

SHERIFF'S SALE COST SHEET

Chase one home VS. Penny
 NO. 93-10 ED NO. 1038-09 JD DATE/TIME OF SALE Staged

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>740.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>6.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>431.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>84.56</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>991.56</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>170.50</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1597.56
1350. -

Due \$ 247.56

ENTITY VENDOR
FAP Sheriff of Columbia Co: [SCOLU]

CHECK DATE CHECK NO.
25/2011 1059107

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1059107	000277560	02/24/2011		207542	247.56	0.00	247.56
DYS [207542] 1978904760 PANNJ, KARAMJEET							
							247.56

93-10

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

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
1059107

J.R. 02/25/2011

DATE	AMOUNT
02/25/2011	*****247.56

Pay TWO HUNDRED FORTY SEVEN AND 56/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan

1059107 03600180836 150866 6

SHERIFF'S SALE COST SHEET

PHS# 207542

Chase Home Finance vs. Panny
NO. 93-10 ED NO. 1038-09 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 246.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 68.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 12.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 8.00
NOTARY	\$ 15.00
TOTAL *****	\$ 431.00

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 841.56
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ 991.56

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ -0-

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5.00
TOTAL *****	\$ 5.00

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ -0-

SURCHARGE FEE (DSTE)	\$ 170.00
MISC.	\$
TOTAL *****	\$ -0-

TOTAL COSTS (OPENING BID)	\$ 1597.56
	1350. -

Due

\$ 247.56

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

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 Acre</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.

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

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

December 1, 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: CHASE HOME FINANCE LLC v.
KARAMJEET PANNU and BALVINDER S. PANNU
625 MARY STREET MIFFLINVILLE, PA 18631-0000
No.: 2009-CV-1038

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for December 8, 2010 due to the following: Moratorium - Servicer (non-holiday).

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

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,
PATRICK WIRT for
Phelan Hallinan & Schmieg, LLP

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <i>Partick Wirt</i>	FROM: <i>Tim Chamberlain</i>
COMPANY:	DATE: <i>12-8-10</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>3</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>Penny + Shuler</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.

*Cost due
sheets attached*

SHERIFF'S SALE COST SHEET

Chase Anne Plimack VS. Karanjeet & Balvinder Jomny
 NO. 93-0 ED NO. 1038-09 JD DATE/TIME OF SALE Dec 8 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>270.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>1.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>516.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>841.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1066.56</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>2198.47</u>
WATER 20	\$ <u>173.00</u>
TOTAL ***** \$ <u>2371.47</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ _____

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Chase Home Finance vs Karanjot & Balwinder Arora

NO. 93-10 ED NO. 088-09 JD

DATE/TIME OF SALE: Dec 8 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

October 25, 2010

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CHASE HOME FINANCE LLC v.
KARAMJEET PANNU and BALVINDER S. PANNU
625 MARY STREET MIFFLINVILLE, PA 18631-0000
No.: 2009-CV-1038

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 27, 2010 due to the following: Moratorium - Servicer (non-holiday).

The Property is to be relisted for the December 8, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
REGINALD SMITH for
Phelan Hallinan & Schmieg, LLP

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
CHASE HOME FINANCE LLC

COLUMBIA COUNTY

PHS # 207542

DEFENDANT
KARAMJEET PANNU
BALVINDER S. PANNU

SERVICE TEAM/125
COURT NO.: 2009-CV-1038

SERVE KARAMJEET PANNU AT:
5141 GAZELLE RIDGE WAY
SAN DIEGO, CA 95843-4688

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

SERVED

Served and made known to KARAMJEET PANNU, Defendant on the 17 day of JULY, 2010, at 5:41 o'clock PM, at 5141 GAZELLE RIDGE WAY, in the manner described below:
Defendant personally served.

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

Relationship is CO DEFENDANT

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 48 Height 5'8" Weight 160 Race HINDU Sex M Other _____

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

Signed to and subscribed
before me this 21 day
of July, 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 _____

☐ Service Refused

Witness:

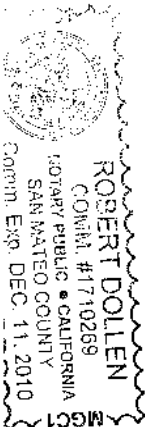
Signed to and subscribed
before me this _____ day
of _____, 20____.

By: _____

Notary:

ATTORNEY FOR PLAINTIFF

Lawrence T. Phibbs, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schumig, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69649
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jouline R. Duvey, Esq., Id. No. 87071
Laurie R. Talbot, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 282331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Molokahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 94439
Jaime McGuinness, Esq., Id. No. 90134
Christovalente P. Flakos, Esq., Id. No. 94628
Joshua I. Goldmann, Esq., Id. No. 205047
Courtney R. Deane, Esq., Id. No. 286779
Andrew C. Bramblett, Esq., Id. No. 285375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7800



PLAINTIFF
CHASE HOME FINANCE LLC

AFFIDAVIT OF SERVICE (FNMA)

COLUMBIA COUNTY

PHS # 207542

DEFENDANT
KARAMJEET PANNU
BALVINDER S. PANNU

SERVICE TEAM/Jas
COURT NO.: 2009-CV-1038

SERVE BALVINDER S. PANNU AT:
5141 GAZELLE RIDGE WAY
ANTELOPE, CA 95843-4688

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

SERVED

Served and made known to BALVINDER S. PANNU, Defendant on the 17 day of JULY, 20 10 at 2:30 o'clock P. M., at 5141 GAZELLE RIDGE WAY, 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 48 Height 5'8" Weight 160 Race HINDU Sex M Other _____

I, BYRON N. PONZA 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 3 day
of AUGUST, 20 10

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

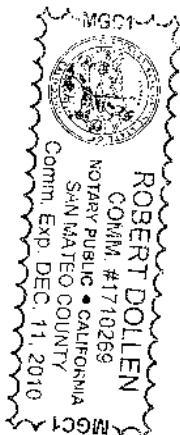
Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 20____ By: _____

Notary: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Puckan, Esq., Id. No. 32227
Francis S. Hallman, Esq., Id. No. 62695
Daniel G. Schmeig, Esq., Id. No. 62305
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Bonzano, Esq., Id. No. 58745
Sheetal R. Shah, Esq., Id. No. 81760
Jenine R. Darby, Esq., Id. No. 87077
Loreen R. Talbot, Esq., Id. No. 93337
Vivick Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Markosky, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGillem, Esq., Id. No. 90134
Christophorus P. Flakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtney R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000



CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	93ED2010%	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
27141	27141	KARAMJEET PANNU	Sheriff	93ED2010	6/23/2010	POST	91719:
27142	27142	BALVINDER S. PANNU	Sheriff	93ED2010	6/23/2010	POST	91719:
27143	27143	HARRY VIRK AKA HARBANS VIRK	Sheriff	93ED2010	6/23/2010	POST	91719:
27144	27144	HARRY VIRK AKA HARBANS VIRK	Sheriff	93ED2010	6/23/2010	POST	91719:
27145	27145	HARRY VIRK AKA HARBANS VIRK	Sheriff	93ED2010	6/23/2010	POST	91719:
27146	27146	UNITED STATES INTERNAL REVENUE	Sheriff	93ED2010	6/23/2010	POST	91719:
27147	27147	US DEPT OF JUSTICE	Sheriff	93ED2010	6/23/2010	POST	91719:
27148	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	93ED2010	6/23/2010	POST	91719:
27149	FAIR	OFFICE OF F.A.I.R.	Sheriff	93ED2010	6/23/2010	POST	91719:
27150	SBA	U.S. Small Business Administration	Sheriff	93ED2010	6/23/2010	POST	91719:
27151	IRS	INTERNAL REVENUE SERVICE	Sheriff	93ED2010	6/23/2010	POST	91719:

Records: 1 - 11 of 11



Date Produced: 07/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2734. Our records indicate that this item was delivered on 06/28/2010 at 01:01 p.m. in ANTELOPE, CA, 95843. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
NO	SURJIT KAUR
NO	SURJIT KAUR

Address of Recipient:

NO	5141 Gonselle Ridge
----	---------------------

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 2741. Our records indicate that this item was delivered on 06/28/2010 at 01:01 p.m. in ANTELOPE, CA, 95843. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
10	SURJIT KAUR
10	SURJIT KAUR

Address of Recipient:

my see	5141 Gazelle Ridge
-----------	--------------------

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 2758. 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. [unclear]".

Address of Recipient:

A handwritten address in black ink, appearing to be "Rt 1 Box 780".

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 2765. Our records indicate that this item was delivered on 06/28/2010 at 12:55 p.m. in HAMPTON, NJ, 08827. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature of Recipient: The signature is handwritten in black ink on a lined background. It appears to be "G. V. R. K." with a stylized flourish at the end.

Address of Recipient:

Address of Recipient: The address is handwritten in black ink on a lined background. It appears to be "78 R R D 3".

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 2772. Our records indicate that this item was delivered on 06/29/2010 at 08:05 a.m. in WILKES BARRE, PA, 18711. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
Joe Komdorsky
J Komdorsky

Address of Recipient:

15 S. Franklin 18711

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 2796. Our records indicate that this item was delivered on 06/28/2010 at 08:24 a.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

Susan H. Hertz
Susan Hertz

Address of Recipient:

PO BOX 11754

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

Sincerely,

United States Postal Service

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

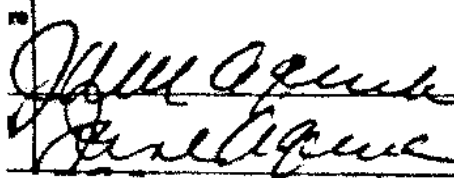


Date Produced: 07/05/2010

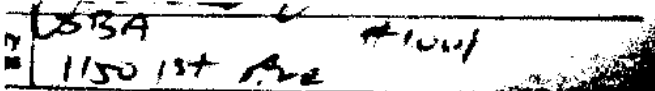
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2826. Our records indicate that this item was delivered on 06/28/2010 at 11:07 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery section
A rectangular box containing a handwritten signature in cursive script, which appears to read "William A. Gunk".

Address of Recipient:

A rectangular box containing handwritten address information: "153A", "1150 1st Ave", and "#1001".

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 2833. Our records indicate that this item was delivered on 06/28/2010 at 08:59 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature in black ink on a white background. The signature appears to be "J. J. Jones" or similar, written in a cursive style. To the left of the signature, there are small, partially legible labels "100" and "100".

Address of Recipient:

A scanned image of a handwritten address in black ink on a white background. The address is "100 Arch St". To the left of the address, there are small, partially legible labels "100" and "100".

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 2833. Our records indicate that this item was delivered on 06/28/2010 at 08:59 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature of Recipient: [Handwritten signature]

Address of Recipient:

Address of Recipient: [Handwritten address: 100 Arch St]

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

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COUNTY OF COLUMBIA - SHERIFF

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Signature of Recipient:

Signature of Recipient: [Handwritten signature: J. J. Jones]

Address of Recipient:

Address of Recipient: [Handwritten address: 100 Arch St]

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.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC
Plaintiff

vs.

KARAMJEET PANNU
BALVINDER S. PANNU
Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2009-CV-1038

2009 SEP 16 A 10 38
CLERK OF COURT'S OFFICE
COLUMBIA, PA

ORDER

AND NOW, this 16th day of September, 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	\$122,449.76
Interest Through October 27, 2010	\$14,517.43
Per Diem \$21.81	
Late Charges	\$200.70
Legal fees	\$1,300.00
Cost of Suit and Title	\$2,082.50
Sheriff's Sale Costs	\$1,514.34
Property Inspections/ Property Preservation	\$996.00
Appraisal/Brokers Price Opinion	\$250.00
Mortgage Insurance Premium/	\$139.70
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$5,409.67
TOTAL	\$148,860.10

Plus interest from October 27, 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

[Signature]
J.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 93 OF 2010 ED AND CIVIL WRIT NO. 1038 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17816, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the East side of Mary Street, said point being at an iron pin corner on the division line between Out Lot No. 114 and Out Lot No. 111; thence along Mary Street, North 23 degrees 45 minutes West 96 feet to an iron pin corner in line of Leiby, now or late; thence along land of Leiby, now or late, North 66 degrees 15 minutes East a distance of 175 feet to an iron pin corner in line of other land now or late of W. Royce Crop and Hester I. Crop, his wife; thence along other land now or late of W. Royce Crop and Hester I. Crop, South 23 degrees 45 minutes East, a distance of 96 feet to the division line between Out Lot No. 111 and Out Lot No. 114; thence along said division line of Out Lots South 66 degrees 15 minutes West, a distance of 175 feet to an iron pin on Mary Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Balvinder S. Pannu and Karamjeet Pannu, h/w, by deed from Wilbur R. Gunther and Susan E. Gunther, h/w, dated 12/15/2005, recorded 12/30/2005 in Instrument Number 200514140.

Premises being: 625 MARY STREET, MIFFLINVILLE, PA 18631-0000

Tax Parcel #23-05C-091-02,000

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale 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 representative of the Plaintiff.

Plaintiff's Attorney
Sheetal R. Shah-Jani
1617 JFK Blvd
Philadelphia, PA 19106

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

SS

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

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
n full.

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

Foreclosure Manager

**Representing Lenders in
Pennsylvania and New Jersey**

August 27, 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: CHASE HOME FINANCE LLC v.
KARAMJEET PANNU and BALVINDER S. PANNU
625 MARY STREET MIFFLINVILLE, PA 18631-0000
Court No. 2009-CV-1038

Dear Sir/Madam:

**Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for September 22, 2010 due to the following: Additional Lienholder(s).**

The Property is to be relisted for the October 27, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan & Schmieg, LLP

Mifflin Township Water Authority

P.O. Box 487
Mifflinville, PA 18631

September 8, 2010

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

Re: Sheriff Sale 9/22/10 vs. Balvinder Pannu
625 Mary Street, Mifflinville, PA

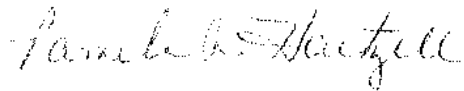
Dear Mr. Chamberlain:

Please be advised that Balvinder Pannu owes Mifflin Township Water Authority \$173 for water usage at the above captioned property.

I am enclosing a bill for your payment convenience.

If you have any questions concerning this matter, please feel free to call me at 570-752-5498.

Sincerely,



Pamela A. Hartzell
Treasurer

Enclosure

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

SUE FRUIT
Legal Assistant, 1276

Representing Lenders in
Pennsylvania and New Jersey

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

No. 2009-CV-1038

Re: CHASE HOME FINANCE LLC VS. KARAMJEET PANNU, and BALVINDER S. PANNU
No. 2009-CV-1038; 2010-ED-93

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:

SUE FRUIT, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC
Plaintiff,

v.

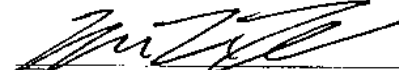
KARAMJEET PANNU
BALVINDER S. PANNU
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2009-CV-1038; 2010-ED-93
:

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: 8/31/10

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.

CHASE HOME FINANCE LLC
Plaintiff

v.

KARAMJEET PANNU
BALVINDER S. PANNU
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1038**
:
: **COLUMBIA COUNTY**

PHS # 207542

AMENDED
AFFIDAVIT PURSUANT TO RULE 3129.1

CHASE HOME FINANCE LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **625 MARY STREET, MIFFLINVILLE, PA 18631-0000**.

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

KARAMJEET PANNU **5141 GAZELLE RIDGE WAY**
ANTELOPE, CA 95843-4688

BALVINDER S. PANNU **5141 GAZELLE RIDGE WAY**
ANTELOPE, CA 95843-4688
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)

HARRY VIRK A/K/A HARBANS VIRK **1907 GARY ROAD**
STEWARTSVILLE, NJ 08886-3230

HARRY VIRK A/K/A HARBANS VIRK, **78 ROUTE 173 WEST, SUITE 4**
PRESIDENT OF ALPHA TECHNOLOGIES, INC. **HAMPTON, NJ 08827-4020**

HARRY VIRK A/K/A HARBANS VIRK **15 SOUTH FRANKLIN STREET**
& ALPHA TECHNOLOGIES, INC. **WILKES-BARRE, PA 18711-0075**
C/O JAMES C. OSCHAL, ESQ.
& THOMAS J. CAMPENNI, ESQ.

The Frist National Bank of Berwick, **111 West Front Street**
n/k/a First Keystone National Bank **Berwick, PA 18603-4701**

The Frist National Bank of Berwick, **106 Market Street**
n/k/a First Keystone National Bank **Berwick, PA 18603**
c/o Robert A. Bull Esquire

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)

**BERWICK AREA JOINT SEWER
AUTHORITY
C/O ANTHONY J. MCDONALD, ESQ.
& ROBERT A. BULL, ESQ.**

**106 MARKET STREET
BERWICK, PA 18603**

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

**625 MARY STREET
MIFFLINVILLE, PA 18631-0000**

**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**

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

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

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

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

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

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

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

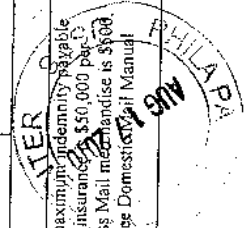
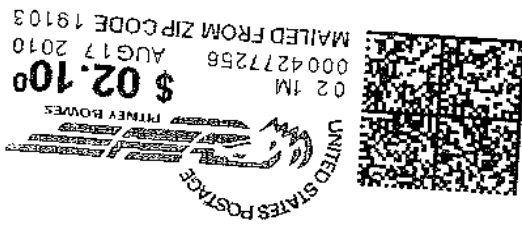
9/22/10
 9AM

JOT/JSC - SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 625 MARY STREET MIFFLINVILLE, PA 18631-0000		
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				
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15				

RE: KARAMJEET PANNU (COLUMBIA) TEAM 3 PHS# 207542

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 nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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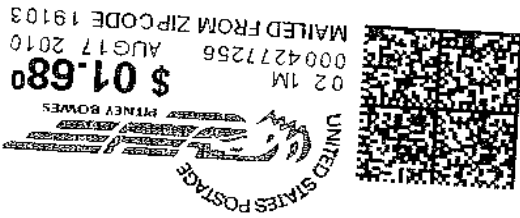


Name and Address of Sender
Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

9/22/10
9AM

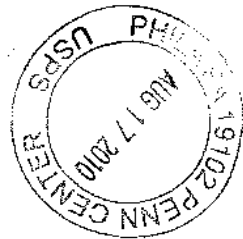
JOT/JSC - SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	HARRY VIRK A/K/A HARBANS VIRK 1907 GARY ROAD STEWARTSVILLE, NJ 08886-3230		
2	****	HARRY VIRK A/K/A HARBANS VIRK, PRESIDENT OF ALPHA TECHNOLOGIES, INC. 78 ROUTE 173 WEST, SUITE 4 HAMPTON, NJ 08827-4020		
3	****	HARRY VIRK A/K/A HARBANS VIRK & ALPHA TECHNOLOGIES, INC. C/O JAMES C. OSCHAL, ESQ. & THOMAS J. CAMPENNI, ESQ. 15 SOUTH FRANKLIN STREET WILKES-BARRE, PA 18711-0075		
4	****	BERWICK AREA JOINT SEWER AUTHORITY C/O ANTHONY J. MCDONALD, ESQ. & ROBERT A. BULL, ESQ. 106 MARKET STREET BERWICK, PA 18603		
5	****			
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****			



RE: KARAMJEET PANNU (COLUMBIA) TEAM 3 PHS# 207542

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 nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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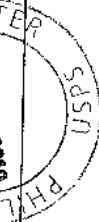
Name and
Address
Of Sender



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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		The Frist National Bank of Berwick, n/k/a First Keystone National Bank 111 West Front Street Berwick, PA 18603-4701		
2		The Frist National Bank of Berwick, n/k/a First Keystone National Bank c/o Robert A. Bull Esquire 106 Market Street Berwick, PA 18603		
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15				
Total Number of Pieces Listed by Sender		RE: Karamjeet Pannu	207542	TEAM5 SXF
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 first-class mail for the reconstruction of nonnegotiable documents under Express Mail document/reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional Registered Mail Manual R900, S913, and S921 for limitations of coverage.	

02 1M
0004277256
AUG 27 2010
\$02.52
MAILED FROM ZIP CODE 19103
UNITED STATES POSTAGE
FIRST CLASS
FIRST CLASS PERMIT NO. 1000
PHILADELPHIA, PA



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.

CHASE HOME FINANCE

VS.

KARAMJEET & BALVINDER PANNU


WRIT OF EXECUTION #93 OF 2010 ED

POSTING OF PROPERTY

AUGUST 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KARAMJEET & BALVINDER PANNU AT 625 MARY ST MIFFLINVILLE
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 19TH DAY OF AUGUST 2010



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4300

CHASE HOME FINANCE LLC

93ED2010

VS

KARAMJEET PANNU
BALVINDER S. PANNU

AFFIDAVIT OF SERVICE

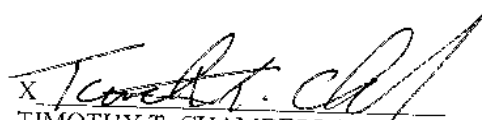
NOW, THIS WEDNESDAY, AUGUST 18, 2010, THE WITHIN MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO BALVINDER S. PANNU AT 5141 GAXELLE RIDGE WAY, ANTELOPE WITH SURJIT KAUR SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, AUGUST 18, 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

PHILAN 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

CHASE HOME FINANCE LLC

93ED2010

VS


KARAMJEET PANNU
BALVINDER S. PANNU


AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, AUGUST 18, 2010, THE WITHIN MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO KARAMJEET PANNU AT 5141 GAXELLE RIDGE WAY, ANTELOPE WITH SURJIT KAUR SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

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

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



Date Produced: 07/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2734. Our records indicate that this item was delivered on 06/28/2010 at 01:01 p.m. in ANTELOPE, CA, 95843. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
SURJIT KAUR
SURJIT KAUR

Address of Recipient:

5141 Gazelle Ridge

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.

Customer Reference Number: 93ED2010



Date Produced: 07/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2741. Our records indicate that this item was delivered on 06/28/2010 at 01:01 p.m. in ANTELOPE, CA, 95843. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
Signature	SURJIT KAUR
Printed Name	SURJIT KAUR

Address of Recipient:

Address	5141 Ganselle Ridge
---------	---------------------

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.

Customer Reference Number: 93ED2010



July 8, 2010

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

CHASE HOME FINANCE LLC

VS.

**KARAMJEET PANNU
BALVINDER S. PANNU**

DOCKET # 93ED2010

JD # 1038JD2009

Dear Timothy:

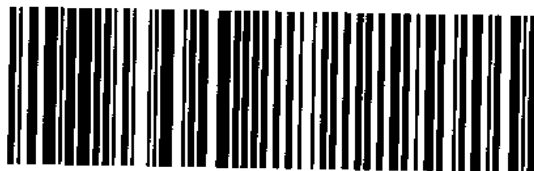
The amount due on the sewer account #702330 for the property located at 625 Mary Street Mifflinville, Pa through September 30, 2010 is \$2198.47. This amount includes \$150.00 to satisfy a lien.

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

Sincerely,

Kelly Noss
Authority Clerk

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



91 7192 4291 0010 0000 2758

HARRY VIRK AKA HARBANS VIRK
1907 GARY ROAD
STEWARTSVILLE NJ 08886

93ED2010

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

Wednesday, June 23, 2010

**HARRY VIRK AKA HARBANS VIRK
1907 GARY ROAD
STEWARTSVILLE, NJ 08886-3230**

**CHASE HOME FINANCE LLC
VS
KARAMJEET PANNU
BALVINDER S. PANNU**

DOCKET # 93ED2010

JD # 1038JD2009

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

CHASE HOME FINANCE LLC

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO. 2009-CV-1038

KARAMJEET PANNU
BALVINDER S. PANNU

: COLUMBIA COUNTY

Defendant(s)

: 2010-ED-93

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KARAMJEET PANNU
BALVINDER S. PANNU
5141 GAZELLE RIDGE WAY
ANTELOPE, CA 95843-4688

****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 **625 MARY STREET, MIFFLINVILLE, PA 18631-0000** is being 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 judgment of **\$135,918.52** obtained by **CHASE HOME FINANCE LLC** (the mortgagee) against you. In the event this notice is not continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 312.

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 Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the East side of Mary Street, said point being at an iron pin corner on the division line between Out Lot No. 114 and Out Lot No. 111; thence along Mary Street, North 23 degrees 45 minutes West 96 feet to an iron pin corner in line of Leiby, now or late; thence along land of Leiby, now or late, North 66 degrees 15 minutes East a distance of 175 feet to an iron pin corner in line of other land now or late of W. Royce Crop and Hester I. Crop, his wife; thence along other land now or late of W. Royce Crop and Hester I. Crop, South 23 degrees 45 minutes East, a distance of 96 feet to the division line between Out Lot No. 111 and Out Lot No. 114; thence along said division line of Out Lots South 66 degrees 15 minutes West, a distance of 175 feet to an iron pin on Mary Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Balvinder S. Pannu and Karamjeet Pannu, h/w, by Deed from Wilbur R. Gunther and Susan E. Gunther, h/w, dated 12/15/2005, recorded 12/30/2005 in Instrument Number 200514140.

Premises being: 625 MARY STREET, MIFFLINVILLE, PA 18631-0000

Tax Parcel # 23-05C-091-02,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1038

CHASE HOME FINANCE LLC

vs.

KARAMJEET PANNU

BALVINDER S. PANNU

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

(Municipality)

625 MARY STREET, MIFFLINVILLE, PA 18631-0000

Parcel No. 23-05C-091-02,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

JUDGMENT AMOUNT: \$135,918.52

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

REAL ESTATE TAX CERTIFICATION

Date: 06/25/2010

Fee: \$5.00

Cert. NO: 8240

PANNU BALVINDER S & KARAMJEET
625 MARY STREET
MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 20051 -4140
Location: 625 MARY ST
Parcel Id: 23 -05C-091-02,000

Assessment: 27,132
Balances as of 06/25/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2010 - REAL ESTATE

As of Date: 06/25/2010 09:26:53 AM

Owner: PANNU BALVINDER S & KARAMJEET

Municipality: MIFFLIN TWP

Parcel #: 23 -05C-091-02,000

625 MARY STREET

Property Desc:

MIFFLINVILLE PA 18631

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
023991	G	\$163.41	04/30/2010	\$166.75	06/30/2010	\$183.43	08/31/2010
		Discount Payment		05/04/2010		\$163.41	
023991	S	\$35.76	04/30/2010	\$36.49	06/30/2010	\$40.14	08/31/2010
		Discount Payment		05/04/2010		\$35.76	
023991	R	\$124.97	04/30/2010	\$127.52	06/30/2010	\$133.90	08/31/2010
		Discount Payment		05/04/2010		\$124.97	

Total Paid To Date:

\$324.14

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 6/23/2010

SERVICE# 6 - OF - 17 SERVICES
DOCKET # 93ED2010

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT KARAMJEET PANNU
BALVINDER S. PANNU

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
625 MARY STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED / VAION

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06-24-10 TIME 0855 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 P. D'Angelo DATE 06-24-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 6/23/2010

SERVICE# 9 - OF - 17 SERVICES
DOCKET # 93FD2010

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT KARAMJEET PANNU
BALVINDER S. PANNU

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CENTRAL COLUMBIA SCHOOL DISTRICT
4777 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Nicole Bower

RELATIONSHIP RECEPTIONIST IDENTIFICATION _____

DATE 06.24.10 TIME 0840 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

Flora Hill

DATE 06.24.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 6/23/2010

SERVICE# 10 - OF - 17 SERVICES
DOCKET # 93ED2010

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT KARAMJEET PANNU
BALVINDER S. PANNU

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON KELLY GREEN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06-24-10 TIME 0905 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

[Signature]

DATE 06-24-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/23/2010

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 93ED2010

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT KARAMJEET PANNU
BALVINDER S. PANNU

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 6-24-10 TIME 0905 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE 6-24-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/23/2010

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 93ED2010

PLAINTIFF CHASE HOME FINANCE LLC

DEFENDANT KARAMJEET PANNU
BALVINDER S. PANNU

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP Office manager IDENTIFICATION _____

DATE 6-24-10 TIME 0835 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J Allison DATE 6-24-10

Document Receipt

Trans # 27151 Carrier / service: POST 2PM 6/23/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000002833

Doc Ref #: 93ED2010

PHILADELPHIA PA 19106

Document Receipt

Trans # 27150 Carrier / service: POST 2PM 6/23/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000002826

Doc Ref #: 93ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 27149 Carrier / service: POST 2PM 6/23/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000002819

Doc Ref #: 93ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 27148 Carrier / service: POST 2PM 6/23/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000002802

Doc Ref #: 93ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 27147 Carrier / service: POST 2PM 6/23/2010

Ship to: 27147

US DEPT OF JUSTICE

PO BOX 11754

Tracking #: 9171924291001000002796

Doc Ref #: 93ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 27146 Carrier / service: POST 2PM 6/23/2010

Ship to: 27146

UNITED STATES INTERNAL REVENUE

1001 LIBERTY AVE

Tracking #: 9171924291001000002789

Doc Ref #: 93ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 27145 Carrier / service: POST 2PM 6/23/2010

Ship to: 27145

HARRY VIRK AKA HARBANS VIRK

C/O JAMES OSCHALL, ESQ.
15 SOUTH FRANKLIN STREET

Tracking #: 9171924291001000002772

Doc Ref #: 93ED2010

WILKES-BARRE PA 18711

Document Receipt

Trans # 27144 Carrier / service: POST 2PM 6/23/2010

Ship to: 27144

HARRY VIRK AKA HARBANS VIRK

PRESIDENT OF ALPHA TECH. INC.

78 ROUTE 173 WEST, SUITE 4

Tracking #: 9171924291001000002765

Doc Ref #: 93ED2010

HAMPTON NJ 08827

Document Receipt

Trans # 27143 Carrier / service: POST 2PM 6/23/2010

Ship to: 27143

HARRY VIRK AKA HARBANS VIRK

1907 GARY ROAD

Tracking #: 9171924291001000002758

Doc Ref #: 93ED2010

STEWARTSVILLE NJ 08886

Document Receipt

Trans # 27142 Carrier / service: POST 2PM 6/23/2010

Ship to: 27142

BALVINDER S. PANNU

5141 GAZELLE RIDGE WAY

Tracking #: 9171924291001000002741

Doc Ref #: 93ED2010

ANTELOPE CA 95843

Document Receipt

Trans #	27141	Carrier / service:	POST	2PM	6/23/2010
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Ship to: 27141

KARAMJEET PANNU

5141 GAZELLE RIDGE WAY

Tracking #: 9171924291001000002734

Doc Ref #: 93ED2010

ANTELOPE CA 95843

REAL ESTATE OUTLINE

ED # 93-10

DATE RECEIVED 6-25-10

DOCKET AND INDEX 6-23-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR

☒
☒
☒
☒
☒
☒
☒
☒

CK# 96849

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

Sep^r. 22, 10 TIME 0900

Aug. 16, 10

1ST WEEK Sep^r.

2ND WEEK 2

3RD WEEK 15, 10

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 93 OF 2010 ED AND CIVIL WRIT NO. 1038 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the East side of Mary Street, said point being at an iron pin corner on the division line between Out Lot No. 114 and Out Lot No. 111; thence along Mary Street, North 23 degrees 45 minutes West 96 feet to an iron pin corner in line of Leiby, now or late; thence along land of Leiby, now or late, North 66 degrees 15 minutes East a distance of 175 feet to an iron pin corner in line of other land now or late of W. Royce Crop and Hester I. Crop, his wife; thence along other land now or late of W. Royce Crop and Hester I. Crop, South 23 degrees 45 minutes East, a distance of 96 feet to the division line between Out Lot No. 111 and Out Lot No. 114; thence along said division line of Out Lots South 66 degrees 15 minutes West, a distance of 175 feet to an iron pin on Mary Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Balvinder S. Pannu and Karamjeet Pannu, h/w, by deed from Wilbur R. Gunther and Susan E. Gunther, h/w, dated 12/15/2005, recorded 12/30/2005 in Instrument Number 200514140.

Premises being: 625 MARY STREET, MIFFLINVILLE, PA 18631-0000

Tax Parcel #23-05C-091-02,000

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale 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
Sheetal R. Shah-Jani
1617 JFK Blvd
Philadelphia, PA 19106

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

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

P.A.C.P. 3180-3183 and Rule 3257

CHASE HOME FINANCE LLC

vs.

KARAMJEET PANNU
BALVINDER S. PANNU

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1038

COLUMBIA COUNTY

2010-ED-93

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 625 MARY STREET, MIFFLINVILLE, PA 18631-0000
(See Legal Description attached)

Amount Due	\$135,918.52
Additional Fees and Costs	\$0.00
Interest from 01/28/2010 to Date of Sale	\$_____ and costs.
@ \$22.34 per diem	

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

Dated 6-23-10
(SEAL)

PHS # 207542

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the East side of Mary Street, said point being at an iron pin corner on the division line between Out Lot No. 114 and Out Lot No. 111; thence along Mary Street, North 23 degrees 45 minutes West 96 feet to an iron pin corner in line of Leiby, now or late; thence along land of Leiby, now or late, North 66 degrees 15 minutes East a distance of 175 feet to an iron pin corner in line of other land now or late of W. Royce Crop and Hester I. Crop, his wife; thence along other land now or late of W. Royce Crop and Hester I. Crop, South 23 degrees 45 minutes East, a distance of 96 feet to the division line between Out Lot No. 111 and Out Lot No. 114; thence along said division line of Out Lots South 66 degrees 15 minutes West, a distance of 175 feet to an iron pin on Mary Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Balvinder S. Pannu and Karamjeet Pannu, h/w, by Deed from Wilbur R. Gunther and Susan E. Gunther, h/w, dated 12/15/2005, recorded 12/30/2005 in Instrument Number 200514140.

Premises being: 625 MARY STREET, MIFFLINVILLE, PA 18631-0000

Tax Parcel # 23-05C-091-02,000

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the East side of Mary Street, said point being at an iron pin corner on the division line between Out Lot No. 114 and Out Lot No. 111; thence along Mary Street, North 23 degrees 45 minutes West 96 feet to an iron pin corner in line of Leiby, now or late; thence along land of Leiby, now or late, North 66 degrees 15 minutes East a distance of 175 feet to an iron pin corner in line of other land now or late of W. Royce Crop and Hester I. Crop, his wife; thence along other land now or late of W. Royce Crop and Hester I. Crop, South 23 degrees 45 minutes East, a distance of 96 feet to the division line between Out Lot No. 111 and Out Lot No. 114; thence along said division line of Out Lots South 66 degrees 15 minutes West, a distance of 175 feet to an iron pin on Mary Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Balvinder S. Pannu and Karamjeet Pannu, h/w, by Deed from Wilbur R. Gunther and Susan E. Gunther, h/w, dated 12/15/2005, recorded 12/30/2005 in Instrument Number 200514140.

Premises being: 625 MARY STREET, MIFFLINVILLE, PA 18631-0000

Tax Parcel # 23-05C-091-02,000

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

Attorneys for Plaintiff

CHASE HOME FINANCE LLC
Plaintiff

v.

KARAMJEET PANNU
BALVINDER S. PANNU
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1038**
:
: **COLUMBIA COUNTY**
: *2010-ED-93*

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
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

CHASE HOME FINANCE LLC

vs.

**KARAMJEET PANNU
BALVINDER S. PANNU**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **No. 2009-CV-1038**
: *2010 ED-93*

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 KARAMJEET PANNU is over 18 years of age and resides at 5141 GAZELLE RIDGE WAY, ANTELOPE, CA 95843-4688.

(c) that defendant BALVINDER S. PANNU is over 18 years of age and resides at 5141 GAZELLE RIDGE WAY, ANTELOPE, CA 95843-4688.

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 F. 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. Spivaek, 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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE LLC
Plaintiff

vs.

KARAMJEET PANNU
BALVINDER S. PANNU
Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2009-CV-1038

ORDER

AND NOW, this 16 day of NOV, 2009 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	\$122,449.76
Interest Through January 27, 2010	\$8,548.00
Per Diem \$21.80	
Late Charges	\$200.70
Legal fees	\$1,300.00
Cost of Suit and Title	\$1,627.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$0.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$209.55
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,583.01
TOTAL	\$135,918.52

Plus interest from January 27, 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

Scott W. Pano

RECEIVED
CLERK OF COURT
COLUMBIA COUNTY, PA

NOV 16 2009

RECEIVED
CLERK OF COURT
COLUMBIA COUNTY, PA

CHASE HOME FINANCE LLC
Plaintiff

v.

KARAMJEET PANNU
BALVINDER S. PANNU
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1038**
:
: **COLUMBIA COUNTY**
1010. ED. 93
PHS # 207542

AFFIDAVIT PURSUANT TO RULE 3129.1

CHASE HOME FINANCE LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **625 MARY STREET, MIFFLINVILLE, PA 18631-0000**.

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

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

KARAMJEET PANNU

5141 GAZELLE RIDGE WAY
ANTELOPE, CA 95843-4688

BALVINDER S. PANNU

5141 GAZELLE RIDGE WAY
ANTELOPE, CA 95843-4688

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)

HARRY VIRK A/K/A HARBANS VIRK

1907 GARY ROAD
STEWARTSVILLE, NJ 08886-3230

HARRY VIRK A/K/A HARBANS VIRK,
PRESIDENT OF ALPHA TECHNOLOGIES,
INC.

78 ROUTE 173 WEST, SUITE 4
HAMPTON, NJ 08827-4020

HARRY VIRK A/K/A HARBANS VIRK
& ALPHA TECHNOLOGIES, INC.
C/O JAMES C. OSCHAL, ESQ.
& THOMAS J. CAMPENNI, ESQ.

15 SOUTH FRANKLIN STREET
WILKES-BARRE, PA 18711-0075

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)

BERWICK AREA JOINT SEWER
AUTHORITY
C/O ANTHONY J. McDONALD, ESQ.
& ROBERT A. BULL, ESQ.

106 MARKET STREET
BERWICK, PA 18603

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

**625 MARY STREET
MIFFLINVILLE, PA 18631-0000**

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

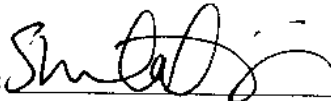
**13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222**

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

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

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

June 18, 2010

By: 
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the East side of Mary Street, said point being at an iron pin corner on the division line between Out Lot No. 114 and Out Lot No. 111; thence along Mary Street, North 23 degrees 45 minutes West 96 feet to an iron pin corner in line of Leiby, now or late; thence along land of Leiby, now or late, North 66 degrees 15 minutes East a distance of 175 feet to an iron pin corner in line of other land now or late of W. Royce Crop and Hester I. Crop, his wife; thence along other land now or late of W. Royce Crop and Hester I. Crop, South 23 degrees 45 minutes East, a distance of 96 feet to the division line between Out Lot No. 111 and Out Lot No. 114; thence along said division line of Out Lots South 66 degrees 15 minutes West, a distance of 175 feet to an iron pin on Mary Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Balvinder S. Pannu and Karamjeet Pannu, h/w, by Deed from Wilbur R. Gunther and Susan E. Gunther, h/w, dated 12/15/2005, recorded 12/30/2005 in Instrument Number 200514140.

Premises being: 625 MARY STREET, MIFFLINVILLE, PA 18631-0000

Tax Parcel # 23-05C-091-02,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1038

CHASE HOME FINANCE LLC

vs.

KARAMJEET PANNU

BALVINDER S. PANNU

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

(Municipality)

625 MARY STREET, MIFFLINVILLE, PA 18631-0000

Parcel No. 23-05C-091-02,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$135,918.52

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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
CHASE HOME FINANCE LLC

Court Number
2009-CV-1038

Defendant
KARAMJEET PANNU
BALVINDER S. PANNU

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)
625 MARY STREET
MIFFLINVILLE, PA 18631-0000

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

Date

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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
Email jennifer.mcanney@fedphc.com

Jennifer McAnney, Ext. 1259
Service Department

Representing Lenders in
Pennsylvania and New Jersey

June 22, 2010

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

RE: PHH Mortgage Corporation v. Nicole M. Jordan in her capacity as administratrix and heir
of the estate of Connie S. Jordan AND Unknown heirs, successors, assigns, and all persons, firms,
or associations claiming right, title, or interest from or under Connie S. Jordan, deceased
Cumberland County, No. 10-1230 Civil Term

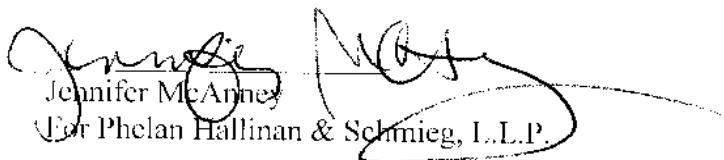
Dear Sir/Madam:

Enclosed is an Affidavit of Service of Complaint for the above captioned matter.

Please file same and return a time-stamped copy to us in the enclosed stamped, self-addressed envelope.

Thank you for your cooperation.

Very truly yours,


Jennifer McAnney
For Phelan Hallinan & Schmieg, L.L.P.

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

PIIH Mortgage Corporation
Plaintiff

: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

Nicole M. Jordan, in her capacity as
administratrix and heir of the estate of Connie
S. Jordan

: Cumberland COUNTY

Unknown heirs, successors, assigns, and all
persons, firms, or associations claiming right,
title, or interest from or under Connie S.
Jordan, deceased

: NO. 10-1230 Civil Term


Defendant(s)

**AFFIDAVIT OF SERVICE OF COMPLAINT
BY MAIL PURSUANT TO COURT ORDER**

I hereby certify that a true and correct copy of the Civil Action Complaint in Mortgage Foreclosure in the above captioned matter was sent by regular and certified mail, return receipt requested, to the following persons **Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Connie S. Jordan, deceased at 370 Old State Road, Gardners, PA 17324**, on June 16, 2010, in accordance with the Order of Court dated **May 19, 2010**. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Date: June 16, 2010

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
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Chrisovalante P. Pliakos, 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

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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Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

PIII Mortgage Corporation
Plaintiff

vs.

Nicole M. Jordan, in her capacity as
administratrix and heir of the estate of Connie
S. Jordan
Unknown heirs, successors, assigns, and all
persons, firms, or associations claiming right,
title, or interest from or under Connie S.
Jordan, deceased

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: Cumberland COUNTY

: NO. 10-1230 Civil Term

**AFFIDAVIT OF SERVICE OF COMPLAINT
BY MAIL PURSUANT TO COURT ORDER**

I hereby certify that a true and correct copy of the Civil Action Complaint in Mortgage Foreclosure in the above captioned matter was sent by regular and certified mail, return receipt requested, to the following persons **Unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from or under Connie S. Jordan, deceased at 370 Old State Road, Gardners, PA 17324, on June 16, 2010**, in accordance with the Order of Court dated **May 19, 2010**. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Date: June 16, 2010

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

Attorneys for Plaintiff

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
964929

P ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
06/18/2010	*****1,350.00

Void after 180 days

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

Travis S. Hallinan

⑈964929⑈ ⑆036001808⑆36 150866 6⑈