

SHERIFF'S SALE COST SHEET

LVR MEH vs. Shymenst
 NO. 46-11 ED NO. 241-11 JD DATE/TIME OF SALE Steyal

| | |
|---------------------------------|--------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>210.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>42.00</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>12.68</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>374.18</u> | |

| | |
|------------------------------|--------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>770.82</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>920.82</u> | |

| | |
|---------------------------|--------------------|
| PROTHONOTARY (NOTARY) | \$10.00 |
| RECORDER OF DEEDS | \$ |
| TOTAL ***** \$ <u>---</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>50.00</u> |
| MISC. _____ | \$ |
| _____ | \$ |
| TOTAL ***** \$ <u>---</u> | |

TOTAL COSTS (OPENING BID) \$ 1350.00

SHERIFF'S SALE COST SHEET

LPP Mortgage LTD vs. Raymond St Lawrence + Sherry Symonds
 NO. 46-11 ED NO. 241-11 JD DATE/TIME OF SALE June 22, 6900

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>210.00</u> | |
| LEVY (PER PARCEL | \$15.00 | |
| MAILING COSTS | \$ <u>421.00</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>470.50</u> |

| | | |
|-----------------------|------------------|------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>770.82</u> | |
| SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ <u>995.82</u> |

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

| | | |
|-----------------------|------------------|------------------|
| REAL ESTATE TAXES: | | |
| BORO, TWP & COUNTY 20 | \$ <u>434.22</u> | |
| SCHOOL DIST. 20 | \$ | |
| DELINQUENT 20 | \$ <u>5.00</u> | |
| TOTAL ***** | | \$ <u>439.22</u> |

| | | |
|---------------------|------------------|------------------|
| MUNICIPAL FEES DUE: | | |
| SEWER 20 | \$ <u>374.50</u> | |
| WATER 20 | \$ | |
| TOTAL ***** | | \$ <u>374.50</u> |

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

TOTAL COSTS (OPENING BID) \$ 7485.04

MILSTEAD & ASSOCIATES, LLC

WOODLAND FALLS CORPORATE PARK
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002

(856) 482-1400
fax: (856) 482-9190

FACSIMILE TRANSMITTAL SHEET

| | | | |
|---------------|----------------------------------|-------------------------------------|---------------|
| TO: | Sheriff Chamberlain | FROM: | Greg Wilkins |
| COMPANY: | Columbia County Sheriff's Office | DATE: | June 21, 2011 |
| FAX NUMBER: | 570-389-5625 | TOTAL NO. OF PAGES INCLUDING COVER: | 1 |
| PHONE NUMBER: | 570-389-5624 | SENDER'S REFERENCE NUMBER: | 34,14989 |
| RE: | Shymansky, Sherri | YOUR REFERENCE NUMBER: | 2011-CV-241 |


A follow-up copy ☐ will ☐ not be sent by mail.

Comments

Please accept this fax as authorization to stay the sale set for 6/22/11. The plaintiff is exploring loss mitigation options. No funds were received in consideration for the stay.

Thank you for your attention in this matter.

Thanks,



Gregory Wilkins

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

LPP Mortgage LTD VS Raymond St Lawrence Shaw Property

NO. 46-11 ED NO. 241-11 JD

DATE/TIME OF SALE: June 22 2011

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 \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE
WEDNESDAY JUNE 22, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 46 OF 2011 ED AND CIVIL WRIT NO. 241 OF 2011 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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the northerly side of Second Avenue at the intersection with a 20 foot alley, THENCE northwesterly along said alley, a distance of 165.7 feet to a 15 foot alley;

THENCE westerly along said alley, a distance of 54.2 feet to the corner of Lot Number 727;

THENCE southerly along said lot, a distance of 160 feet to Second Avenue;

THENCE easterly along Second Avenue, a distance of 97.3 feet to the corner, the PLACE OF BEGINNING.

CONTAINING Lots Number 725 and 726, as surveyed by Boyd Trescott, April 25, 1925.

Being known as 1103 Second Avenue, Berwick, PA, 18603

Tax Parcel Number: 04C-01-146-00-000

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 with eight (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 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.

Plaintiffs Attorney
Patrick Wesner, Esq.
220 Lake Drive East
Cherry Hill, NJ 08002

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

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 h, 1902, and has been published daily, continuously in said day and on the attached notice June 1, 8, 15, 2011 as printed ne of the officers or publisher or designated agent of the owner which legal advertisement was published; that neither the rested in the subject matter of said notice and advertisement ie foregoing statement as to time, place, and character of

ore me this 15th day of June, 2011

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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



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.

LPP MORTGAGE LTD

VS.

SHERRI SHYMANSKY & RAYMOND ST.
LAWRENCE

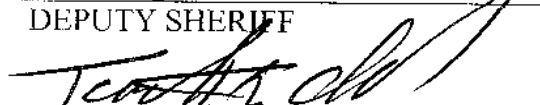
WRIT OF EXECUTION #46 OF 2011 ED

POSTING OF PROPERTY

MAY 16, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SHERRI SHYMANSKI & RAYMOND ST. LAWRENCE AT 1103 2ND AVE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

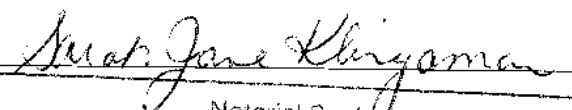
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16TH DAY OF MAY 2011


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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

LPP MORTGAGE LTD

Docket # 46ED2011

VS

MORTGAGE FORECLOSURE

**SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE**

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 12, 2011, AT 1:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RAYMOND ST. LAWRENCE AT 1103 SECOND AVE, BERWICK BY HANDING TO ALISA ST LAWRENCE, DAUGHTER, 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, APRIL 13, 2011


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

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

LPP MORTGAGE LTD

Docket # 46ED2011

VS

MORTGAGE FORECLOSURE

**SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE**

AFFIDAVIT OF SERVICE

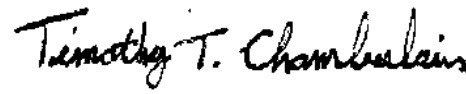
NOW, THIS TUESDAY, APRIL 12, 2011, AT 1:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SHERRI SHYMANSKY AT 1103 SECOND AVE, BERWICK BY HANDING TO ALISA ST LAWRENCE, STEP DAUGHTER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 13, 2011


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

DOUGLAS M. MARINOS & ASSOCIATES, P.C.**ATTORNEYS AT LAW**

101 NORTH CEDAR CREST BOULEVARD, ALLENTOWN, PA 18104

TEL: (610) 434-2814

FAX: (610) 434-0538

April 15, 2011

VIA FACSIMILE 570-389-5625

Columbia County Sheriff

35 E. Main Street

P.O. Box 380

Bloomsburg, PA 17815

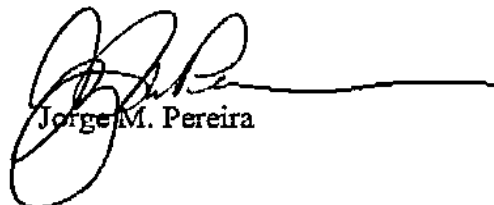
RE: LPP Mortgage LTD vs. Sherri Shymansky & Raymond St. Lawrence**Docket #: 46ED2011****JD #: 241JD2011**

Dear Sir/Madam:

This letter acknowledges receipt of your correspondence with regards to the Sheriff's Sale in the above-captioned matter. We are notifying you that we have a judgment against Ms. Shymansky in the amount of \$4,846.39 docketed #2009-CV-2184. I have attached a copy for your reference.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


Jorge M. Pereira

JMP/sjw

COURT OF COMMON PLEAS OF COI



13330468

CAVALRY PORTFOLIO SERVICES, LLC, AS
ASSIGNEE OF CAVALRY SPV I, LLC, AS
ASSIGNEE OF WASHINGTON MUTUAL BANK

Plaintiff

v.

SHERRI SHYMANSKY

Defendant(s)

CIVIL ACTION

CASE NO.: CV-0000168-09

NOTICE TO DEFEND

2009-01-2184

- (X) Notice is hereby given that a Judgment in the above-captioned matter has been entered against you in the amount of \$4,846.39 plus interest at the rate of 10% per annum from and after 5/12/2009
- (X) A copy of all documents filed with the Prothonotary in support of the within judgment is/are enclosed.

Tami B. Klunk
Prothonotary/Clerk, Civil Div.

By: _____

If you have any questions regarding this Notice, please contact the filing party:

Douglas M. Marinos, Esquire
Atty. I.D. #53104
Thomas Law Offices, PLLC
Attorney for Plaintiff
101 North Cedar Crest Blvd
Allentown, PA 18104
(866) 434-2993

(This Notice is given in accordance with P.R.C.P. 236)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **COLUMBIA**

Mag. Dist. No.:

26-3-02

MOJ Name: Hon.

RICHARD P. CASHMAN

Address:

**339 W FRONT ST
BERWICK, PA**Telephone: **(570) 759-0359****18603-0000****ATTORNEY FOR PLAINTIFF :****DOUGLAS M. MARINOS ESQ
101 N CEDAR CREST BLVD
ALLENTOWN, PA 18104-4602****NOTICE OF JUDGMENT/TRANSCRIPT
CIVIL CASE****13330468**

VS.

DEFENDANT:

NAME and ADDRESS

**SHYMANSKY, SHERRI
1103 2ND AVE
BERWICK, PA 18603**Docket No.: **CV-0000168-09**
Date Filed: **3/09/09****THIS IS TO NOTIFY YOU THAT:**Judgment: **DEFAULT JUDGMENT PLTF** (Date of Judgment) **5/12/09**☒ Judgment was entered for: (Name) **CAVALEY PORTFOLIO SERVICES LLC**☒ Judgment was entered against: (Name) **SHYMANSKY, SHERRI**
In the amount of \$ **4,980.89**☐ Defendants are jointly and severally liable.☐ Damages will be assessed on Date & Time☐ This case dismissed without prejudice.☐ Amount of Judgment Subject to Attachment/42 Pa.C.S. § 8127
\$☐ Portion of Judgment for physical damages arising out of
residential lease \$

| | |
|---------------------------------|--------------------|
| Amount of Judgment | \$ 4,846.39 |
| Judgment Costs | \$ 134.50 |
| Interest on Judgment | \$.00 |
| Attorney Fees | \$.00 |
| Total | \$ 4,980.89 |
| Post Judgment Credits | \$ |
| Post Judgment Costs | \$ |
| Certified Judgment Total | \$ 4,980.89 |

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

5-12-09 Date

Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

8-19-09 Date

Magisterial District Judge

My commission expires first Monday of January, **2012**

SEAL

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/6/2011

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 46ED2011

PLAINTIFF LPP MORTGAGE LTD

DEFENDANT SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE

ATTORNEY FIRM MILSTEAD & ASSOCIATES, I.L.C

| PERSON/CORP TO SERVED |
|-----------------------|
| RAYMOND ST. LAWRENCE |
| 1103 SECOND AVE |
| BERWICK |

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON ALISA ST. LAWRENCE

RELATIONSHIP DAUGHTER IDENTIFICATION _____

DATE 04.12.11 TIME 1300 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>04.11.11</u> | <u>0930</u> | <u>D'ANGELO</u> | <u>4/c</u> |

DEPUTY

 DATE 04.12.11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/6/2011

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 46ED2011

PLAINTIFF LPP MORTGAGE LTD

DEFENDANT SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|--------------------------------|----------------------|
| SHERRI SHYMANSKY - ST LAWRENCE | MORTGAGE FORECLOSURE |
| 1103 SECOND AVE | |
| BERWICK | |

SERVED UPON ALISA ST LAWRENCE

RELATIONSHIP STEP DAUGHTER IDENTIFICATION _____

DATE 04.12.11 TIME 1300 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

04.11.11 0930 D'ANGELO JK

DEPUTY

DATE

04.12.11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/6/2011

SERVICE# 4 - OF - 15 SERVICES
DOCKET # 46ED2011

PLAINTIFF LPP MORTGAGE LTD

DEFENDANT SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED

CAVALRY PORTFOLIO SERVICES, INC.
C/O ATTY BRYDEN
156 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Leslie Bryden

RELATIONSHIP ~~Defendant~~ Attorney IDENTIFICATION _____

DATE 04/12/2011 TIME 0810 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) _____

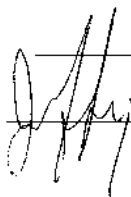
ATTEMPTS
DATE

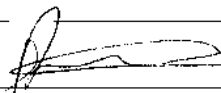
TIME

OFFICER

REMARKS

DEPUTY





DATE

04/12/2011

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/6/2011

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 46ED2011

PLAINTIFF LPP MORTGAGE LTD

DEFENDANT SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Det Frank

RELATIONSHIP Secretary IDENTIFICATION _____

DATE 04/12/11 TIME 0910 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 04/12/2011



April 12, 2011

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

LPP MORTGAGE LTD

VS.

**SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE**

DOCKET # 46ED2011

JD # 241JD2011

Dear Timothy:

The amount due on the sewer account #127680 for the property located at 1103 2nd Avenue Berwick, Pa through June 30, 2011 is **\$374.50**.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

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: P. D'ANGELO
DATE RECEIVED 4/6/2011

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 46ED2011

PLAINTIFF LPP MORTGAGE LTD

DEFENDANT SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04-11-11 TIME 1010 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) _____

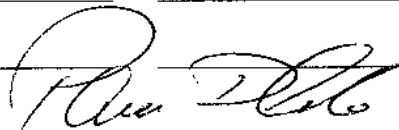
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

04-11-11

Tax Notice 2011 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Cornie C Gingham
 615 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
 03/01/2011

BILL NO.
 5919

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL. PENALTY |
|--|------------|-------|----------------------------------|---------------------------------|--------------------------|
| GENERAL | 18,408 | 6.146 | 110.88 | 113.14 | 124.45 |
| SINKING | | 1.345 | 24.26 | 24.76 | 27.24 |
| FIRE | | 1.25 | 22.55 | 23.01 | 24.16 |
| LIGHT | | 1.75 | 31.57 | 32.21 | 33.82 |
| BORO RE | | 11.1 | 200.24 | 204.33 | 214.55 |
| The discount & penalty have been calculated for your convenience | | | 389.50 | 397.45 | 424.22 |
| PAY THIS AMOUNT | | | April 30 If paid on or before | June 30 If paid on or before | June 30 If paid after |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SHYMANSKY SHERRI
 RAYMOND ST LAWRENCE
 1103 SECOND AVE
 BERWICK PA 18603

| CNTY | TWP |
|----------------------------|-----------|
| Discount 2 % | 2 % |
| Penalty 10 % | 5 % |
| PARCEL: 04C-01 -146-00,000 | |
| 1103 SECOND AVE | |
| 2938 Acres | Land |
| | Buildings |
| Total Assessment | 18,408 |

This tax returned to
 courthouse on:
 January 1, 2012

FILE COPY

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 4/6/2011

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 46ED2011

PLAINTIFF LPP MORTGAGE LTD

DEFENDANT SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 04-11-11 TIME 0945 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

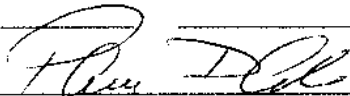
TIME

OFFICER

REMARKS

| | | | |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY



DATE 04-11-11

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

REAL ESTATE TAX CERTIFICATION

Date: 04/11/2011

Fee: \$5.00

Cert. NO: 9966

SHYMANSKY SHERRI
RAYMOND ST LAWRENCE
1103 SECOND AVE
BERWICK PA 18603

District: BERWICK BORG
Deed: 20070 -0646
Location: 1103 2ND AVE LOT 725-
Parcel Id:04C-01 -146-00,000

Assessment: 18,408
Balances as of 04/11/2011

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

By:

Timothy Chamberlain

Per:

Shuff of Col. Co.
12/16

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/6/2011

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 46ED2011

PLAINTIFF LPP MORTGAGE LTD

DEFENDANT SIERRI SHYMANSKY
RAYMOND ST. LAWRENCE

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Heather Hyatt

RELATIONSHIP Check IDENTIFICATION _____

DATE 04/11/11 TIME 0850 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

Jeffrey P.

DATE

04/11/2011

REAL ESTATE OUTLINE

ED # 45 11

DATE RECEIVED 4/6/11
DOCKET AND INDEX of 0.00

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# 8442

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

SALE DATE Aug 11 TIME 0900
POSTING DATE 8/11/11
ADV. DATES FOR NEWSPAPER
1ST WEEK 8/11/11
2ND WEEK 8
3RD WEEK 15 11

| | |
|---|--|
| <p>LPP Mortgage LTD,</p> <p>Plaintiff,</p> <p>Vs.</p> <p>Sherri Shymansky and</p> <p>Raymond St. Lawrence,</p> <p>Defendant(s)</p> | <p>IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA</p> <p>WRIT OF EXECUTION (Mortgage Foreclosure)</p> <p>NO.: 2011-CV-241 2011-ED-460</p> |
|---|--|

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property:

1103 Second Avenue, Berwick, PA 18603
(see legal description attached)

| | |
|-----------------------------|--------------|
| AMOUNT DUE | \$100,382.27 |
| INTEREST | |
| From 03/17/2011 to Date | \$ |
| of Sale at \$16.50 per diem | |
| TOTAL DUE | \$ |
| Plus costs as endorsed | |

Dated: 04-01-11

(SEAL)

Tamara B. Kline
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

Barbara N. Silvestri, Clerk

PROU **My Court** **2011**

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the northerly side of Second Avenue at the intersection with a 20 foot alley;

THENCE northwesterly along said alley, a distance of 165.7 feet to a 15 foot alley;

THENCE westerly along said alley, a distance of 54.2 feet to the corner of Lot Number 727;

THENCE southerly along said lot, a distance of 160 feet to Second Avenue;

THENCE easterly along Second Avenue, a distance of 97.3 feet to the corner, the PLACE OF BEGINNING.

CONTAINING Lots Number 725 and 726, as surveyed by Boyd Trescott, April 25, 1925.

Being known as 1103 Second Avenue, Berwick, PA 18603
Tax Parcel Number: 04C-01-146-00-000

{00566702}

SHERIFF'S SALE

WEDNESDAY JUNE 22, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 46 OF 2011 ED AND CIVIL WRIT NO. 241 OF 2011 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 Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on the northerly side of Second Avenue at the intersection with a 20 foot alley; THENCE northwesterly along said alley, a distance of 165.7 feet to a 15 foot alley; THENCE westerly along said alley, a distance of 54.2 feet to the corner of Lot Number 727; THENCE southerly along said lot, a distance of 160 feet to Second Avenue; THENCE easterly along Second Avenue, a distance of 97.3 feet to the corner, the PLACE OF BEGINNING.

CONTAINING Lots Number 725 and 726, as surveyed by Boyd Trescott, April 25, 1925.

Being known as 1103 Second Avenue, Berwick, PA 18603

Tax Parcel Number: 04C-01-146-00-000

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 with eight (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 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
Partick Wesner, Esq.
220 Lake Drive East
Cherry Hill, NJ 08002

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

Document Receipt

Trans # 20465 Carrier / service: POST 2PM 4/9/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000008347

Doc Ref #: 46ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 20464 Carrier / service: POST 2PM 4/9/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000008330

Doc Ref #: 46ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 20463 Carrier / service: POST 2PM 4/9/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000008323

Doc Ref #: 46ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 20462 Carrier / service: POST 2PM 4/9/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000008316

Doc Ref #: 46ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 20461 Carrier / service: POST 2PM 4/9/2011

Ship to: 20461

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000008309

Doc Ref #: 46ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 20460 Carrier / service: POST 2PM 4/9/2011

Ship to: 20460

CAVALRY PORTFOLIO SERVICES, INC.

C/O ATTY MARINOS
101 NORTH CEDAR CREST BLVD

Tracking #: 9171924291001000008293

Doc Ref #: 46ED2011

ALLENTOWN PA 18104

Document Receipt

Trans # 20459 Carrier / service: POST 2PM 4/9/2011

Ship to: 20459

GE MONEY BANK

C/O FREDERIC WEINBERG, ESQ.

Tracking #: 9171924291001000008286

Doc Ref #: 46ED2011

CONSHOHOCKE PA 19428
N

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff

LPP Mortgage LTD,

Plaintiff,

Vs.

Sherri Shymansky

and

Raymond St. Lawrence,

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

LPP Mortgage LTD, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 1103 Second Avenue, Berwick, PA 18603:

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

Sherri Shymansky
1103 Second Avenue
Berwick, PA 18603

Raymond St. Lawrence
1103 Second Avenue
Berwick, PA 18603

2. Name and address of Defendant(s) in the Judgment:

Same as above

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

GE Money Bank, et.al.
c/o Frederic I. Weinberg, Esq.
1001 East Hector Street, Ste. 220
Conshohocken, PA 19428

Cavalry Portfolio Services, Inc.
c/o Leslie Bryden, Esq.
156 West Main Street
Bloomsburg, PA 17815

{00566702}

Cavalry Portfolio Services, Inc.
c/o Douglas Marinos, Esq.
101 North Cedar Crest Boulevard
Allentown, PA 18104

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

LPP Mortgage LTD
(Plaintiff herein)
6000 Legacy Drive
Plano, TX 75024

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

None Known

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:

None Known

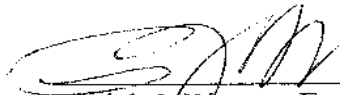
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant
1103 Second Avenue
Berwick, PA 18603

Department of Domestic Relations
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 the 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. Section 4904 relating to unsworn falsification to authorities.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: March 29, 2011

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff

LPP Mortgage LTD,

Plaintiff,

Vs.

Sherri Shymansky

and

Raymond St. Lawrence,

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

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Sherri Shymansky
1103 Second Avenue
Berwick, PA 18603

Raymond St. Lawrence
1103 Second Avenue
Berwick, PA 18603

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Same as above

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GE Money Bank, et.al.
c/o Frederic I. Weinberg, Esq.
1001 East Hector Street, Ste. 220
Conshohocken, PA 19428

Cavalry Portfolio Services, Inc.
c/o Leslie Bryden, Esq.
156 West Main Street
Bloomsburg, PA 17815

{00566702}

Cavalry Portfolio Services, Inc.
c/o Douglas Marinos, Esq.
101 North Cedar Crest Boulevard
Allentown, PA 18104

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LPP Mortgage LTD
(Plaintiff herein)
6000 Legacy Drive
Plano, TX 75024

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

None Known

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:

None Known

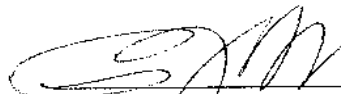
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant
1103 Second Avenue
Berwick, PA 18603

Department of Domestic Relations
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 the 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. Section 4904 relating to unsworn falsification to authorities.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: March 29, 2011

{00566702}

MILSTEAD & ASSOCIATES, LLC
BY:Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

LPP Mortgage LTD,
Plaintiff,

Vs.

Sherri Shymansky,

and

Raymond St. Lawrence,

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241

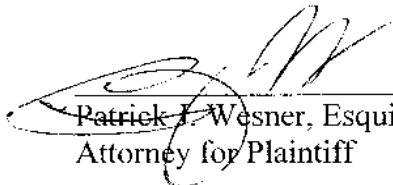
CERTIFICATION

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: March 29, 2011

MILSTEAD & ASSOCIATES, LLC
BY:Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

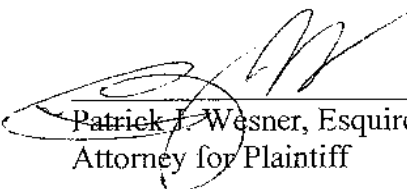
| | |
|---|---|
| LPP Mortgage LTD, Plaintiff, Vs. Sherri Shymansky, and Raymond St. Lawrence, Defendants. | COURT OF COMMON PLEAS COLUMBIA COUNTY No.: 2011-CV-241 CERTIFICATION |
|---|---|

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: March 29, 2011

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Attorney for Plaintiff

LPP Mortgage LTD,

Plaintiff,

Vs.

Sherri Shymansky,

and

Raymond St. Lawrence,

Defendants.

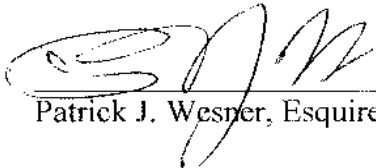
**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241

VERIFICATION OF NON-MILITARY SERVICE

Patrick J. Wesner, Esquire, hereby verifies that she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, she has knowledge of the following facts, to wit:

1. that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldier' and Sailors' Civil Relief Act of Congress of 1940, as amended,
2. defendant, Sherri Shymansky, is over 18 years of age and resides at 1103 Second Avenue, Berwick, PA 18603,
3. defendant, Raymond St. Lawrence, is over 18 years of age and resides at 1103 Second Avenue, Berwick, PA 18603.


Patrick J. Wesner, Esquire

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Attorney for Plaintiff

LPP Mortgage LTD,

Plaintiff,

Vs.

Sherri Shymansky,

and

Raymond St. Lawrence,

Defendants.

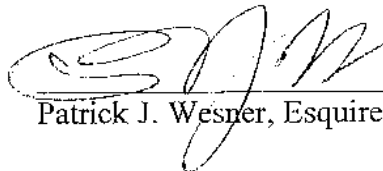
**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241

VERIFICATION OF NON-MILITARY SERVICE

Patrick J. Wesner, Esquire, hereby verifies that she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, she has knowledge of the following facts, to wit:

1. that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldier' and Sailors' Civil Relief Act of Congress of 1940, as amended,
2. defendant, Sherri Shymansky, is over 18 years of age and resides at 1103 Second Avenue, Berwick, PA 18603,
3. defendant, Raymond St. Lawrence, is over 18 years of age and resides at 1103 Second Avenue, Berwick, PA 18603.


Patrick J. Wesner, Esquire

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Attorney for Plaintiff

LPP Mortgage LTD,
Plaintiff,

Vs.

Sherri Shymansky,
and

Raymond St. Lawrence,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No.: 2011-CV-241

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129

TAKE NOTICE:

Your house (real estate) at 1103 Second Avenue, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$100,382.27 obtained by LPP Mortgage LTD.

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 cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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 following page 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 bid price by calling Milstead & Associates at 856-482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.

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 a 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 Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. 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.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU 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.

Lawyers Referral and Information Service
Columbia County Bar Association
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

34.14989

{00566702}

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the northerly side of Second Avenue at the intersection with a 20 foot alley;

THENCE northwesterly along said alley, a distance of 165.7 feet to a 15 foot alley;

THENCE westerly along said alley, a distance of 54.2 feet to the corner of Lot Number 727;

THENCE southerly along said lot, a distance of 160 feet to Second Avenue;

THENCE easterly along Second Avenue, a distance of 97.3 feet to the corner, the PLACE OF BEGINNING.

CONTAINING Lots Number 725 and 726, as surveyed by Boyd Trescott, April 25, 1925.

Being known as 1103 Second Avenue, Berwick, PA 18603
Tax Parcel Number: 04C-01-146-00-000

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the northerly side of Second Avenue at the intersection with a 20 foot alley;

THENCE northwesterly along said alley, a distance of 165.7 feet to a 15 foot alley;

THENCE westerly along said alley, a distance of 54.2 feet to the corner of Lot Number 727;

THENCE southerly along said lot, a distance of 160 feet to Second Avenue;

THENCE easterly along Second Avenue, a distance of 97.3 feet to the corner, the PLACE OF BEGINNING.

CONTAINING Lots Number 725 and 726, as surveyed by Boyd Trescott, April 25, 1925.

Being known as 1103 Second Avenue, Berwick, PA 18603
Tax Parcel Number: 04C-01-146-00-000

SHORT DESCRIPTION

DOCKET NO: 2011-CV-241

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 04C-01-146-00-000

PROPERTY ADDRESS 1103 Second Avenue
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

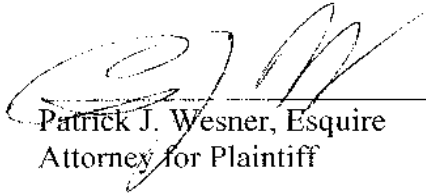
SOLD AS THE PROPERTY OF: Sherri Shymansky
Raymond St. Lawrence

ATTORNEY'S NAME: Patrick J. Wesner, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff=s Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Ste 301

Cherry Hill, New Jersey 08002

TEL (856) 482-1400 FAX (856) 482-9190

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pwesner@milsteadlaw.com

Lisa Ann Thomas, Sr. Foreclosure Administrator
lthomas@milsteadlaw.com

Philadelphia Address:

235 South 13th Street

Philadelphia, PA 19107

Please Reply To: NJ Office
Our File No. 34.14989

March 29, 2011

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

**Re: LPP Mortgage LTD
vs. Sherri Shymansky and Raymond St. Lawrence
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Sherri Shymansky - 1103 Second Avenue, Berwick, PA 18603.
Raymond St. Lawrence - 1103 Second Avenue, Berwick, PA 18603**

Also post the handbill on the mortgage premises listed below:

1103 Second Avenue, Berwick, PA 18603

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Pat Wilkins
Paralegal

{00566702}

Mistead & Associates LLC
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002
856-482-1400



55-136/312

DATE

03/23/11

CHECK

81456

AMOUNT

**\$1,350.00

PAY
TO THE
ORDER
OF

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

IP

⑈081456⑈ ⑆031201350⑆ ⑆783062⑈

81456