

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Indyware Fed. Bank VS Plumlee & Plumlee Assoc

NO. 52-11 ED NO. 1975-08 JD

DATE/TIME OF SALE: Aug, 8 2:00

BID PRICE (INCLUDES COST) \$ 75000.00

POUNDAGE - 2% OF BID \$ 1500.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5808.66

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 5808.66

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4308.66

SHERIFF'S SALE COST SHEET

Lucyville Feed Bank vs. Maurice & Darlene Moss
 NO. 52-11 ED NO. 1975-08 JD DATE/TIME OF SALE Aug. 3 1900

+ DOCKET/RETURN	\$15.00
- SERVICE PER DEF.	\$ <u>150.00</u>
+ LEVY (PER PARCEL	\$15.00
+ MAILING COSTS	\$ <u>21.00</u>
+ ADVERTISING SALE BILLS & COPIES	\$17.50
+ ADVERTISING SALE (NEWSPAPER)	\$15.00
+ MILEAGE	\$ <u>40.00</u>
+ POSTING HANDBILL	\$15.00
+ CRYING/ADJOURN SALE	\$10.00
+ SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>406.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>813.06</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1038.06</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>2383.07</u>	
WATER 20	\$	
TOTAL ***** \$ <u>2383.07</u>		

- SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>by printing fee</u>	\$ <u>51.08</u>
TOTAL ***** \$ <u>51.08</u>	

TOTAL COSTS (OPENING BID) \$ 4058.66

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

August 9, 2012

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

RE: Indymac Federal Bank, FSB
vs.
Maurice F. Hess, Jr.
Darlene F. Hess
Property: 350 Third Street
Benton, PA 17814
Columbia County C.C.P. No.: 2008-CV-1975
Sheriff's Sale Date: 08/08/2012

Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the **DEED** be recorded in the name of **Federal National Mortgage Association, 1900 Market Street Suite 800 Philadelphia, PA 19103.**

Enclosed please find our check in the amount of \$4308.66. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

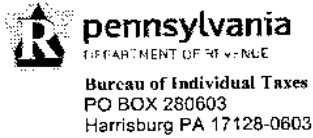
Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Helyn White
Legal Assistant

Enclosure



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: UDREN LAW OFFICES, PC Telephone Number: 856-669-5700
Street Address: 111 WOODCREST RD., STE 200 City: CHERRY HILL State: NJ ZIP Code: 08003

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Sheriff of Columbia County Grantee(s)/Lessee(s): Federal National Mortgage Association
Street Address: 35 West Main Street Street Address: 1900 Market Street Suite 800
City: Bloomsburg State: PA ZIP Code: 17815 City: Philadelphia State: PA ZIP Code: 19103

C. REAL ESTATE LOCATION

Street Address: 350 Third Street City, Township, Borough: Township of Lower Augusta
County: Columbia School District: Benton Tax Parcel Number: 02-01-016

D. VALUATION DATA

1. Actual Cash Consideration \$75,000.00	2. Other Consideration +0	3. Total Consideration =\$75,000.00
4. County Assessed Value \$20,385.00	5. Common Level Ratio Factor X 3.60	6. Fair Market Value \$73,386.00

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

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

(Name of Decedent)

(Estate File Number)

- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer From a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)
Transfer from the Sheriff to a Government Agency, therefore, tax exempt.

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

Signature of Correspondent or Responsible Party

Date

Debra White

8/10/12

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

35941

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3.7568/2360

NUMBER
35941

Four Thousand Three Hundred Eight and 66/100*****

DATE

September 13, 2012

AMOUNT

*****4,308.66

PAY
TO THE
ORDER
OF

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

VOID AFTER 90 DAYS

Michael J. Williams

⑆035941⑆ ⑆236075689⑆ 9500077186⑆

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Udren Law Offices, PC

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: 9/14/12

Re: Hess, Maurice & Darlene

CC:

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

● **Comments:** I cannot proceed with this deed until I receive the balance of costs in the amount of \$4,308.66, deed instructions, and a copy of the mortgage. Attached are cost sheets.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

June 5, 2012

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
ATTN: Tim Chamberland/Wendy

Re: Indymac Federal Bank, FSB
vs.
Maurice F. Hess, Jr. and Darlene F. Hess
Columbia County C.C.P. No. 2008-CV-1975
Premises: 350 Third Street, Benton, PA 17814
SS Date: June 6, 2012

Dear Tim Chamberland/Wendy:

Please **POSTPONE** the Sheriff's Sale scheduled for **June 6, 2012** to
August 8, 2012.

Sale is **POSTPONED** for the following reason:

By court order to allow time for Motion to Reassess Damages.
Court order to follow.

Thank you for your attention to this matter.

Sincerely yours,

Chris Stears
Foreclosure Manager

/nmr

NO. 2008-CV-1975

C R D E R

AND NOW, this 5th day of June, 2012, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 350 Third Street, Benton, PA 17814, it is hereby ORDERED that the said Sale currently scheduled for June 6, 2012, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for August 8, 2012. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the June 6, 2012 Sheriff's Sale.

BY THE COURT:

15/ Thomas A. James, Jr.

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
350 Third Street
Benton, PA 17814

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

CLERK OF COURTS OFFICE
COUNTY OF POLK, MISSA, PA

1967 JUN -5 2:30

FILED
EXOTICITY

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.

Darlene F. Hess

Defendant(s)

NO. 2008-CV-1975

O R D E R

AND NOW, this 5th day of June, 2012, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 350 Third Street, Benton, PA 17814, it is hereby ORDERED that the said Sale currently scheduled for June 6, 2012, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for August 8, 2012. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the June 6, 2012 Sheriff's Sale.

BY THE COURT:

15 Thomas A. James, Jr.
J.

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
350 Third Street
Benton, PA 17814

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

FILED
NOTARY
JUN 20 2012

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB

Plaintiff

v.

Maurice F. Hess, Jr.

Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

NO. 2008-CV-1975

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for two (2) month postponement of the Sheriff's Sale scheduled in above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at 350 Third Street, Benton, PA 17814 was originally scheduled for June 22, 2011, then postponed to August 3, 2011 to allow time to complete service of the Notice of Sale. The aforementioned sale was then further postponed until September 14, 2011 also to allow time to complete service of the Notice of Sale. The sale scheduled for September 14, 2011 was postponed to October 26, 2011 by court order to allow time to complete service of the Notice of Sale. The sale scheduled for October 26, 2011 was then postponed to February 8, 2012 by court order to allow time for HAMP review. Finally, the sale scheduled for February 8, 2012 was postponed to April 11, 2012, then to June 6, 2012 by court order to allow time for Motion to Reassess Damages.

2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as to allow Plaintiff time for Motion to Reassess Damages.

3. A two (2) month postponement of the Sheriff's Sale is necessary to allow Plaintiff time for Motion to Reassess Damages.

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

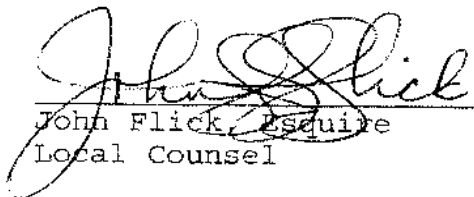
2012 JUN -5 PM 2:24

FILED
NOTARIAL


WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the August 8, 2012 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY:


Attorney for Plaintiff

KASSIA FIALKOFF, ESQUIRE
PA ID 310530

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

PLAINTIFF'S MEMORANDUM OF LAW

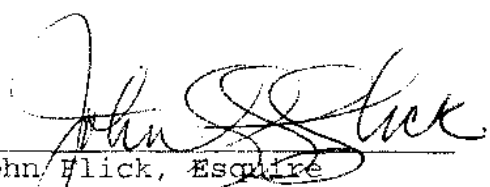
Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time for Motion to Reassess Damages.

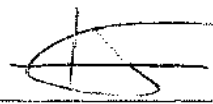
Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's Sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 350 Third Street, Benton, PA 17814, to the August 8, 2012 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 
Attorney for Plaintiff

KASSIA FIALKOFF, ESQUIRE
PA ID 310530

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____ xxxx _____ Regular First Class Mail
_____ xxxx _____ Certified Mail
_____ Other

Date Served: June 4, 2012

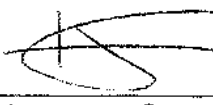
TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Darlene F. Hess
350 Third Street
Benton, PA 17814

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

John Flick, Esquire
Local Counsel

KASSIA FIALKOFF, ESQUIRE
PA ID 310530

John Flick

From: Ratigan, Nicole [NRatigan@udren.com]
Sent: Monday, June 04, 2012 10:23 AM
To: John Flick
Subject: Motion to Postpone Sale - Hess - Columbia County

Hello Attorney Flick,

I do not have any properties that will be going to sale this Wednesday, June 6, 2012 in Columbia County however I was wondering if you would be able to present a Motion to Postpone Sale before the sale on Wednesday for the Hess file. We are still waiting for the Motion to Reassess Damages to be filed and granted. Please let me know if you can present the Motion and I can email or fax it over, whichever you prefer.

Thanks!

Nicole Ratigan
Sales Department
Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
856-669-5586 Direct Dial
856-669-5587 Direct Fax

To our valued clients, please be advised, if you need a status on a file you can email statusupdates@udren.com and if you are having an issue that has not been resolved to your satisfaction you can email escalation@udren.com. Thanks and have a great day!

THIS FIRM IS A DEBT COLLECTOR. FEDERAL LAW REQUIRES US TO ADVISE YOU THAT THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

6/4/2012

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

NO. 2008-CV-1975

O R D E R

AND NOW, this 10 day of April, 2012, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 350 Third Street, Benton, PA 17814, it is hereby **ORDERED** that the said Sale currently scheduled for April 11, 2012, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for June 6, 2012. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the April 11, 2012 Sheriff's Sale.

BY THE COURT:

Thomas A. Jones Jr.
J.C.

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
350 Third Street
Benton, PA 17814

Darlene F. Hess
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Attn: Sale Department

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856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff
v.
Maurice F. Hess, Jr.
Darlene F. Hess
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

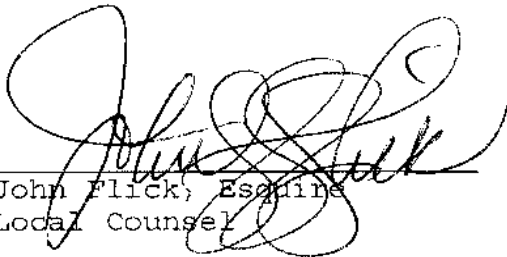
Plaintiff, by its counsel, petitions the Court for a two (2) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

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2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as to allow Plaintiff time for Motion to Reassess Damages.

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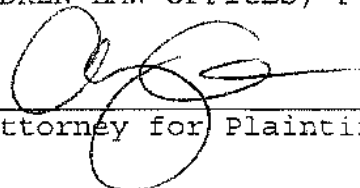
WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the June 6, 2012 Sheriff's Sale.



John Flick, Esquire
Local Counsel

Respectfully submitted,

UDREN LAW OFFICES, P.C.

BY: _____
Attorney for Plaintiff

AMY GLASS, ESQ.
PA BAR # 308367
NJ BAR # 13862010

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

PLAINTIFF'S MEMORANDUM OF LAW

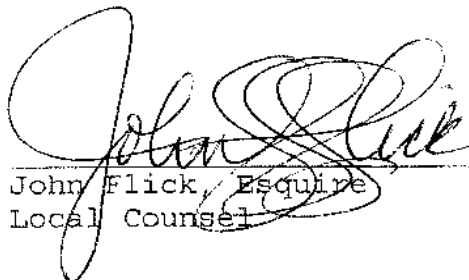
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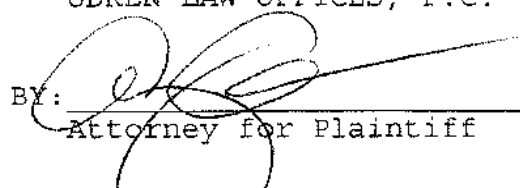
Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's Sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 350 Third Street, Benton, PA 17814, to the June 6, 2012 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 
Attorney for Plaintiff

AMY GLASS, ESQ.
PA BAR # 308367
NJ BAR # 13862010

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
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ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____ xxxx _____ Regular First Class Mail
_____ xxxx _____ Certified Mail
_____ Other

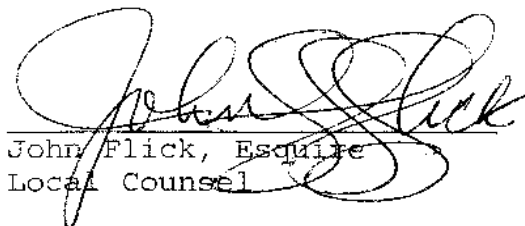
Date Served: April 9, 2012

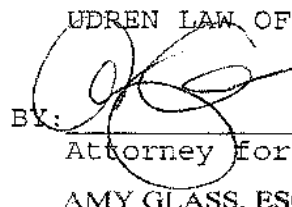
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Darlene F. Hess
350 Third Street
Benton, PA 17814


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: _____
Attorney for Plaintiff
AMY GLASS, ESQ.
PA BAR # 308367
NJ BAR # 13862010

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Indymac Federal Bank, FSB

Plaintiff

v.

Maurice F. Hess, Jr.

Darlene F. Hess

Defendant(s)

NO. 2008-CV-1975

O R D E R

AND NOW, this 10 day of April, 2012, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 350 Third Street, Benton, PA 17814, it is hereby **ORDERED** that the said Sale currently scheduled for April 11, 2012, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for June 6, 2012. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the April 11, 2012 Sheriff's Sale.

BY THE COURT:

1st Thomas A. Ganes Jr.
J.

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
350 Third Street
Benton, PA 17814

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

**BENTON MUNICIPAL WATER
AND SEWER AUTHORITY
P.O. BOX 516
BENTON, PA 17814**

(570) 925-6101

TO: Columbia County Sheriff
FAX #: 570-389-5625
FROM: Kay Yankovich
Benton Municipal Water & Sewer Authority
DATE: April 9, 2012

Re: Court of Common Pleas
Civil Division
Columbia County
No. 2008-CV-1975

Owners: Maurice F. Hess, Jr.
Darlene F. Hess

Property: 350 Third Street, Benton, PA 17814
Residential Dwelling

Amount due Benton Municipal Water & Sewer Authority \$2383.02

Benton Municipal Water and Sewer Authority - Benton

Customer History File Debit/Credit

Run Date 04/09/2012
Run Time 09:55:50

Page 3

Customer
030350
MAURICE HESS
DARLENE HESS
1303 STATE RT 239
BENTON PA 17814-0150

Service Address 350 THIRD STREET
Phone # - - 0
District
Tax Map #

Transaction Date	Description	Debit	Credit	Balance
08/20/2011	Billing	48.00		1992.62
08/25/2011	Penalty	2.40		1995.02
09/20/2011	Billing	48.00		2043.02
09/24/2011	Penalty	2.40		2045.42
10/20/2011	Billing	48.00		2093.42
10/29/2011	Penalty	2.40		2095.82
11/20/2011	Billing	48.00		2143.82
11/26/2011	Penalty	2.40		2146.22
12/20/2011	Billing	48.00		2194.22
12/31/2011	Penalty	2.40		2196.62
01/20/2012	Billing	48.00		2244.62
01/28/2012	Penalty	2.40		2247.02
02/20/2012	Billing	48.00		2295.02
02/23/2012	Penalty	2.40		2297.42
03/20/2012	Billing	48.00		2345.42
03/24/2012	Penalty	2.40		2347.82

+35.20

2383.02 ²⁰ of 4/11/12

$48 \div 30 \text{ days} = \1.60
 $\$1.60 \times 22 \text{ days} = \35.20

Deb Miller

From: Timothy Chamberlain
Sent: Monday, April 09, 2012 10:50 AM
To: Deb Miller
Subject: Sales

Deb,
Could you check these properties, they are scheduled to go to sale Wednesday the 11th?
Thanks
Tim

9:00 AM MAURICE & DARLENE HESS—350 THIRD ST. BENTON—02-01-016 *none*

9:00 AM THOMAS & RENEE HUGHES—7164 CHAPIN LANE BLOOMSBURG—11-07-03114 *2011 Taxes + 2012 Taxes*

9:00 AM HECTOR NIEVES—614 N VINE STREET BERWICK—04B-04-226 *none*

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

February 8, 2012

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
ATTN: Tim Chamberland

Re: Indymac Federal Bank, FSB
vs.
Maurice F. Hess, Jr. and Darlene F. Hess
Columbia County C.C.P. No. 2008-CV-1975
Premises: 350 Third Street, Benton, PA 17814
SS Date: February 8, 2012

Dear Tim Chamberland:

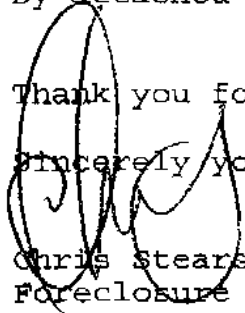
Please **POSTPONE** the Sheriff's Sale scheduled for **February 8, 2012**
to **April 11, 2012**.

Sale is POSTPONED for the following reason:

By attached court order for Motion to Reassess Damages.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/nmr

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

NO. 2008-CV-1975

O R D E R

AND NOW, this 7th day of February, 20 12, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 350 Third Street, Benton, PA 17814, it is hereby ORDERED that the said Sale currently scheduled for February 8, 2012, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for April 11, 2012. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the February 8, 2012 Sheriff's Sale.

BY THE COURT:

Thomas A. Jones Jr.
J.

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
350 Third Street
Benton, PA 17814

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Udren Law Offices, P.C.
121 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

201 FEB - 7 10 3 54

FILED
PROTHONOTARY

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

NO. 2008-CV-1975

O R D E R

AND NOW, this 7th day of February, 2012, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 350 Third Street, Benton, PA 17814, it is hereby ORDERED that the said Sale currently scheduled for February 8, 2012, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for April 11, 2012. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the February 8, 2012 Sheriff's Sale.

BY THE COURT:

1st Thomas A. James Jr.
J.

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
350 Third Street
Benton, PA 17814

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

FILED
CLERK OF COURT
COLUMBIA COUNTY
PA
FEB 10 2012
JAMES JR.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

CLERK OF COURT
COLUMBIA COUNTY
JAN 10 2012

2012-01-10 10:00

RECEIVED

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a two (2) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at 350 Third Street, Benton, PA 17814 was originally scheduled for June 22, 2011, then postponed to August 3, 2011 to allow time to complete service of the Notice of Sale. The aforementioned sale was then further postponed until September 14, 2011 also to allow time to complete service of the Notice of Sale. The sale scheduled for September 14, 2011 was postponed to October 26, 2011 by court order to allow time to complete service of the Notice of Sale. The sale scheduled for October 26, 2011 was then postponed to February 8, 2012 by court order to allow time for HAMP review.

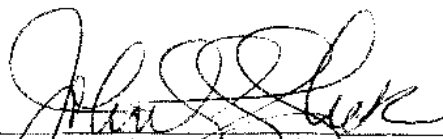
2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as to allow Plaintiff time for possible Motion to Reassess Damages.

3. A two (2) month postponement of the Sheriff's Sale is necessary to allow Plaintiff time for possible Motion to Reassess Damages.

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be **postponed** to the April 11, 2012 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 

Attorney for Plaintiff
KASSIA FIALKOFF, ESQUIRE
PA ID 310530

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

RECEIVED: 2/7/12
NOT FILED OF RECORD:

PLAINTIFF'S MEMORANDUM OF LAW

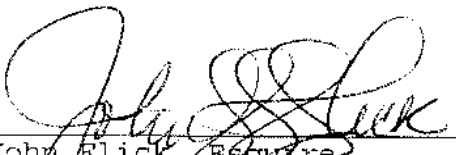
Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time for Motion to Reassess Damages.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's Sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 350 Third Street, Benton, PA 17814, to the April 11, 2012 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 

Attorney for Plaintiff

KASSIA FIALKOFF, ESQUIRE
PA ID 310530

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.

Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____ xxxx _____ Regular First Class Mail
_____ xxxx _____ Certified Mail
_____ Other

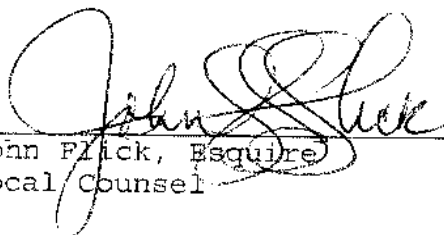
Date Served: February 7, 2012

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744


Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Darlene F. Hess
350 Third Street
Benton, PA 17814


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

KASSIA FIALKOFF, ESQUIRE
PA ID 310530

UDREN LAW OFFICES, P.C.**WOODCREST CORPORATE CENTER****111 WOODCREST ROAD****SUITE 200****CHERRY HILL, NEW JERSEY 08003-3620****856.669.5400****FAX: 856.669.5399****MARK J. UDREN, ESQUIRE**
NJ MANAGING ATTORNEY**TINA MARIE RICH**
OFFICE ADMINISTRATOR**FREDDIE MAC**
PENNSYLVANIA
DESIGNATED COUNSEL

October 25, 2011

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
ATTN: Tim Chamberland/WendyRe: Indymac Federal Bank, FSB
vs.
Maurice F. Hess, Jr. and Darlene F. Hess
Columbia County C.C.P. No. 2008-CV-1975
Premises: 350 Third Street, Benton, PA 17814
SS Date: October 26, 2011

Dear Tim Chamberland/Wendy:

Please **POSTPONE** the Sheriff's Sale scheduled for October 26, 2011
to **February 9, 2011**.Sale is **POSTPONED** for the following reason:By court order to allow time for HAMP review. Court order to
follow.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/nmr

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.

Darlene F. Hess

Defendant(s)

NO. 2008-CV-1975

O R D E R

AND NOW, this 25 day of Oct., 20 11, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 350 Third Street, Benton, PA 17814, it is hereby ORDERED that the said Sale currently scheduled for October 26, 2011, is extended four (4) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for February 9, 2012. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the October 26, 2011 Sheriff's Sale.

BY THE COURT:

/s/ Thomas A. James, Jr.
J.

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
350 Third Street
Benton, PA 17814

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

CLERK OF COURTS OFFICE
100 N. 3RD ST. BEMIA, PA

2011 OCT 24 14

FILED
NOTARIAL
OFFICE

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

CLERK OF COURT'S OFFICE
JANUARY 9, 2011
JANUARY 9, 2011

JANUARY 9, 2011

FILED
NOTARIAL

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a four (4) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at 350 Third Street, Benton, PA 17814 was originally scheduled for June 22, 2011, then postponed to August 3, 2011 to allow time to complete service of the Notice of Sale. The aforementioned sale was then further postponed until September 14, 2011 also to allow time to complete service of the Notice of Sale. The sale scheduled for September 14, 2011 was postponed to October 26, 2011 by court order to allow time to complete service of the Notice of Sale.

2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as to allow Plaintiff time to review for HAMP eligibility.

3. A four (4) month postponement of the Sheriff's Sale is necessary to allow Plaintiff time to complete review for HAMP eligibility.

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the February 9, 2011 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.

BY:

Paige M. Bellino
Attorney for Plaintiff

Paige M. Bellino, Esq.
PA ID #309091

John Flick
John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

PLAINTIFF'S MEMORANDUM OF LAW

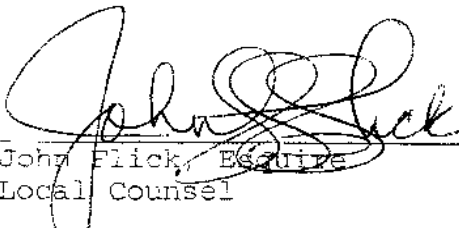
Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time to review for HAMP eligibility.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's Sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.


Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 350 Third Street, Benton, PA 17814, to the February 9, 2011 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY:


Paige M. Bellino, Esq.
PA ID #309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____ XXXX _____ Regular First Class Mail
_____ XXXX _____ Certified Mail
_____ Other

Date Served: October 25, 2011

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Darlene F. Hess
350 Third Street
Benton, PA 17814

UDREN LAW OFFICES, P.C.

BY:

Attorney for Plaintiff

Paige M. Bellino
Paige M. Bellino, Esq.
PA ID #309091

John Flick
John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

October 25, 2011

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
ATTN: Tim Chamberland/Wendy

Re: Indymac Federal Bank, FSB
vs.
Maurice F. Hess, Jr. and Darlene F. Hess
Columbia County C.C.P. No. 2008-CV-1975
Premises: 350 Third Street, Benton, PA 17814
SS Date: October 26, 2011

Dear Tim Chamberland/Wendy:

Please POSTPONE the Sheriff's Sale scheduled for October 26, 2011
to February 9, 2011.

Sale is POSTPONED for the following reason:

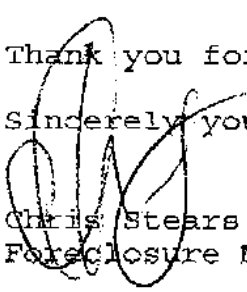
By court order to allow time for HAMP review. Court order ~~to~~
~~follow~~.

attached.



Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/nmr

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

NO. 2008-CV-1975

O R D E R

AND NOW, this 25 day of Oct, 2011, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 350 Third Street, Benton, PA 17814, it is hereby ORDERED that the said Sale currently scheduled for October 26, 2011, is extended four (4) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for February 9, 2011. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the October 26, 2011 Sheriff's Sale.

BY THE COURT:

/s/ Thomas A. James Jr.
J.

TO: Maurice F. Hess, Jr.
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
350 Third Street
Benton, PA 17814

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2011 OCT 25 P 4:14

FILED
PROTHONOTARY

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
155 North Lake Avenue, 3rd Floor
Pasadena CA 91101
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess
350 Third Street
Benton, PA 17814
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

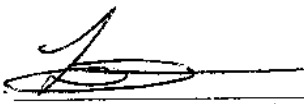
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 10-7, 2011

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

Lee Schotensfeld 91657

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Maurice F. Hess, Jr.
Darlene F. Hess
Defendant(s)

NO. 2008-CV-1975

AMENDED AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.1 and 76

Indymac Federal Bank, FSB, Plaintiff in the above action, by its attorney, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at: 350 Third Street, Benton, PA 17814.

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

Maurice F. Hess, Jr. 6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess 350 Third Street
Benton, PA 17814

1303 State Route 118
Benton, PA 17814

6235 Route 220 Lot 25
Linden, PA 17744

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

SAME AS #1 ABOVE

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

None

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

Name	Address
Indymac Federal Bank, FSB	155 North Lake Avenue, 3rd Floor Pasadena CA 91101
	888 E. Walnut Street Pasadena, CA 91101

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

Name	Address
Benton Municipal Water & Sewer Authority	PO Box 516 Benton, PA 17814

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
Columbia County Tax Claim	P.O. Box 380 Bloomsburg, PA 17815
Domestic Relations Section	P.O. Boc 380 Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

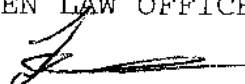
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	350 Third Street Benton, PA 17814

The statements are true and correct, based upon information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

DATED: 10-7, 2011

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Lee Schottenfeld 9/16/11

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff

v.
Maurice F. Hess, Jr.
Darlene F. Hess
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Maurice F. Hess, Jr. & Darlene F. Hess

PROPERTY: 350 Third Street, Benton, PA 17814

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **June 22, 2011**, at 11:00am, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT A

Name and Address Of Sender

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003

ATTN: Samantha Torres

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act Value (if Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst Del. Fee	Remarks
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230											
2		TENANTS/OCCUPANTS 350 Third Street, Benton, PA 17814											
3		IndyMac Federal Bank, FSB 155 North Lake Avenue, 3 rd Floor Pasadena, CA 91101											
4		Columbia County Tax Claim PO Box 380, Bloomsburg, PA 17815											
5		Domestic Relations Section PO Box 380, Bloomsburg, PA 17815											
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender	5	Total Number of Pieces Received at Post Office	5	Postmaster, Per (Name of Receiving Employee)	ELR	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 and 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 postal insurance. See Domestic Mail Manual R800, S813, and S821 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class pieces.							

PAID
\$02.100
DATE: 04/19/2011
POSTAGE

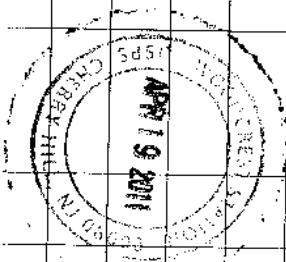


EXHIBIT A

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Maurice F. Hess, Jr. & Darlene F. Hess; #11020005-1 (Columbia)

Name and Address of Sender

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003

ATTN: Samantha Torres

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Ret. Del. Fee	Remarks				
1		Indymac Federal Bank, FSB 888 E. Walnut Street, Pasadena, CA 91101															
2		Benton Municipal Water & Sewer Authority PO Box 516, Benton, PA 17814															
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
12																	
13																	
14																	
15																	
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, including Express Mail documents, is \$50,000 per piece subject to a limit of \$25,000 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 postal insurance. See Domestic Mail Manual, R900, S913, and S921 for limitations of coverage on registered and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.												
2		2	912														

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Maurice F. Hess, Jr. & Darlene F. Hess ; #11020005-1 (Columbia)

01/25/2016
\$02.300
01/25/2016
PAID FROM (500)
US POSTAGE

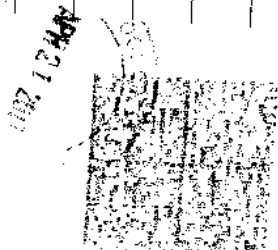


EXHIBIT A

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

October 7 , 2011

Prothonotary of Columbia County
Columbia County Courthouse
Columbia Co. Prothonotary
35 West Main Street
Bloomsburg, PA 17815


Re: Indymac Federal Bank, FSB
vs.
Maurice F. Hess, Jr.
Darlene F. Hess
Columbia County C.C.P. No. 2008-CV-1975

Dear Prothonotary:

In connection with the above captioned matter, enclosed please find Verification of Service by Certified Mail and Regular Mail Pursuant to Court Order. I have enclosed a copy of the first page to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance with this matter.

Sincerely yours,


Audra Gragilla
Foreclosure Specialist

/adg

Enclosures

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400 pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Indymac Federal Bank, FSB
155 North Lake Avenue, 3rd
Floor
Pasadena CA 91101
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Maurice F. Hess, Jr.
Darlene F. Hess
350 Third Street
Benton, PA 17814

NO. 2008-CV-1975

Defendant(s)

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter a true and correct copy of the Notice of Sale was mailed to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: September 7, 2011

Darlene F. Hess
6235 Route 220 Lot 25
Linden, PA 17744

Darlene F. Hess
1303 State Route 118
Benton, PA 17814

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: 10-7, 2011

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Lee Schaffert 91654

EXHIBIT P

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY
CIVIL DIVISION

Indymac Federal Bank, FSB
Plaintiff

v.

Maurice F. Hess, Jr.
Darlene F. Hess

Defendant(s)

NO. 2008-CV-1975

O R D E R

AND NOW, this 1st day of September, 2011, upon consideration of Plaintiff's Motion For Special Service and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Notice of Sale upon Defendant(s), Darlene Hess shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Notice of Sale by certified mail and regular mail to the last known address of Defendant(s), Darlene Hess at 6235 Route 220 Lot 25, Linden, PA 17744 and 1303 State Route 118, Benton, PA 17814 and by posting the mortgaged premises located at 350 Third Street, Benton, PA 17814.

BY THE COURT:

1st Thomas A. G. J.

FILED
PROTHONOTARY
JUL 26 - 2 A 9 58
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

EXHIBIT E

UDREN LAW OFFICES, P.C.
 WOODCREST CORPORATE CENTER
 111 WOODCREST ROAD
 CHERRY HILL, NJ 08003

TO: Darlene F. Hess
 1303 State Route 118
 Benton, PA 17814

Your house (real estate) at 220 Thins

NOTICE OF CERTIFIED MAIL

7010 1870 0002 0699 0277



U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
11820005-1A Hess SE	
Postage	\$.44
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Sent To: Darlene Hess Street, Apt. No. or P.O. Box No.: 1303 State Route 118 City, State, ZIP+4: Benton, PA 17814	
PS Form 3800, August 2005 See Reverse for Instructions	



Haster

016H26519216
 \$05.590
 Mailed From 08003
 09/07/2011
 US POSTAGE

EXHIBIT B

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider insured or Registered Mail.

- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Revised) PSN 7570-02-100-9047

UNITED STATES POSTAL SERVICE
FIRST CLASS MAIL PERMIT NO. 1000 NEW YORK, NY 10001

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Darlene Hless
1303 State Route 118
Benton, PA 17814

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

B. Received by (Printed Name)

☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7010 1870 0002 0699 0277

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-00-1540

46

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

TO: Darlene F. Hess
6235 Route 220 Lot 25
Linden, Pa 17744

NOTICE OF SHERIFF'S SALE OF 1

7010 1670 0002 0699 0581



CERTIFIED MAIL™
1950 6690 2000 0291 0102

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

11028005-1 A Hess 1 S 5

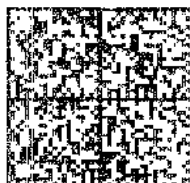
Postage	\$ 1.44
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
Darlene Hess
Street, Apt. No.,
or PO Box No. 6235 Route 220 Lot 25
City, State, ZIP+4 Linden, PA 17744

PS Form 3800, August 2006

See Reverse for Instructions



Hasler

016H26519216
\$05.590
09/07/2011
Mailed From 08003
US POSTAGE

EXHIBIT B

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- To obtain Return Receipt service, please complete and attach proof of delivery (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpieces "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee on addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. It is postmark on the Certified Mail receipt is not needed, detach and attach label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2008 (Reverse) PSN 7550-02-000-9017

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Darlene Hess
6235 Route 220 Lot 25
Linden, PA 17744

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent

B. Received by (Printed Name) ☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail
- ☐ Express Mail
- ☐ Registered
- ☒ Return Receipt for Merchandise
- ☐ Insured Mail
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7010 1870 0002 0699 0581

PS Form 3811, February 2004 Domestic Return Receipt