2005AHL1**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 1872-CV-2008  
:**

**vs.**

**PATRICK SILVETTI  
TARA L. SILVETTI**

**VERIFICATION OF NON-MILITARY SERVICE**

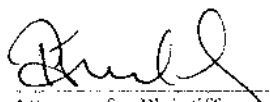
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 PATRICK SILVETTI is over 18 years of age and resides at 1732 SPRING GARDEN AVENUE, BERWICK, PA 18603-2529.

(c) that defendant TARA L. SILVETTI is over 18 years of age and resides at 620 BRIAR MANOR, BERWICK, PA 18603.

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

Attorneys for Plaintiff


<b>U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>2005AHL1</b>	:	
Plaintiff	:	<b>CIVIL DIVISION</b>
	:	
<b>v.</b>	:	<b>NO. 1872-CV-2008</b>
	:	
<b>PATRICK SILVETTI</b>	:	<b>COLUMBIA COUNTY</b>
<b>TARA L. SILVETTI</b>	:	
Defendant(s)	:	

**CERTIFICATION**

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

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (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

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

Attorneys for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC**  
**2005AHL1**

Plaintiff

v.

**PATRICK SILVETTI**  
**TARA L. SILVETTI**

Defendant(s)

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 1872-CV-2008**

**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
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- ☐ 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  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
963297

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
06/16/2010	*****1,350.00

Void after 180 days

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

*Thomas S. Hallinan*

⑈963297⑈ ⑆036001808⑆36 150866 6⑈