

Name and Address Of Sender
UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003

ATTN: Audra Gragila

☐ 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 Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee
1		Darlene Hess 6235 Route 220 Lot 25 Linden, PA 17744										
2		Darlene Hess 1303 State Route 118 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 Entity)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 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 parcels.							
2			Jesse									

016426519216
\$02.300
09/07/2011
Filed from 08000
US POSTAGE

SEP 7 2011
PA 17744



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

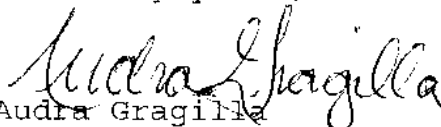
Dear Prothonotary:

In connection with the above file, enclosed please find Praecipe to File Proof of Service for filing.

Also enclosed is an extra copy of the Praecipe 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

Enclosure

cc: Sheriff of Columbia County

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2008-CV-1975

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

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to
the captioned matter.

Date: 10-7, 2011

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

EXHIBIT D

CASE NO: 2011-00052 1

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF LycomingINDYMAC FEDERAL BANK

VS

MAURICE F HESS JR & DARLENE FTIMOTHY NELSON _____, Sheriff or Deputy Sheriff of Lycoming
County, Pennsylvania, who being duly sworn according to law,says, the within EXECUTION/MTG FORECL was served uponHESS MAURICE F JR theDEFENDANT, at 0003:05 Hour, on the 26th day of April, 2011at 6235 ROUTE 220 LOT 25LINDEN, PA 17744 by handing toPERSONALLYa true and attested copy of EXECUTION/MTG FORECL together withand at the same time directing His attention to the contents thereof.

Sheriff's Costs:

Docketing	9.00
Service	9.00
Not Served	5.00
Surcharge	20.00
Mileage	8.08
	51.08

So Answers:

R. Mark Lusk
R. Mark Lusk, Sheriff

By [Signature]
04/26/2011 Deputy Sheriff

Sworn and subscribed to before

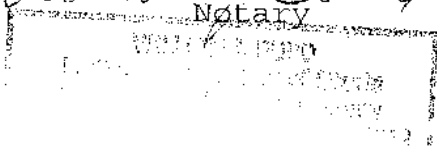
me this 2nd day ofMay 2011 A.D.William D. Boud
Notary

EXHIBIT A

Indymac Federal Bank, FSB, et. al., Plaintiff,
vs.
Maurice F. Hess, Jr., et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 112287-0002

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Darlene F. Hess, by posting
Court Case No. 2008-CV-1975

UDREN LAW OFFICES
Ms Audra Gragilla
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

State of: PENNA. ss.
County of: LUZERNE

Name of Server: GEORGE TELNOCK, undersigned, being duly sworn, deposes and says
that at the time of service, she was of legal age and was not a party to this action;

Date/Time of Service: that on the 7th day of SEPT., 20 11, at 2:00 o'clock P.M

Place of Service: at 350 Third Street, in Benton, PA 17814

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Darlene F. Hess, by posting

Person Served, and
Method of Service: ☐ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Darlene F. Hess, by posting
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex ____: Skin Color ____: Hair Color ____: Facial Hair ____
Approx. Age ____: Approx. Height ____: Approx. Weight ____
☐ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

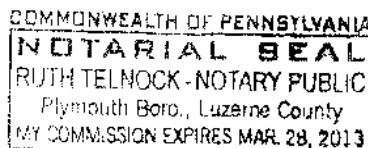
Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

George Telnock
Signature of Server

Subscribed and sworn to before me this
7 day of Sept., 20 11

Ruth Telnock 3-28-2013
Notary Public (Commission Expires)

APS International, Ltd.



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 12 day of September, 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 September 14, 2011, is extended one (1) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for October 26, 2011. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the September 14, 2011 Sheriff's Sale.

BY THE COURT:

1st - Thomas A. Janoff
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

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 a one (1) 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.

2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as Plaintiff awaits service of the Notice of Sale to be completed.

3. A one (1) month postponement of the Sheriff's Sale is necessary to allow Plaintiff time to complete service of the Notice of Sale.

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the October 26, 2011 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.

BY:

Attorney for Plaintiff


John Flick, Esquire
Local Counsel

John M. Minato, Esquire
PA ID 75860

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 complete service of the Notice of Sale.

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 October 26, 2011 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

Alan M. Minato, Esquire
PA ID 75860

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: September 8, 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


John F. Dick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Alan M. Minato, Esquire
PA ID 75860

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

September 13, 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: September 14, 2011

Dear Tim Chamberland/Wendy:

Please **POSTPONE** the Sheriff's Sale scheduled for **September 14, 2011 to October 26, 2011.**

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

By attached court order to allow time to complete service of the Notice of Sale.

Thank you for your attention to this matter.

Sincerely yours,

Chris Stears

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

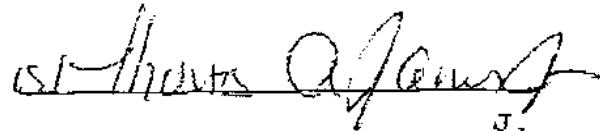
Defendant(s)

NO. 2008-CV-1975

O R D E R

AND NOW, this 12 day of September, 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 September 14, 2011, is extended one (1) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for October 26, 2011. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the September 14, 2011 Sheriff's Sale.

BY THE COURT:


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.
211 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

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

July 27, 2011

Sent via telefax # (570) 389-5622

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

Re: Indymac Federal Bank, FSB
vs.
Maurice F. Hess, Jr.
Darlene F. Hess
Columbia County C.C.P. No. 2008-CV-1975
Premises: 350 Third Street, Benton, PA 17814
SS Date: August 3, 2011

Dear Tim Chamberland/Wendy:

Please postpone the Sheriff's Sale scheduled for August 3, 2011
to September 26, 2011.

14 (M)
Sale is postponed for the following reason:

to allow time to complete service of NOS

Thank you for your attention to this matter.

Sincerely yours,

Chris Stears
Foreclosure Manager

/SMT

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

July 27, 2011

Sent via telefax # (570) 389-5622

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

Re: Indymac Federal Bank, FSB
vs.
Maurice F. Hess, Jr.
Darlene F. Hess
Columbia County C.C.P. No. 2008-CV-1975
Premises: 350 Third Street, Benton, PA 17814
SS Date: August 3, 2011

Dear Tim Chamberland/Wendy:

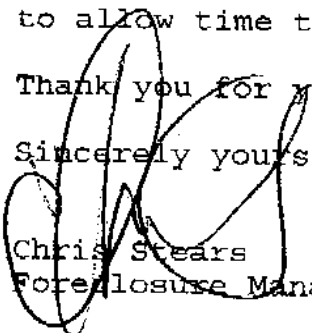
Please postpone the Sheriff's Sale scheduled for August 3, 2011 to September 16, 2011.

Sale is postponed for the following reason:

to allow time to complete service of NOS

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/SMT

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 16, 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.
Darlene F. Hess
Columbia County C.C.P. No. 2008-CV-1975
Premises: 350 Third Street, Benton, PA 17814
SS Date: June 22, 2011

Dear Tim Chamberland/Wendy:

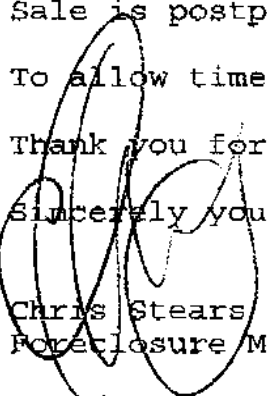
Please **postpone** the Sheriff's Sale scheduled for **June 22, 2011 to August 3, 2011.**

Sale is postponed for the following reason:

To allow time to serve NOS.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/SMT

SHERIFF'S SALE

WEDNESDAY JUNE 22, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 52 OF 2011 ED AND CIVIL WRIT NO. 1975 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL OF THE FOLLOWING described real estate situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner of Lot No. 11, now or formerly of L.C. Raber; THENCE along Third Street South 29 degrees 40 minutes West a distance of 50 feet; THENCE North 56-1/2 degrees West a distance of 189-1/2 feet; THENCE North 29 degrees 50 minutes East 50 feet to a corner of lot of said L.C. Raber; THENCE along said L.C. Raber South 56-1/2 degrees East 189-1/2 feet to the place of BEGINNING. BEING Lot No. 12 as marked on draft or plan of lots conveyed by Will to Sarah H. Hess, deceased. On which is erected a dwelling house and outbuildings.

BEING KNOWN AS: 350 THIRD STREET, BENTON, PA 17814

PROPERTY ID NO.: 02-01-016

TITLE TO SAID PREMISES IS VESTED IN MAURICE F. HESS, JR. AND DARLENE F. HESS, HUSBAND AND WIFE BY DEED FROM BARBARA J. YOUNG, UNMARRIED DATED 07-12-2007 RECORDED 08/06/2007 INSTRUMENT NO. 200708087

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
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SS

According to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 County of Columbia and State of Pennsylvania, and was 1902, and has been published daily, continuously in said day and on the attached notice June 1, 8, 15, 2011 as printed of the officers or publisher or designated agent of the owner which legal advertisement was published; that neither the stated in the subject matter of said notice and advertisement foregoing statement as to time, place, and character of

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
in full.

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: June 13, 2011

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 \$1894.22



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.

INDYMAC FEDERAL BANK, FSB

VS.

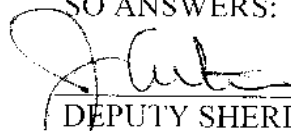
MAURICE & DARLENE HESS

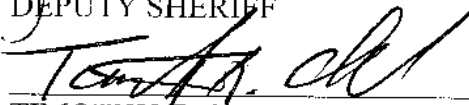
WRIT OF EXECUTION #52 OF 2011 ED

POSTING OF PROPERTY

MAY 16, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MAURICE & DARLENE HESS AT 350 THIRD STREET BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JAMES ARTER.

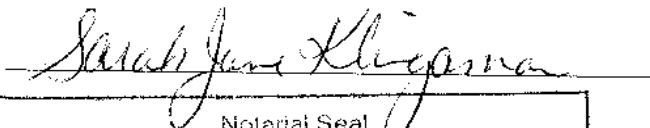
SO ANSWERS:


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

CASE NO: 2011-00052

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF Lycoming

INDYMAC FEDERAL BANK

VS

MAURICE F HESS JR & DARLENE F

TIMOTHY NELSON, Sheriff or Deputy Sheriff of Lycoming
County, Pennsylvania, who being duly sworn according to law,
says, the within EXECUTION/MTG FORECL was served upon

HESS MAURICE F JR the
DEFENDANT, at 0003:05 Hour, on the 26th day of April, 2011
at 6235 ROUTE 220 LOT 25

LINDEN, PA 17744 by handing to

PERSONALLY

a true and attested copy of EXECUTION/MTG FORECL together with

and at the same time directing His attention to the contents thereof.

Sheriff's Costs:

Docketing	9.00
Service	9.00
Not Served	5.00
Surcharge	20.00
Mileage	8.08
	51.08

So Answers:

R. Mark Lusk
R. Mark Lusk, Sheriff

By

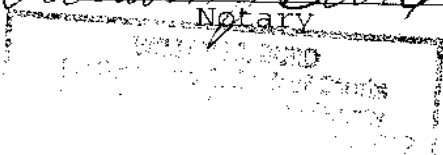
Timothy B. Nelson
04/26/2011 Deputy Sheriff

Sworn and subscribed to before

me this 2nd day of

May 2011 A.D.

William J. Bird
Notary



CASE NO: 2011-00052
COMMONWEALTH OF PENNSILVANIA
COUNTY OF Lycoming

INDYMAC FEDERAL BANK

VS

MAURICE F HESS JR & DARLENE F

TIMOTHY NELSON, Deputy Sheriff, who being duly sworn according to law, says, that he made a diligent search and inquiry for the within named DEFENDANT, to wit:

HESS DARLENE F but was unable to locate Her in his bailiwick. He therefore returns the EXECUTION/MTG FORECL

NOT SERVED , as to the within named DEFENDANT, HESS DARLENE F

6235 ROUTE 220 LOT 25

LINDEN, PA 17744

DEFENDANT MOVED TO BENTON. NO FORWARDING ADDRESS.

Sheriff's Costs:

Docketing	.00
Service	.00
Affidavit	.00
Surcharge	.00
	.00
	.00

So answers:

R. Mark Lusk
R. Mark Lusk, Sheriff

04/26/2011
00/00/0000

Sworn and subscribed to before me

this 2nd day of May

2011 A.D.
William J Burd

Notary

RECEIPT FOR PAYMENT
=====

Lycoming County Pennsylvania
48 W 3rd Street
Williamsport PA 17701

Receipt Date 04/20/2011
Receipt Time 10:36:26
Receipt No. 1043194

INDYMAC FEDERAL BANK (VS) MAURICE F HESS JR & DARLENE F

Case Number 2011-00052 T
Service Info
Remarks ADVANCED PAYMENT

Total Check... +	75.00	Number ..	5119
Total Cash.... +	.00		
Cash Out..... -	.00		
Receipt Total. =			
	75.00		

----- Distribution Of Payment -----

Transaction Description	Payment Amount	
ADVANCE PAYMENT	75.00	COLUMBIA COUNTY SHERIFF
	<hr/>	
	75.00	

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

INDYMAC FEDERAL BANK FSB

52ED2011

VS

MORTGAGE FORECLOSURE

**MAURICE F. HESS, JR
DARLENE F. HESS**

NOW, TUESDAY, APRIL 12, 2011, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LYCOMING COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, MAURICE HESS, JR., AT 6235 ROUTE 220 LOT 25, LINDEN, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

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

INDYMAC FEDERAL BANK FSB

52ED2011

VS

MORTGAGE FORECLOSURE

**MAURICE F. HESS, JR
DARLENE F. HESS**

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Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

LYCOMING COUNTY SHERIFF'S OFFICE

R. Mark Lusk, Sheriff
48 W. Third Street, Williamsport, PA 17701

Susquehanna Bank, PA
Williamsport, PA 17701
60-912313

CHECK DATE

CHECK NUMBER

PAY THIS AMOUNT

04/26/2011

15202

\$23.92

*****Twenty Three And 92/100 Dollars

TO THE ORDER OF

COLUMBIA COUNTY SHERIFF
COURTHOUSE
PO BOX 380
BLOOMSBURG, PA 17815

11-00052 T



⑈015202⑈ ⑆031309123⑆

1055149206⑈

**In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION**

NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private
attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

MAURICE F. HESS JR
6235 N. ROUTE 220 HWY
LOT 25
LINDEN, PA 17744

Obligee:

DARLENE F. HESS

IV-D Case #: 498110524

SSN: 206-58-2113 Date of Birth: 08/24/64

This lien results from a support order, entered on JANUARY 9, 2009 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 010146.

As of APRIL 26, 2011, the obligor owes unpaid support in the amount of \$2,078.29. This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:
350 THIRD STREET, BENTON, PA 17814

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Paul C Keller
Authorized Agent

4/26/11
Date

Paul C Keller 570-387-8870
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____ For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

Print name, e-mail address, phone and fax number

I certify that _____ appeared before me and is known to me as the individual who signed the above.

State of COMMONWEALTH OF PENNSYLVANIA
County of _____
Notarial Seal
Debra Welliver, Notary Public
Town Of Bloomsburg, Columbia County
My Commission Expires Oct. 26, 2011

Notary Public Debra Welliver
Date 4-26-11

My appointment expires 10-26-11

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0153 Expiration Date: 02/28/2011



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Saturday, April 09, 2011

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

INDYMAC FEDERAL BANK FSB
VS
MAURICE F. HESS, JR
DARLENE F. HESS

DOCKET # 52ED2011

JD # 1975JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

UDREN LAW OFFICES, 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, PSB
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

52Ed2011

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Darlene F. Hess
350 Third Street
Benton, PA 17814

Your house (real estate) at 350 Third Street, Benton, PA 17814 is scheduled to be sold at the Sheriff's Sale on June 22, 2011 at 9:00 am at ~~11:00 am~~ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$136, 803.34, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 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 Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE
Lawyer Referral Service
Pennsylvania Lawyer Referral Service
(800)692-7375

ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
Pennsylvania Lawyer Referral Service
(800)692-7375

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

LEWIS & CLARK
2011 APR 21 AM 10 57

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.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/8/2011

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 52ED2011

PLAINTIFF INDYMAC FEDERAL BANK FSB
DEFENDANT MAURICE F. HESS, JR
DARLENE F. HESS
ATTORNEY FIRM UDREN LAW OFFICE

*Lycorning Co
\$75.00*

PERSON/CORP TO SERVED
DARLENE HESS
350 THIRD STREET
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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) *House Entry, Moved*
To 6235^N Route 220 Lot 25 Linden PA
17744

ATTEMPTS DATE	TIME	OFFICER	REMARKS
------------------	------	---------	---------

<i>4-11-11</i>	<i>1030</i>	<i>2</i>	<i>2</i>

DEPUTY *J. Arter* DATE *4-11-11*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/8/2011

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 52ED2011

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR
DARLENE F. HESS

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
MAURICE HESS, JR.
350 THIRD STREET
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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) House Empty, Moved TO
6235^N Route 220 LOT 25 LINDSEY PA
17744

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

4-11-11

1030

2

2

DEPUTY

J. Arter

DATE 4-11-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/8/2011

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 52ED2011

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR
DARLENE F. HESS

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON Det Frank

RELATIONSHIP Secretary IDENTIFICATION _____

DATE 04/12/2011 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) _____

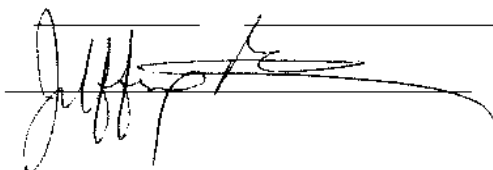
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 04/12/2011

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/8/2011

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 52ED2011

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR
DARLENE F. HESS

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
CAROLYN REMLEY-TAX COLLECTOR	MORTGAGE FORECLOSURE
PO BOX 270	
BENTON	

SERVED UPON CAROLYN REMLEY

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 4-11-11 TIME 0955 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) 347 HARLEY ST
BENTON

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 4-11-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 4/8/2011

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 52ED2011

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR
DARLENE F. HESS

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
BENTON BOROUGH	MORTGAGE FORECLOSURE
BENTON	

SERVED UPON Kay YANIKOVICH

RELATIONSHIP BORO SECT. IDENTIFICATION _____

DATE 4-11-11 TIME 10:15 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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) 150 Colley ST BENTON

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Arter

DATE 4-11-11

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: 9965

HESS MAURICE F & DARLENE F
P O BOX 488
BENTON PA 17814

District: BENTON BORO
Deed: 20070 -8087
Location: 350 THIRD ST
Parcel Id:02 -01 -016-00,000

Assessment: 20,385
Balances as of 04/11/2011

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

NO TAX CLAIM TAXES DUE

By:

Timothy Chamberlain

Per:

Sheriff of Col. Co
RA

To: Sheriff Chamberlin

Fax # 570-389-5625

From: Katina Dowley

Date:

Pages: (including this cover sheet)

Re: Hess Aff. Non Mil
2008-CV-1975

FACSIMILE TRANSMITTAL

Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Phone (856) 669-5400
Fax (856) 669-5399

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

Fax:

APR 11 2011 10:10am P002/002

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

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

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

Defendant(s)

NO. 2008-CV-1975

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states, upon information and belief, that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Maurice F. Hess, Jr.
Age: Over 18
Residence: As captioned above
Employment: Unknown

Defendant: Darlene F. Hess
Age: Over 18
Residence: As captioned above
Employment: Unknown

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

Name:

Title:

Company:

Alan M. Minato, Esquire
PA ID 75860

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/8/2011

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 52ED2011

PLAINTIFF INDYMAC FEDERAL BANK FSB

DEFENDANT MAURICE F. HESS, JR
DARLENE F. HESS

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON Heather Hyatt

RELATIONSHIP Clerk 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

DATE

04/11/2011

Document Receipt

Trans # 20470 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 #: 9171924291001000008385

Doc Ref #: 52ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 20469 Carrier / service: POST 2PM 4/9/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000008378

Doc Ref #: 52ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 20468 Carrier / service: POST 2PM 4/9/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000008361

Doc Ref #: 52ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 20467 Carrier / service: POST 2PM 4/9/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000008354

Doc Ref #: 52ED2011

PHILADELPHIA PA 19106

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

4/5/11
March 22, 2011

Office of the Sheriff
Columbia County Courthouse

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

COPY

Dear Sir:

Please serve the Defendant(s), Maurice F. Hess, Jr. And Darlene F. Hess at 350 Third Street, Benton, PA 17814 .

Please then, POST the property with the Handbill at 350 Third Street, Benton, PA 17814.

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff

Alan M. Minato, Esquire
PA ID 75860

REAL ESTATE OUTLINE

ED # 5011

DATE RECEIVED 4/8/11
DOCKET AND INDEX 11-11-11

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 600.00 CK# 600/11
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE 5/11/11 TIME 10:00
POSTING DATE 5/11/11
ADV. DATES FOR NEWSPAPER
1ST WEEK 5/11/11
2ND WEEK 5/18/11
3RD WEEK 5/25/11

ALL OF THE FOLLOWING described real estate situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 11, now or formerly of L.C. Raber; THENCE along Third Street South 29 degrees 40 minutes West a distance of 50 feet; THENCE North 56-1/2 degrees West a distance of 189-1/2 feet; THENCE North 29 degrees 50 minutes East 50 feet to a corner of lot of the said L.C. Raber; THENCE along said L.C. Raber South 56-1/2 degrees East 189-1/2 feet to the place of BEGINNING. BEING Lot No. 12 as marked on the draft or plan of lots conveyed by Will to Sarah H. Hess, deceased. On which is erected a dwelling house and out-buildings.

BEING KNOWN AS: 350 Third Street
Benton, PA 17814

PROPERTY ID NO.: 02-01-016

TITLE TO SAID PREMISES IS VESTED IN MAURICE F. HESS, JR. AND DARLENE F. HESS, HUSBAND AND WIFE BY DEED FROM BARBARA J. YOUNG, UNMARRIED DATED 07/12/2007 RECORDED 08/06/2007 INSTRUMENT NO. 200708087.

SHERIFF'S SALE

WEDNESDAY JUNE 22, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 52 OF 2011 ED AND CIVIL WRIT NO. 1975 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL OF THE FOLLOWING described real estate situate in the Borough of Benton, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 11, now or formerly of L.C. Raber; THENCE along Third Street South 29 degrees 40 minutes West a distance of 50 feet; THENCE North 56-1/2 degrees West a distance of 189-1/2 feet; THENCE North 29 degrees 50 minutes East 50 feet to a corner of lot of said L.C. Raber; THENCE along said L.C. Raber South 56-1/2 degrees East 189-1/2 feet to the place of BEGINNING. BEING Lot No. 12 as marked on draft or plan of lots conveyed by Will to Sarah H. Hess, deceased. On which is erected a dwelling house and out-buildings.

BEING KNOWN AS: 350 THIRD STREET, BENTON, PA 17814

PROPERTY ID NO.: 02-01-016

TITLE TO SAID PREMISES IS VESTED IN MAURICE F. HESS, JR. AND DARLENE F. HESS, HUSBAND AND WIFE BY DEED FROM BARBARA J. YOUNG, UNMARRIED DATED 07-12-2007 RECORDED 08/06/2007 INSTRUMENT NO. 200708087

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
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

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

2011-ED-52

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

350 Third Street
Benton, PA 17814
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$136,803.34

Interest From 01/28/2009

to Date of Sale _____

Ongoing Per Diem of \$25.27

to actual date of sale including if sale is
held at a later date

(Costs to be added) \$ _____

Prothonotary

By Tami B. Kline [KPB]

Clerk

Prothonotary Clerk of Sev Courts

My Comm. Exp. 1st Monday in 2012

Date 4-6-11

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

ATT NEY 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


NO. 2008-CV-1975

Defendant(s)

CERTIFICATE TO THE SHERIFF

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☒ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

UDREN LAW OFFICES, P.C.

BY 
~~Attorneys for Plaintiff~~

Alan M. Minato, Esquire
PA ID 75860

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

52

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Indymac Federal Bank, FSB, Plaintiff in the above action, by its undersigned attorney, upon information and belief, 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. 350 Third Street
Benton, PA 17814

Darlene F. Hess 350 Third Street
Benton, PA 17814

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

IndyMac Federal Bank, FSB Address to Follow

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 Fl. Pasadena CA 91101

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

Name	Address
------	---------

None

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

Name	Address
Columbia County Tax Claim	P.O. Box 380, Bloomsburg, PA 17815
Domestic Relations Section	P.O. Box 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

I verify that the statements made in this affidavit are true and correct to the best of my 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: 4.5.11

UDREN LAW OFFICES, P.C.

BY: [Signature]
Attorneys for Plaintiff

Alan M. Minato, Esquire
PA ID 75860

UDREN LAW OFFICES, 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


C E R T I F I C A T E

I hereby state that as the 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 insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

Alan M. Minato, Esquire
PA ID 75860

UDREN LAW OFFICES, 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

C E R T I F I C A T E

I hereby state that as the 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 insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

Alan M. Minato, Esquire
PA ID 75860

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

ATT NEY 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

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Indymac Federal Bank, FSB, Plaintiff in the above action, by its undersigned attorney, upon information and belief, 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. 350 Third Street
Benton, PA 17814

Darlene F. Hess 350 Third Street
Benton, PA 17814

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

IndyMac Federal Bank, FSB Address to Follow

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 Fl. Pasadena CA 91101

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

Name	Address
------	---------

None

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

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

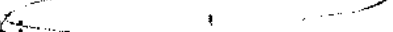
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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

I verify that the statements made in this affidavit are true and correct to the best of my 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: 7-5-11

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

Alan M. Minato, Esquire
PA ID 75860

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

ATT NEY 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

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Indymac Federal Bank, FSB, Plaintiff in the above action, by its undersigned attorney, upon information and belief, 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

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Name Address

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

Darlene F. Hess 350 Third Street
Benton, PA 17814

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

IndyMac Federal Bank, FSB Address to Follow

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 Fl.
Pasadena CA 91101

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

Name

Address

None

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

Name

Address

Columbia County Tax Claim

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 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

I verify that the statements made in this affidavit are true and correct to the best of my 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: 7.5.11

UDREN LAW OFFICES, P.C.

BY: [Signature]
Attorneys for Plaintiff

Alan M. Minato, Esquire
PA ID 75860

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

ATT 'NEY 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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at 350 Third Street, Benton, PA 17814 is scheduled to be sold at the Sheriff's Sale on _____, at 11:00am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$136, 803.34, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 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 Schedule of Distribution is filed.

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

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

LAWYER REFERRAL SERVICE
Lawyer Referral Service
Pennsylvania Lawyer Referral Service
(800)692-7375

ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
Pennsylvania Lawyer Referral Service
(800)692-7375

ALL that certain messuage, tract or piece of land situate in the Township of Lower Augusta, County of Northumberland and Commonwealth of Pennsylvania bounded and described as follows, to-wit

BEGINNING at a point along the eastern right of way line of a thirty-three foot public road known as Township Road No T-396 leading from Boile's Run to Hallowing Run; thence along the eastern right of way line and sixteen and one-half feet from the center line of the said Township Road, North ten degrees thirty minutes East two hundred and nine feet (N. 10° 30' E. 209') to a point along the eastern right of way line of the said Township Road; thence along lands in the tenure of Frederick D. Moyer et ux., North eighty-seven degrees thirty-six minutes East two hundred thirty-one and five tenths feet (N 87° 36' E. 231.5') to an iron pipe on line of lands of the said Frederick D Moyer et ux.; thence along lands formerly of Charlotte I Baumert, of which this was a part, South ten degrees thirty minutes West two hundred and nine feet (S. 10° 30' W. 209') to an iron pipe, thence along lands of the same, South eighty-seven degrees thirty-six minutes West two hundred thirty-one and five tenths feet (S 87° 36' W. 231.5') to a point on the eastern right of way of the said Township Road, the place of beginning.

BEING KNOWN AS: 350 Third Street
Benton, PA 17814

PROPERTY ID NO.: 02-01-016

TITLE TO SAID PREMISES IS VESTED IN MAURICE F. HESS, JR. AND DARLENE F. HESS, HUSBAND AND WIFE BY DEED FROM BARBARA J. YOUNG, UNMARRIED DATED 07/12/2007 RECORDED 08/06/2007 INSTRUMENT NO. 200708087.

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

AT RENEY FOR PLAINTIFF

Indymac Federal Bank, FSB
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-1975

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

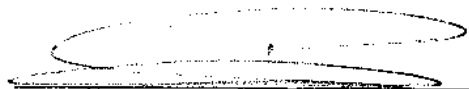
Waiver of Watchman

I, Attorney

Alan M. Minato, Esquire
PA ID 75860

, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



Alan M. Minato, Esquire
PA ID 75860

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

4/5/11
~~March~~ 22, 2011

Office of the Sheriff
Columbia County Courthouse

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

Dear Sir:

Please serve the Defendant(s), Maurice F. Hess, Jr. And Darlene F. Hess at 350 Third Street, Benton, PA 17814 .

Please then, POST the property with the Handbill at 350 Third Street, Benton, PA 17814.

UDREN LAW OFFICES, P.C.


Attorneys for Plaintiff

Alan M. Minato, Esquire
PA ID 75860

6047

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



NUMBER
6047

3-7568/2360

AMOUNT
*****1,500.00

DATE
March 22, 2011

One Thousand Five Hundred and 00/100*****

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Michael Alden

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈006047⑈ ⑆236075689⑆ 9500077186⑈